



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

**Wednesday, December 11, 2024 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 for approval of Elections Payroll disbursements.
5. Request by County Auditor to approve and/or ratify 2024 budget adjustments and departmental line-item transfers.
6. Request to approve payments on the following:

\$1,832.00 for Invoice #34150087 to Boxx Modular Inc. from line Item 605-605-545405 [Professional Services].
7. \$10,362.57 for Invoice #34149750 to Boxx Modular Inc. to be paid from the following line items:

\$5,626.07 from 125-434-532000 [Election Expense] and

\$4,736.50 from 605-605-545405 [Professional Services].

8. \$484.67 for Invoice #45 to King Architectural Consulting Services PLLC from line item 604-604-545405 [Professional Services].
9. \$7,500.00 for invoice dated November 13, 2024 to Gulf Coast Rail District from line item 125-411-562300 [County Organizational Dues].
10. \$202,539.75 for Invoice #11152024GWA to Waller County Appraisal District from line item 125-423-540500 [Tax Appraisal District].
11. Request by County Auditor to Approve and/or Ratify Accounts Payable.
12. Request by County Engineer to authorize the Road and Bridge Department to issue a public notice in the Katy Times, for two consecutive weeks, establishing a public hearing during the regular session of Commissioner's Court January 22, 2025 to Amend the Major Thoroughfare Plan/Map by Blumberg 209 LLC.
13. Request by County Engineer to approve the Final Plat of Stockdick Road Street Dedication Section 6 and accept the Construction Bond in Precinct 3.
14. Request by County Engineer to approve the Final Plat of Bartlett Road Street Dedication and Reserves and accept the Construction Bond in Precinct 3.
15. Request by County Engineer to approve the Final Plat of Beckendorff Road Street Dedication and Reserve and accept the Construction Bond in Precinct 3.

ECONOMIC DEVELOPMENT

16. Approve tax abatement agreement with TMEIC Corporation Americas (TMEIC) to be effective upon TMEIC's final acquisition of the property. TMEIC is the tax abatement applicant and will be the property owner upon final acquisition of the property. The property is located in the Waller County Twinwood Business Park Reinvestment Zone 12, located south of Interstate 10, between Woods Road and FM 359 in Brookshire, Texas 77423. TMEIC will build an approximately 250,000 square foot manufacturing and distribution facility with an estimated cost of \$48,000,000, and install new manufacturing machinery and equipment, with an estimated cost of \$4,000,000.

COUNTY ENGINEER

17. Approve payment of \$51,938.54 for Invoice #202436656 to LJA Engineering, Inc. for Professional Services rendered 09/01/2024 through 09/27/2024 (3rd Invoice). Funds to be paid from line item 605-605-545405 [Prof. Services].
18. Approve contract with Mustang Machinery Company, LLC d/b/a Mustang Cat for a cooperative program purchase of heavy equipment under Sourcewell contract number 011723-CAT in an amount not to exceed \$282,032.52. Funds to be paid from line item 241-595-561209 [ARPA Miscellaneous].

19. Approve contract with Cimline, Inc. for a cooperative program purchase of heavy equipment under Sourcewell contract number 080521-CME in an amount not to exceed \$131,035.00. Funds to be paid from line item 241-595-561209 [ARPA Miscellaneous].
20. Approve contract with Chastang Enterprises - Houston, LLC d/b/a Chastang Ford for a cooperative program purchase of heavy equipment under BuyBoard contract number 723-23 in an amount not to exceed \$83,875.00. Funds to be paid from line item 241-595-561209 [ARPA Miscellaneous].
21. Accept and approve Revisions of Right of Way Permitting Guidelines to now include Performance and/or Perpetual Bonds for all Utility Permits and for the inclusion to the mygovernmentonline.org portal system.
22. Approve one-year contract renewal-extensions for 2024 Material Bids Awards
 - Bid 240320-73 County Wide Tree Removal Services - Arbor True, LLC.
 - Bid 240320-74 County Wide Roadside Vegetation Management - IVM Solutions, LLC.
 - Bid 240320-75 County Wide Right of Way Mowing - Ben E. Smith Tractors, Inc.
 - Bid 240320-76 Road Base and Construction Materials - Texas Star Transport, LLC.
 - Bid 240320-77 Oils and Asphalts Products and Services - Waller County Asphalt, Inc.
 - Bid 240320-77 Oils and Asphalts Products and Services - Cleveland Asphalt Products, Inc.
 - Bid 240320-77 Oils and Asphalts Products and Services - Vulcan Construction Materials, LLC.

SHERIFF

23. Accept and approve check for \$500.00 from the Texas Association of Property and Evidence Inventory Technicians.
24. Approve contract with Dana Safety Supply, Inc. for the cooperative program purchase of vehicle upfitting pursuant to Buyboard contract #698-23 in the amount of \$181,530.16. Funds to be paid from line item 125-600-581400 (Vehicle).
25. Approve contract with Panasonic Corporation of North America ("PCN") for the cooperative program purchase of eight computers and related services and equipment pursuant DIR contract number DIR-CPO-5225 in an amount not to exceed \$52,362.24. Funds to be paid from line item 125-600-581400 (Vehicle).
26. Approve contract with Motorola Solutions, Inc. for the cooperative program purchase of eight radios pursuant to HGACBuy contract number RA05-21 ID 7290 in an amount not to exceed \$43,244.40. Funds to be paid from line item 125-600-581400 (Vehicle).

27. Discuss and take action on Sheriff's Office Salary Plan.

GRANT MANAGER

28. Authorize the County Judge to execute a grant agreement in the amount of \$500,000.00 with the Texas Comptroller of Public Accounts relative to the Rural Law Enforcement Salary Assistance Program for FY25 (Award# IA-0000001227).
29. Approve Change Order No. 001 to the contract with K-C Lease Service, Inc. DBA Matagorda Construction & Materials in the amount of \$152,678.55 for work associated with the Diemer Road Realignment Project (CDBG-DR Contract 20-065-062-C180).

FIRE MARSHAL

30. Discuss and take action on Burn Ban.
31. Approve payment of \$29,855.11 for invoice from Twin Oak Landfill for the removal of debris ash under DR-4781-TX.
32. Approve payment of \$22,918.66 for Invoice #15327868 to OnSolve [Code Red Emergency Notifications System] from line item 125-401-545001 [Maintenance Contracts].

DISTRICT ATTORNEY

33. Approve multi-year Subscription Agreement with Utility Associates, Inc. for evidence management software for the District Attorney's Office. Funds for Annual Fee 1 and Annual Fee 2 to be paid from line item 241-595-561209 [ARPA Miscellaneous].

DIRECTOR OF FACILITIES

34. Presentation and approval of Modular Building Project by Sedalco-GMP.
35. Update On Modular Buildings.
36. Update In Courthouse Project.
37. Approve payment of \$23,613.12 for Invoice #9 to Sedalco, Inc. to be paid from line item 125-600-581620 [Justice Center Modular Building Design Fees].
38. Approve Payment of \$1,442,401.52 for Application #25 to Sedalco, Inc. to be paid from the following line items:

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

\$1,409,374.61- 604-604-581000 [Bldg Purch, Const, or Improv].
39. Discuss and approve purchase of Marque Sign for Pct 4 in the amount of \$31,893.50 to be paid from line item of 125-600-581901 [Buildings].

DIRECTOR OF POLICY & ADMINISTRATION

40. Discussion on 2024 Mobility Bond.

MISCELLANEOUS

41. Approve the 2025 Appointment of Members for the HGAC Transportation Policy Council.
42. Approve the 2025 Appointment of Members for the HGAC Transportation Advisory Committee.
43. Approve Order prohibiting or restricting certain fireworks in unincorporated areas of Waller County.
44. Approve proposed amendments to update the Waller County Community Center regulations.
45. Approve proposed amendments to the Waller County Community Center regulations related to the reservation of the Community Center by elected officials.
46. Update regarding the administration of funds the Sheriff's Office receives through the federal Equitable Sharing Program.
47. Approve settlement offers in matter of Texas Opioid multi-district litigation and authorize execution of settlement documents.
48. Presentation by CenterPoint Energy on donated Generator.
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).