



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION TUESDAY – FEBRUARY 18, 2025

CALL TO ORDER

The meeting was called to order by Waller County Judge Trey Duhon at 9:02 a.m. with the following members of the Court present to-wit:

Carbett "Trey" J. Duhon III, County Judge
John A. Amsler, Commissioner Precinct 1
Walter Smith, Commissioner Precinct 2
Kendric D. Jones, Commissioner Precinct 3
Justin Beckendorff, Commissioner Precinct 4 – *arrived at 9:08 a.m.*
Debbie Hollan, County Clerk

Delivery of Invocation by: Commissioner Amsler

Pledge to the American Flag and Texas Flag led by: Commissioner Beckendorff

Commissioner Smith made motion to approve agenda items presented by Commissioner Jones.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Absent

PUBLIC COMMENT

1. Carolyn Miedke, Tax Assessor/Collector

CONSENT AGENDA

Items identified within the Consent Agenda are of a routine nature and will be passed with one vote without being discussed separately. If a member of the court or public requests that a particular item be discussed, that agenda item will be pulled from the Consent Agenda and discussed as part of the regular agenda at the appropriate time. One vote will approve the remaining items of the Consent Agenda.

2. Approval of Minutes – February 5, 2025 Regular Session
3. Request by County Treasurer for Approval of Payroll Disbursements.
4. Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.
5. Request by County Treasurer for approval of Monthly Report.
6. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers. *(no backup submitted)*

7. Request by County Auditor to approve official documents and all monthly reports.
8. \$1,800.00 for Invoice #09031 to Post Oak RC&D Area, Inc. from line item 125-411-562300 [County Organizational Dues].

Request to approve payment on the following:

9. \$1,832.00 for Invoice #BXHS34150087 to BOXX Modular to be paid from line item 605-605-545405 [Professional Services].
10. \$14,706.00 for Invoice #60092 to Landtech for Pct 2. Survey be paid from line item 125-442-544700 [Repair & Replacement].
11. \$6,632.25 for Invoice #1034 to The Roofing Consultants to be paid from line item 125-442-544700 [Repair and Replace].
12. \$2,000.69 for Invoice #0000046 to King Architectural Consulting Services PLLC to be paid from line item 604-604-545405 [Professional Services].
13. \$550.00 for Invoice #0000058 to Stephens Flowers Funerals and Cremation from line item # 125-423-540705 [Transport to Morgue].
14. \$1,175.00 for Invoice dated January 27, 2025 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
15. \$15,600.00 for Invoice #1457 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
16. \$7,500.00 for Invoice #09045 to Brazos Valley Council of Governments from line item 125-525-546900 [COG].
17. \$3,200.00 for Invoice #02205667 to CIRA from line item 125-411-545001 [Maintenance Contracts].
18. \$15,720.00 for Invoice #4658 to Lone Star Laboratory Group, LLC to be paid from line item 125-445-544400 [Facility Renovations].
19. Request by County Auditor to Approve and/or Ratify Accounts Payable.
20. Request to approve advertisement of a request for bids for commissary services for the Waller County Jail in newspapers of general circulation in Waller County. Funding to be paid from line item 125-401-544100 [Bid Notices and Printing].
21. Spread upon the minutes the Waller County Constable, Precinct 1, 2024 Racial Profiling Report as presented to the Texas Commission on Law Enforcement.
22. Spread upon the minutes the Waller County Sheriff's Office 2024 Racial Profiling Report as presented to the Texas Commission on Law Enforcement.
23. Spread upon the minutes the Waller County Sheriff's Office Federal Forfeiture (Equitable Sharing) Fund 2024 Final Report.

24. Spread upon the minutes the Certificates of Completion for educational training awarded to Carolyn Miedke, County Tax Assessor Collector.
25. Request by County Engineer to authorize the Road and Bridge Department to issue a public notice in the Katy Times, for three consecutive weeks, establishing a public hearing during the regular session of Commissioners Court on April 2, 2025 Replat of West Magnolia Forest Subdivision, Section 1 Lot 51. The revision will be to partition Lot 51 into 3 Lots. These newly configured Lots would consist of Lot 51-A (13.668 acres), Lot 51-B (3.000 acres) and Lot 51-C (3.000 acres). by Danny Rhea Moore, Shelly Lynn, Sharp Lemm, and Gail Holliday.
26. Request by County Engineer to place roads in Kingsland Ranch Logistical Park into the developer's one-year maintenance period, effective December 14, 2024.
27. Request by County Engineer to approve the Final Replat of Bartlett Road Corner Reserve in Precinct 3.
28. ~~Request by County Engineer to approve the Amending of Plat No. 3 for Houston Oaks Section 6 in Precinct 2. Item WITHDRAWN.~~
29. Request by County Engineer to approve Bluesum Onsite Utility Extension for final acceptance and County road maintenance.

Motion to approve Consent Agenda with Item 28 withdrawn motion by Commissioner Smith, seconded by Commissioner Jones.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Absent

Advanced to Agenda Items #37-39

GRANT MANAGER

37. Approve amended 2025 Dallas County Resolution associated with the FY25 SB224 Catalytic Converter Grant Program.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Absent

Commissioner Beckendorff arrived to meeting.

38. Approve amended FY25 SB224 Catalytic Converter Grant Program application.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

39. Approve contract with Clean Earth Environmental Solutions, Inc. for goods and services associated with the County's upcoming Household Hazardous Waste Collection Events. Funding to be paid from line item 326-527-540800 [Professional & Contracts].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

40. Approve contract with Liberty Tire Recycling for goods and services associated with the County's upcoming Household Hazardous Waste Collection Events. Funding to be paid from line item 326-527-540800 [Professional & Contracts].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

41. Approve contract with CompuCycle, Inc. for goods and services associated with the County's upcoming Household Hazardous Waste Collection Events. Funding to be paid from line item 326-527-540800 [Professional & Contracts].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

Proceeded with Agenda Item #30

COMMISSIONER, PRECINCT 3

30. **Discussion** by TxDOT on the status of 36A. *No action required.*

31. Approve to waive the fee for the Community Center for Community Prayer hosted by YoungLife and Precinct 3 Commissioner, Kevin Jones on February 25, 2025.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

ECONOMIC DEVELOPMENT

32. Amend the Tax Abatement Agreement between Waller County, Urban Twinwood, LP, and Q-Tube International Corp. entered into on November 29, 2023, contract ID number 23112715. Urban Twinwood LP owned the property subject to the Agreement at the time the Agreement was executed, and was the original Tax Abatement Applicant. The property is located in the Twinwood Business Park, and is in the reinvestment zone known as Waller County Twinwood Business Park Reinvestment Zone 12, located south of Interstate 10 and west of Woods Road. The property was improved pursuant to the Agreement by the construction of an office, manufacturing, and warehouse facility of approximately 85,000 square feet at an estimated cost of approximately \$10,000,000, and the installation of manufacturing and additional personal equipment at an estimated value of \$2,000,000. Urban Twinwood, LP subdivided the property that is subject to the Agreement, and identified in Section 1 of the Agreement as WCAD property ID number 268426. After the subdivision, the property subject to the Agreement was assigned WCAD property ID number 270530, and is also identified by situs address 2434 Discovery Hills Pkwy, Brookshire, Texas 77423. Twinwood Gravity Operating, LLC acquired the property from Urban Twinwood, LP, and is the current owner of the property.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

SHERIFF

33. Approve authorization to apply and sign all contracts/agreements for a one (1) year contract subscription to the Texas Workforce Commission (TWC) for a data exchange for law enforcement purposes. Annual payment of \$1,500.00 for up to 10 users to be paid from line item 125-516-562323 [Dues and Subscription].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

34. Approve the Waller County Auditor to conduct the Sheriff's Department annual Chapter 59 Asset Forfeiture/Seizure Audits.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

COUNTY ENGINEER

35. Approve payment of \$99,846.71 for invoice #2024451009 to LJA Engineering, Inc. for Professional Services rendered November 1, 2024 through December 31, 2024 (6th Invoice). Funding to be paid from line item 605-600-45405 [Prof. Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

36. Discuss and take action on Cameron Prairie Development Agreement.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion to amend Section IB 4a to read Precinct 2 (in lieu of Precinct 3) and approve the general plan and variances as presented in the Development Agreement made by Commissioner Smith, seconded by Commissioner Beckendorff.

Amendment carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

Amended Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

GRANT MANAGER

37. Court addressed item #37 earlier in meeting. (page 3)

38. Court addressed item #38 earlier in meeting. (page 3)

39. Court addressed item #39 earlier in meeting. (page 3)

40. Court addressed item #40 earlier in meeting. (page 4)

41. Court addressed item #41 earlier in meeting. (page 4)

TREASURER

42. Approve Salary Order amendment 2025.2 effective March 3, 2025.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

DIRECTOR OF FACILITIES

43. Approve payment of \$7,500.00 for Invoice #50010, \$9,375.00 for Invoice #50128, \$12,401.53 for Invoice #50009, \$12,248.06 for Invoice #50128, \$19,864.68 for Invoice #50186, and \$15,000.00 for Invoice #50187 for total of \$71,692.27 to be paid to LDD Blueline from the following line items:

\$31,875.00 from line item 125-600-545402 [Professional Services – Pct 2 Annex]

\$44,694.27 from line item 125-600-545403 [Professional Services – Pct 3 Annex].

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

44. Approve Architectural Contract for the Sheriff's Office Vehicle Maintenance Garage to be paid from line item 125-401-540604 [Professional Consulting Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion to amend to be paid from line item 125-600-540404 [Sheriff's Office Maintenance] made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

MISCELLANEOUS

45. Approve payment of \$5,400.06 for Invoice #6554, \$1,920.00 for Invoice #6618, \$240.00 for Invoice #6619, \$240.00 for Invoice #6620, \$240.00 for Invoice #6621, \$2,960.00 for Invoice #6622, \$320.00 for Invoice #6623, \$840.00 for Invoice #6624, and \$1,720.00 for Invoice #6625 for a total cost of \$14,605.06 to Randle Law Office. Funds to be paid from line item 125-411-40300 [Legal].

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

46. Approve Interlocal Agreement with Harris County for Performance of Postmortem Examinations by Harris County Institute of Forensic Sciences.
Item WITHDRAWN.

47. Approve settlement agreement in the amount of \$390,000.00 related to Cause No. C-269; Waller County, Texas v. Tsakiris Partnerships. (no backup submitted)

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

48. Approve payment of \$2,400.00 for Invoice # 24-098 to Southwest Realty Consultants for professional services rendered. Funding to be paid from line item 125-600-581901 [Buildings].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

49. ~~Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to the purchase, exchange, lease, or value of real properties would have a detrimental effect on the position of the County in negotiations with third persons. Item WITHDRAWN.~~

50. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

EXECUTIVE SESSION

51. ~~Consultation with District Attorney and outside counsel, including consultation with outside counsel regarding procurement and ethics compliance pursuant to Government Code Section 551.071. Item WITHDRAWN.~~

52. ~~Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer. Item WITHDRAWN.~~

53. ~~Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725. Item WITHDRAWN.~~

54. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

Court convened Executive Session at 10:24 a.m.

Court reconvened from Executive Session at 10:52 a.m.

55. ~~Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. Item WITHDRAWN.~~

ADJOURN MEETING

Motion to **adjourn** meeting by Commissioner Amsler, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

Meeting was **ADJOURNED** at 10:52 a.m.

I **ATTEST** that the above proceedings are the true and correct minutes taken in my capacity as
Ex-Officio for the Commissioners' Court of Waller County.

Debbie Hollan
Waller County Clerk

APPROVED this the 5th day of March 2025.

Carbett "Trey" J. Duhon, III
County Judge

DRAFT