



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION WEDNESDAY – JUNE 24, 2026

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 24th day of June 2026 at its meeting place at the Waller County Courthouse, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Waller County Judge Trey Duhon at 9:03 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 - arrived at 9:17 a.m.
Justin Beckendorff, Commissioner Precinct 4
Debbie Hollan, County Clerk

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

1. Approval of Agenda.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

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

PUBLIC COMMENT

1. Dr. 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 – June 10, 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. *(no backup submitted)*

5. Request by County Auditor to approve official documents and all monthly reports.
6. Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.
7. Request by County Engineer to place roads in Woods Crossing/Fulshear MUD #3 into the developer's one-year maintenance period, effective June 24, 2026, and reduce the maintenance bond.
8. Request by County Engineer to accept the roads in Lakeview Section 5 into county maintenance and release the bond.
9. Request by County Engineer to accept the roads in Sunterra Section 70 into county maintenance and release the bond.
10. Request by County Engineer to approve the Final Plat of Cameron Prairie Section 1 and accept the Construction Bond in Precinct 2.
11. Request by County Engineer to approve the Final Plat of Cameron Prairie Section 3 and accept the Construction Bond in Precinct 2.
12. Request by County Engineer to approve the Final Plat of Cameron Prairie Section 4 and accept the Construction Bond in Precinct 2.
13. Request by County Engineer to approve the Final Plat of Cameron Prairie Waller County M.U.D. NO. 40 Water Plant No. 1 in precinct 2.
14. Request by County Engineer to approve the Final Plat of Cameron Prairie Waller County M.U.D. NO. 40 Waste Water Treatment Plant No. 1 in Precinct 2.
15. Request by County Engineer to approve the Final Plat of Cameron Prairie Trails Street Dedication and accept the Construction Bond in Precinct 2.
16. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 5 and accept the Construction Bond in Precinct 4.
17. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 6 and accept the Construction Bond in Precinct 4.
18. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 7 and accept the Construction Bond in Precinct 4.
19. Request by the County Engineer to accept a Formal Notice from A T & T Communications for a Fiber Optic Cable to be installed within the right of way of Nelson Rd. - Project # 2026-1985.
20. Request by the County Engineer to accept a Formal Notice from Hotwire Communications for a Fiber Optic Cable to be installed within the right of way of Cameron Rd. - Project # 2026-1595.

21. Request by Procurement Director to advertise for bids for Vending Machine Services. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing]
22. ~~Request by County Treasurer to approve Salary Order amendment 2026.7.~~
Item REMOVED.

Requests to approve payments on the following:

23. \$10,900.00 for Invoice #1681 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
24. \$1,150.00 for Invoice dated June 9, 2026 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
25. \$2,040.00 for Invoice #IN63256 to HGS, LLC to be paid from line item 125-411-540300 [Legal].
26. \$3,080.00 for Invoice #7708 to The Randle Law Office LTD., to be paid from line item 125-411-540300 [Legal].
27. \$116,215.53 for Invoice #78985-12R to DCCM Infrastructure, Inc. for Professional Services rendered from February 01, 2026 to February 28, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
28. \$181,794.51 for Invoice #78326-11R to DCCM Infrastructure, Inc. for Professional Services rendered from January 01, 2026 to January 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
29. \$63,310.49 for Invoice #111 to Farmington Hinshaw Russ & Assoc. dba EHRA Engineering for Professional Services rendered for the date ending May 20, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
30. \$93,677.47 for Invoice #85206-01-07 to GFT Infrastructure, Inc. for Professional Services rendered from April 01, 2026 through April 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
31. \$21,608.78 for Invoice #79381-13 to DCCM Infrastructure, Inc for Professional Services rendered from March 01, 2026 to March 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
32. \$114,853.54 for Invoice #80390 to DCCM Infrastructure, Inc for Professional Services rendered from April 01, 2026 to April 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
33. \$326,806.06 for Invoice #202626126 to LJA Engineering, Inc for Professional Services rendered through May 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

34. \$8,952.92 for Invoice #304200.00-13 to Schaumburg & Polk, Inc. for Professional Services rendered from March 30, 2026 to May 03, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
35. \$16,001.60 for Invoice #52596563-2 to Tetra Tech, Inc for services billed through May 22, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
36. \$42,738.53 for Invoice #79732 to DCCM Infrastructure, Inc for Professional Services rendered from March 01, 2026 to March 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
37. \$50,248.64 for Invoice #47192-13 to BGE, Inc. for Services rendered from April 25, 2026 through May 22, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
38. \$13,961.69 for Invoice #203404-12 to TEDSI Infrastructure Group for Professional Services rendered from May 01, 2026, through May 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
39. \$4,500.00 for Invoice #114-26C to Whitney & Associates Real Estate Valuation and Consulting for Appraisal Report of a 5.56 acre tract, located at 28076 Kyle Rd, Parcel 1. Funds to be paid from line item 605-605-545405 [Professional Services].
40. \$4,500.00 for Invoice #69-26C to Whitney & Associates Real Estate Valuation and Consulting for Appraisal Report of a 335.325 acre tract at NE corner of FM 1458 and Robichaux, parcel 1. Funds to be paid from line item 605-605-545405 [Professional Services].
41. Request by County Auditor to Approve and/or Ratify Accounts Payable.

Motion to approve **County Agenda** with Item 22 removed made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

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

PROCLAMATION

42. Discuss and take action to approve Proclamation honoring the Katy High School Softball Team for winning the 2026 State Championship.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

(Commissioner Beckendorff read Proclamation)

Motion carried by 4-0 vote.

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

Returned to Agenda Item 22

22. Request by County Treasurer to approve Salary Order amendment 2026.7.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

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

ECONOMIC DEVELOPMENT

43. Discuss and take action to consent to the assignment of the tax abatement agreement between Waller County, Texas and IU Heritage, LP entered into on September 17, 2025, contract ID number 250917-45(a) ("Agreement"). The assignment is made between IU Heritage, LP and CYS Property, LLC. IU Heritage, 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 Katy, Texas in the Waller County Urban Reinvestment Zone 16, commonly referred to as Pederson Road Business Park, and is generally located west of Cane Island Parkway, east of Schlipf Road, south of Morton Road, and north of U.S. Highway 90. IU Heritage, LP improved the property pursuant to the Agreement by constructing an approximately 33,280 square foot commercial facility at an estimated cost of \$2,563,320.00. IU Heritage, LP sold the property to CYS Property, LLC, and is requesting Waller County to consent to the assignment of the Agreement from IU Heritage, LP to CYS Property, LLC. CYS Property, LLC is the current owner of the property.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

Yes

Commissioner Smith

– Yes

Commissioner Jones

– Absent

Commissioner Beckendorff – Yes

Commissioner Jones arrived to meeting.

44. Discuss and take action to approve an interlocal agreement pursuant to Texas Government Code § 2303.004(c) with the City of Brookshire concerning the nomination of Tesla, Inc. as an enterprise project.

Motion made by Commissioner Beckendorff, 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

45. **Public Hearing** Conduct a public hearing for the purpose of receiving public comments on the County's participation in the Texas Enterprise Zone Program pursuant to Texas Government Code Chapter 2303, and the nomination of Tesla, Inc., located at 111 Empire West Blvd, Brookshire, Texas 77423, as a triple jumbo enterprise project to the Office of the Governor Economic Development and Tourism. Tax abatement under Texas Tax Code Chapter 312, and other local incentives for Tesla, Inc. may be discussed at the public hearing.

Public Hearing began at 9:18 a.m.

1. WCEDP Director Vince Yokom provided brief explanation.

Public Hearing ended at 9:23 a.m.

46. Discuss and take action on an order to nominate Tesla, Inc., located at 111 Empire West Blvd, Brookshire, Texas 77423, to the Office of the Governor Economic Development and Tourism as a triple jumbo enterprise project pursuant to Texas Government Code Chapter 2303.

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

TAX ASSESSOR-COLLECTOR

47. **Presentation** of April and May 2026 Collection Report.

No action required

COUNTY ENGINEER

48. Discuss and take action on the First Amendment to Engineering Services Agreement between Waller County and Schaumburg & Polk, Inc. (Pitts Rd). **and**
49. Discuss and take action on the Second Amendment to Engineering Services Agreement between Waller County and GFT Infrastructure, Inc. (Owens Rd.). **and**
50. Discuss and take action to approve Change Order #4 for DVL Enterprises LLC in the amount of \$25,034.00 for Riley Rd Road and Bridge Replacement for additional Cost for Base and HMA. Funds to be paid from line item 110-530-59000 [Bridge Replacement].

Motion to **approve items 48 thru 50** made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Jones

– Yes

Commissioner Smith

– Yes

Commissioner Beckendorff

– Yes

COUNTY COURT AT LAW II

51. Discuss and take action to approve six month contract for indigent criminal defense representation in County Court at Law II for the remainder of 2026.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Jones

– Yes

Commissioner Smith

– Yes

Commissioner Beckendorff

– Yes

COUNTY JUDGE

52. Discuss and take action to approve Official Bond and Oath for County Judge to serve as a Probate Judge.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Jones

– Yes

Commissioner Smith

– Yes

Commissioner Beckendorff

– Yes

PROCUREMENT DIRECTOR

53. Discuss and take action to approve agreement with Xerox Business Solutions, utilizing Omnia Partners Contract #R191104 for lease of one (1) multifunction printer for Sheriff's Office Vehicle Maintenance. Funds to be paid from line item 125-518-581813 [Copier/Printer]. **and**
54. Discuss and take action to approve postage meter lease agreements with Quadient, utilizing NASPO contract #CTR058809 for District Clerk, Environmental/Adult Probation, and Sheriff's Office. Funds to be paid from line items: District Clerk 125-517-531400, Environmental 125-443-531400, Sheriff's Office 125-516-531400 [Postage].

Motion to **approve items 53 and 54** 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

LIBRARY

55. Discuss and take action to accept \$100.00 from Anne Marie Newcomb and post the donation revenue budget line 125-000-472210 [County Donations]. The proceeds will be expended from budget line 125-537-536600 [Donations/Library].

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

MISCELLANEOUS

56. Discuss and take action to cease collection efforts related Senate Bill 22 funds paid to employees of the Waller County District Attorney's Office in 2025, and refund any monies already collected.

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

57. Discuss and take action to approve Resolution for the Southeast Texas Housing Finance Corporation Single Family Mortgage Origination Program.

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

58. Discuss and take action to approve Resolution establishing the Waller County Art Committee.

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

59. ~~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.~~

60. ~~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

61. ~~Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer. Item WITHDRAWN.~~
62. ~~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.~~
63. ~~Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725. Item WITHDRAWN.~~
64. ~~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 Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Jones

– Yes

Commissioner Smith

– Yes

Commissioner Beckendorff

– Yes

Meeting was **ADJOURNED** at 9:38 a.m.

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

Debbie Hollan
Waller County Clerk

APPROVED this the 8th day of July 2026.

Carbett "Trey" J. Duhon, III
County Judge