



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION WEDNESDAY – JUNE 11, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 11th day of June 2025 at its meeting place at the Waller County Joe Kuciemba Annex, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Presiding Judge Commissioner Justin Beckendorff at 9:03 a.m. with the following members of the Court present to-wit:

John A. Amsler, Commissioner Precinct 1
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

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

Commissioner Smith made motion to approve agenda, seconded by Commissioner Jones.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

PUBLIC COMMENT

1. Denise Mattox

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 – May 28, 2025 Regular Session
3. Request by County Treasurer for Approval of Payroll Disbursements.
4. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers. *(no backup submitted)*
5. Request by Justice of the Peace, Pct. 2 for approval of Fixed Asset Transfer to the Maintenance Department.

6. Request by County Engineer to authorize the issuance of a public notice in the Katy Times, for three consecutive weeks, establishing a public hearing during the regular session of Commissioners' Court on July 23, 2025 for a Replat of Rio Acres. The amendment will create 5 lots from the original Lots 4 and 5 of the Rio Acres Subdivision by Owner Justin Capistran and rename the new Lots as Bosque Estates.
7. ~~Request by County Engineer to approve the Final Plat of New Life Subdivision in Precinct 4. Item WITHDRAWN.~~
8. Request by County Engineer to accept Notice for Verizon Wireless for Small Cell Support Pole within right of way of Jordan Ranch Blvd. Project # 2025-656.
9. Request by County Engineer to accept Notice for Verizon Wireless for installation of New Node Support Pole and all Equipment within right of way of Spindletree Lane- Project # 2025-565.
10. Request by County Engineer to accept Notice for San Bernard Electric to install one Power Pole within right of way of Joseph Rd- Project # 2025-545.
11. Request by 9-1-1 Addressing to approve name change of 50 AC Riley Rd Project to Riley Pines (R271177).

Requests to approve payments on the following

12. \$120.00 for Invoice #6916, \$1,720.00 for Invoice #6917, \$120.00 for Invoice #6918, and \$680.00 for Invoice #6919 for a total of \$2,640.00 to The Randle Law Office from line item 125-411-540300 [Legal].
13. \$600.00 for Invoice dated May 14, 2025 to Magnolia Funeral Home, Inc. from line item 125-423-540705 [Transport to Morgue].
14. \$16,351.13 for Invoice #76904330163 dated May 27, 2025 to CleanEarth to be paid from line item 326-527-540800 [Professional & Contracts].
15. \$11,322.54 for Invoice #76904330165 dated May 27, 2025 to CleanEarth to be paid from line item 326-527-540800 [Professional & Contracts].
16. \$1,832.00 for Invoice #BXHS 34153093 to BOXX Modular to be paid from line item 605-605-545405 [Professional Services].
17. \$75,886.10 for Invoice #BXHS 34153125 to BOXX Modular. Funds to be paid from line item 241-545-561209 [All PA Misc.].
18. \$259.67 for Invoice #55 to King Architectural Consulting Services from line item 604-604-545405 [Professional Services].
19. Request by County Auditor to Approve and/or Ratify Accounts Payable.

Motion to approve Consent Agenda minus #7 made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler
Commissioner Jones

– Yes
– Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

PRESENTATION

20. **Presentation** from Citizens in Defense of Waller County.
No action required.

ECONOMIC DEVELOPMENT

21. Terminate tax abatement agreement Contract ID 220803-06 between Waller County, APEX Ag Chem Inc., Peninsula Development, Inc., and Plateau Products, Inc.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

COUNTY ENGINEER

22. Approve payment of \$14,290.50 for Invoice #99447-1 to R. G. Miller Engineers, Inc. for Professional Services rendered April 2, 2025 through April 20, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

23. Approve payment of \$17,676.22 for Invoice #71412-01 to Binkley & Barfield, Inc. for Professional Services rendered March 19, 2025 through March 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

Motion made by Commissioner Smith, seconded by Commissioner Jones.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

24. Approve payment of \$4,738.40 for Invoice #14780-01 to Binkley & Barfield, Inc. for Professional Services rendered March 19, 2025 through March 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

25. Approve payment of \$5,248.80 for Invoice #72214 to Binkley & Barfield, Inc. for Professional Services rendered April 1, 2025 through April 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

26. Approve payment of \$167,155.92 for Invoice #202515491 to LJA Engineering, Inc. for Professional Services rendered March 29, 2025 through April 25, 2025 (10th Invoice). Funds to be paid from line item 605-605-545405 [Prof. Services].

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

27. ~~Approve Sunterra Lakes Development Agreement.~~
Item **WITHDRAWN**.

PROCUREMENT DIRECTOR

28. Approve contract extension with Prosperity Bank for bank depository services for the term August 21, 2025 through December 31, 2025.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

TREASURER

29. Approve continuation of policy and payment to Texas Association of Counties for Law Enforcement, Privacy or Security Event, and Public Officials Liability and Property coverages effective July 1, 2025.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Yes

DIRECTOR OF FACILITIES

30. Approve payment of \$2,133,237.76 for Application #31 to SEDALCO, Inc. to be paid from the following line items:

\$33,026.91- 604-604-545045 [Professional Services].

\$2,100,210.85 - 604-604-581620 [Bldg Purch, Const, or Improv].

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Yes

31. Approve payment of \$20,141.67 for Application #15 to SEDALCO from line item 125-600-581620 [Justice Center Modulars].

Motion made by Commissioner Smith, seconded by Commissioner Jones.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Yes

MISCELLANEOUS

32. Approve acceptance letter for proposed purchase sale agreement between Waller County and City of Houston.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Yes

33. Approve Agreement for due diligence studies for proposed purchase sale agreement between Waller County and City of Houston.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

34. Approve the commencement of repairs by Industrial Scale & Measurement to a truck scale damaged in Precinct 4 based upon quote provided for repairs.

Motion made by Commissioner Smith, seconded by Commissioner Jones.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

35. Approve authorization of firework sales for the Fourth of July in unincorporated areas of Waller County. *(no backup submitted)*

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

Advanced to Agenda Items 37-42

37. 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.**
38. 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

39. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
40. 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.**
41. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

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

Court reconvened from Executive Session at 10:27 a.m.

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

Returned to Agenda Item 36

36. Approve settlement offer in CV24-01-0991 Waller County v. Awry Ready Mix Concrete LLC, et al. Item **WITHDRAWN**.

ADJOURN MEETING

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

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

Meeting was **ADJOURNED** at 10:27 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 25th day of June 2025.

Carbett "Trey" J. Duhon, III
County Judge