MINUTES

WALLER COUNTY COMMISSIONERS COURT
REGULAR SESSION
WEDNESDAY – SEPTEMBER 30, 2026

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 30th day of September 2026 at its meeting place at the Waller County Courthouse, Hempstead, Texas.

At 9:05 a.m. Commissioner Jones announced court will recess until 2:00 p.m. this afternoon so that there will be a quorum present.

Court recessed at 9:06 a.m.

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CALL TO ORDER

The meeting was called to order by Commissioner Justin Beckendorff at 2:00 p.m. with the following members of the Court present to-wit:

Walter Smith, Commissioner Precinct 2
Kendric D. Jones, Commissioner Precinct 3
Justin Beckendorff, Commissioner Precinct 4 *Presiding Judge*
Debbie Hollan, County Clerk

Absent: Carbett "Trey" J. Duhon III, County Judge
John A. Amsler, Commissioner Precinct 1

Delivery of Invocation by: Commissioner Jones
Pledge to the American Flag and Texas Flag led by: Commissioner Smith

1. Approval of Agenda.

   Motion made by Commissioner Smith, seconded by Commissioner Jones.
   Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler – Absent*	*Commissioner Smith*	*– Yes*
	Commissioner Jones – Yes	*Commissioner Beckendorff*	*– Yes*

PUBLIC COMMENT

1. Dr. Denise Mattox
2. County Engineer Ross McCall

ANNOUNCEMENT: Commissioner Beckendorff announced the County Fair was going on this week and the Junior Live Auction will take place on Saturday at noon at the fairgrounds.

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 on the Consent Agenda.

2. Approval of Minutes – September 16, 2026 Public Hearing, September 16, 2026 Regular Session

3. Request by County Treasurer for Approval of Payroll Disbursements.

4. Request by County Auditor to Approve and/or Ratify 2026 Budget Adjustments and Departmental Line-Item Transfers.

5. Request by County Auditor to approve official documents and all monthly reports.

6. Request by Economic Development to authorize publication of notices in one or more newspapers of general circulation in Waller County, Texas for two public hearings to be held at the regular session of Commissioners Court on November 18, 2026 concerning the establishment of two separate reinvestment zones pursuant to Texas Tax Code § 312.401.

7. Request by County Engineer to accept a Formal Notice from A T & T for a utility installation of a fiber optic line, and conduit, placed within the right of way of Hegar Rd. (Project #2026-3045).

8. Request by County Engineer to accept a Formal Notice from A T & T for a utility installation of a fiber optic line, and conduit, placed within the right of way of Rice Rd. (Project #2026-3043).

9. Request by County Engineer to accept a Formal Notice from A T & T for a utility installation of fiber optic cable, placed within the right of way of Rice Rd, Joseph Rd, and those County Roads within the Furnace, Kickapoo Hills, and Brushy Creek Subdivisions (Project #2026-3032).

10. Request by County Engineer to accept a Formal Notice from Comcast of Houston LLC for a utility installation of a fiber optic line, placed within the right of way of Cameron Rd. (Project #2026-3046).

11. Request by County Engineer to accept a Formal Notice from Comcast of Houston, LLC for a utility installation of a fiber optic line, placed within the right of way of Penick Rd. (Project #2026-3047).

12. Request by County Engineer to accept a Formal Notice from PS Lightwave, Inc. for a utility installation of six (6) wooden poles to be placed within the right of way of Twinwood Pkwy. (Project #2026-3031).

13. Request by County Engineer to approve the Final Plat of Twinwood Distribution.

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14. Request by County Engineer to approve the Final Plat of Bluebonnet Waller County M.U.D. NO. 46 Lift Station No. 1 in Precinct 3.

15. Request by County Engineer to approve the Final Plat of Bluestem Section 8 and accept the Construction Bond in Precinct 3.

Requests to approve payments on the following:

16. $1,150.00 for Invoice dated September 8, 2026 and $1,150.00 for Invoice dated September 8, 2026, for a total of $2,300.00 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].

17. $550.00 for Invoice #06 and $550.00 for Invoice #07 for a total of $1,100.00 to Stephens & Flowers Funeral and Cremations from line item 125-423-540705 [Transport to Morgue].

18. $100,000.00 for Invoice #2855 to Waller County Economic Development from line item 125-411-547200 [Economic Development].

19. $20,000.00 for Invoice #14862 to Waller County Fair Association from line item 125-411-547325 [County Fair].

20. $1,990.80 for Invoice #107 to J&M Cabling Solutions to be paid from line item 606-606-581839 [Courthouse Soft Cost].

21. $2,615.63 for Invoice #52239 to LDD Blueline to be paid from line item 606-606-581840 [Professional Services Pct. 2].

22. $16,112.25 for Invoice #52240 to LDD Blueline to be paid from line item 606-606-581841 [Professional Services Precinct 3].

23. $2,150.00 for Invoice #1[illegible]764 to Hance Scarborough, LLP for Professional Services rendered from August 1, 2026 to August 21, 2026. Funds to be paid from line item 125-411-540300 [Legal].

24. $2,930.00 for Invoice #[illegible]631 to Wald Relocation Services, LTD to be paid from line item 606-606-581842 [Soft Costs 3rd Floor Courthouse].

25. $64,844.41 for Invoice #52472-16 to BGE, Inc. for Professional Services rendered July 25, 2026 to August 21, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

26. $32,462.00 for Invoice #ARIV1074909-6 to KCI Technologies, Inc. for Professional Services rendered from July 1, 2026 to July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

27. Request by County Auditor to Approve and/or Ratify Accounts Payable.

Motion to approve **Consent Agenda** made by Commissioner Jones, seconded by Commissioner Smith. **Motion carried** by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler – Absent*	*Commissioner Smith*	*– Yes*
	Commissioner Jones – Yes	*Commissioner Beckendorff*	*– Yes*

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ECONOMIC DEVELOPMENT

28. Discuss and take action to terminate tax abatement agreement Contract ID 230614-11a between Waller County, Texas and Twinwood Industrial Owner, LLC entered on June 14, 2023. ***and***

29. Discuss and take action to terminate tax abatement agreement Contract ID 230614-11c between Waller County, Texas and Twinwood Industrial Owner, LLC entered on June 14, 2023. ***and***

30. Discuss and take action on the proposed tax abatement agreement between Waller County, Texas and Twinwood Two Industrial Owner, LLC. Twinwood Two Industrial Owner, LLC is the tax abatement applicant and the owner of the real property. The property is located in the Waller County Twinwood Business Park Reinvestment Zone 12 ("Zone"), on Discovery Hills Parkway in Brookshire, Waller County, Texas and designated as a reinvestment zone by the County on May 10, 2023. The Zone is generally located north of the boundary line between Waller and Fort Bend Counties, south of Interstate 10, east of FM 359 and west of Woods Road in Brookshire, Texas, 77423. Twinwood Two Industrial Owner, LLC will improve the property by constructing an approximately 91,000 square foot facility to be used as an industrial warehouse or manufacturing facility for an estimated approximate cost of $5,000,000.00. ***and***

31. Discuss and take action on the proposed tax abatement agreement between Waller County, Texas and Twinwood Two Industrial Owner, LLC. Twinwood Two Industrial Owner, LLC is the tax abatement applicant and the owner of the real property. The property is located in the Waller County Twinwood Business Park Reinvestment Zone 12 ("Zone"), on Discovery Hills Parkway in Brookshire in Waller County, Texas and designated as a reinvestment zone by the County on May 10, 2023. The Zone is generally located north of the boundary line between Waller and Fort Bend Counties, south of Interstate 10, east of FM 359 and west of Woods Road in Brookshire, Texas, 77423. Twinwood Two Industrial Owner, LLC will improve the property by constructing an approximately 91,000 square foot facility to be used as an industrial warehouse or manufacturing facility for an estimated approximate cost of $10,000,000.00. ***and***

32. Discuss and take action on the proposed tax abatement agreement between Waller County, Texas and Twinwood Two Industrial Owner, LLC. Twinwood Two Industrial Owner, LLC is the tax abatement applicant and the owner of the real property. The property is located in the Waller County Twinwood Business Park Reinvestment Zone 12 ("Zone"), on Discovery Hills Parkway in Brookshire in Waller County, Texas and designated as a reinvestment zone by the County on May 10, 2023. The Zone is generally located north of the boundary line between Waller and Fort Bend Counties, south of Interstate 10, east of FM 359 and west of Woods Road in Brookshire, Texas, 77423. Twinwood Two Industrial Owner, LLC will improve the property by constructing an approximately 178,000 square foot facility to be used as an industrial warehouse or manufacturing facility for an estimated approximate cost of $10,000,000.00. ***and***

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33. Discuss and take action on the proposed tax abatement agreement between Waller County, Texas and Ninety West Partners, LP. Ninety West Partners, LP is the tax abatement applicant and the owner of the real property. The property is located in the City of Brookshire Reinvestment Zone #4 ("Zone"), located in Brookshire, Waller County, Texas and designated as a reinvestment zone by the City of Brookshire on May 21, 2026. The Zone is generally located north of Interstate 10, south of US Highway 90, east of Kenney Street, and west of Woods Road in Brookshire, Texas, 77423. Ninety West Partners, LP will improve the property by constructing an approximately 202,000 square foot facility to be used as an industrial warehouse or manufacturing facility for an estimated approximate cost of $10,000,000.00.

Motion to **approve Items 28 thru 33** made by Commissioner Jones, seconded by Commissioner Smith.
Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Absent*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

DISTRICT ATTORNEY

34. Discuss and take action to approve agreement with Thomson Reuters for Westlaw access in the amount of $4,694.05 per month for the first year, with two possible annual renewals, each with a ten percent increase. Funds to be paid from line item 125-416-535000 [Books].

Motion made by Commissioner Jones, seconded by Commissioner Smith.
Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Absent*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

PROCUREMENT DIRECTOR

35. Discuss and take action on award recommendation of Bid 26-013, Reconstruction of Double Culvert Road and Cedar Creek Road, low bidder meeting specifications, in the amount of $8,699,471.20. Funds to be paid from line item 605-605-582810 [Road Construction]. ***and***

36. Discuss and take action on award recommendation of Bid 26-016, Term Contract for Mowing Services, Wayne Yancey, Inc., as primary and Yellowstone Landscape-Central, Inc. as secondary. Funds to be paid from line item 110-530-587400 [Mowing and Spraying]. ***and***

37. Discuss and take action on Agreement with Brazos Valley Vending Solution, LLC for vending services. ***and***

38. Discuss and take action on Agreement with Otis Elevator Company for elevator maintenance for the term October 1, 2026 through September 30, 2029. ***and***

39. Discuss and take action on Agreement with Tyler Technologies, utilizing Sourcewell contract #060624-TTI for jury management software, in the amount of $82,385.00 plus travel expenses and transaction based services.

Motion to **approve Items 35 thru 39** made by Commissioner Jones, seconded by Commissioner Smith.
Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Absent*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

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TREASURER

40. Discuss and take action to approve the 2027 Renewal Notice and Benefit Confirmation for Post-65 group retiree healthcare.

    Motion made by Commissioner Smith, seconded by Commissioner Jones.
    Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Absent*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

MISCELLANEOUS

41. Discuss and take action to set the amount over which the Commissioners Court must approve an expenditure by an incumbent county or precinct officer who was not renominated or reelected, and adopt a related policy.

    Motion made by Commissioner Jones, seconded by Commissioner Smith.
    Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Absent*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

42. ~~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.**

43. ~~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~~. **Item WITHDRAWN.**

EXECUTIVE SESSION

44. Annual Review of the following Departments:
    Chief of Staff
    Procurement
    County Engineer

45. Deliberate the consideration of a complaint, or the evaluation, employment, duties, discipline, or dismissal of a public officer or employee.

46. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.

    Motion made by Commissioner Smith, seconded by Commissioner Jones.
    Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Absent*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

47. 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.

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

    Court convened to Executive Session at 2:17 p.m.
    Court reconvened from Executive Session at 2:58 p.m.

49. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. *No action taken*

ADJOURN MEETING

Motion to **adjourn** meeting by Commissioner Smith, seconded by Commissioner Jones.
Motion carried by 3-0 vote.

Judge Trey Duhon	*– Absent*	*Commissioner Amsler*	*– Absent*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

Meeting was **ADJOURNED** at 2:59 p.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 14h day of October 2026.

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Carbett "Trey" J. Duhon, III
County Judge

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