



**NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION**

Tuesday, February 18, 2025 at 9:00 AM

Waller County Joe Kuciemba Annex, Hempstead, Texas

AGENDA

NOTICE is hereby given that the Commissioners Court of Waller County, Texas, will meet at the date and time listed above at its meeting place at:

**Waller County Joe Kuciemba Annex
425 FM 1488
Hempstead, Texas 77445**

Said meeting will be a regular meeting for the purpose of transacting the business of the County and to **discuss and take possible action on any of the agenda items listed below:**

CALL TO ORDER

1. Approval of Agenda.

PUBLIC COMMENT

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.
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.
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].

9. Request to approve payment on the following:

- \$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 [BVCOG].
17. \$3,200.00 for Invoice #993205667 to CIRA from line item 125-411-545001 [Maintenance Contracts].
18. \$15,725.00 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 4, 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.
29. Request by County Engineer to approve Bluestem Offsite Utility Extension for final acceptance and County road maintenance.

COMMISSIONER, PRECINCT 3

30. Discussion by TxDOT on the status of 36A.
31. Approve to waive the fee for the Community Center for a Community Prayer hosted by YoungLife and Precinct 3 Commissioner, Kendric Jones on February 25, 2025.

ECONOMIC DEVELOPMENT

32. Amend the Tax Abatement Agreement between Waller County, Urban Twinwood, LP, and Q-Trade International Corp. entered into on November 29, 2023, contract ID number 231129-15. 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.

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].

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

COUNTY ENGINEER

35. Approve payment of \$99,846.71 for Invoice #2024452209 to LJA Engineering, Inc. for Professional Services rendered November 30, 2024 through December 31, 2024 (6th Invoice). Funding to be paid from line item 605-605-545405 [Prof. Services].
36. Discuss and take action on Cameron Prairie Development Agreement.

GRANT MANAGER

37. Approve amended 2025 Waller County Resolution associated with the FY25 SB224 Catalytic Converter Grant Program.
38. Approve amended FY25 SB224 Catalytic Converter Grant Program application.
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].
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].
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].

TREASURER

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

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 #50127, \$19,864.68 for Invoice #50186, and \$15,000.00 for Invoice #50187 for total of \$76,569.27 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].
44. Approve Architectural Contract for the Sheriff's Office Vehicle Maintenance Garage to be paid from line item 125-401-540900 [Prof Consultant Services].

MISCELLANEOUS

45. Approve payment of \$5,445.06 for Invoice #6554, \$1,920.00 for Invoice #6618, \$240.00 for Invoice #6619, \$920.00 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 125-411-540300 [Legal].

46. Approve Interlocal Agreement with Harris County for Performance of Postmortem Examinations by Harris County Institute of Forensic Sciences.
47. Approve settlement agreement in the amount of \$390,000.00 related to Cause No. C-269; Waller County, Texas v. Tsakiris Partnerships.
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].
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.
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.

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.
52. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
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.
54. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
55. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

ADJOURN MEETING

NOTICE

The County Commissioners Court of Waller County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071

(Consultation with Attorney), 551.072 (Deliberation about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 Personnel Matters, 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).