



NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION
Wednesday, June 10, 2026 at 9:00 AM
Waller County Courthouse, 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 Courthouse
836 Austin Street
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 Election Payroll Disbursements.
5. Request by County Treasurer for approval of Monthly Report.
6. Request by County Auditor to Approve and/or Ratify 2026 Budget Adjustments and Departmental Line-Item Transfers.
7. Request by County Engineer for acceptance of a Formal Notice from Centric Fiber for a Fiber Optic cable installation within the right of way of Neuman Rd - Project # 2026-1637.

8. Request by County Engineer to accept a Formal Notice from Comcast for an installation of a underground fiber line to be placed within the right of way of Bluestem Prairie Dr - Project # 2026-1093.
9. Request by County Engineer to approve the Final Plat of Grange Section 11 and accept the Construction Bond in Precinct 4.
10. Request by County Engineer to approve the Final Plat of Grange Section 12 and accept the Construction Bond in Precinct 4.
11. Request by County Engineer to approve the Final Plat of Sunterra Lakes North Street Dedication Section 1 and accept the Construction Bond in Precinct 3.
12. Request by County Engineer to approve the Final Plat of Sunterra Lakes North Section 2 and accept the Construction Bond in Precinct 3.
13. Request by County Engineer to approve the Final Plat of Sunterra Lakes North Section 3 and accept the Construction Bond in Precinct 3.
14. Request by County Engineer to approve the Final Plat of Sunterra Lakes North Section 7 and accept the Construction Bond in Precinct 3.
15. Request by County Engineer to approve the Final Plat of Lakeview Section 7 and accept the Construction Bond in Precinct 3.
16. Request by Procurement Director to advertise for request for proposals for All Hazards Preparedness, Planning, Consulting and Recovery Services. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing].
17. Request by Procurement Director to advertise for bids for Reconstruction of Mathis Road in Waller County Precinct 2 from Rothen Road to Harris County Line and Reconstruction of Adams Flat Road in Waller County Precinct 3 from FM 359 to Wilson Road. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing].

Requests to approve payments on the following:

18. \$2,557.50 for Invoice #10372079 to Texas Conference of Urban Counties from line item 125-411-562300 [County Organizational Dues].
19. \$1,200.00 for Invoice dated May 14, 2026, and \$1,200.00 for Invoice dated May 15, 2026, for a total of \$2,400.00 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
20. \$247,326.00 for Invoice #5152026GWA To the Waller County Appraisal District from line item 125-437-540500 [Tax Appraisal District].
21. \$1,832.00 for Invoice #BXHS34156794, \$1,832.00 for Invoice #BXHS34157195, and \$1,832.00 for Invoice #BXHS34157604, for a total of \$5,496.00 to Boxx Modular Inc., to be paid from line item 605-605-545405 [Professional Services].
22. \$7,254.55 for Invoice #3997 to KDT Electric, LLC to be paid from line item 125-600-581610 [Precinct 4 Building].

23. \$1,610.00 for Invoice #260041 to Sterling Flags to be paid from line item 604-604-545405 [Professional Services].
24. \$2,047.78 for Invoice #71 to King Architectural Consulting Services PLLC to be paid from line item 604-604-545405 [Professional Services].
25. \$1,024.00 for Invoice #23989 to Wilson Bauhaus Interiors to be paid from line item 604-604-545405 [Professional Services].
26. \$45,126.55 for Invoice #81694-12 to Civil Corp. for Professional Services through Sunday, April 26, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
27. \$23,932.58 for Invoice #65035800-0426-13 to Kimley-Horn and Associates, Inc. for Services rendered April 01, 2026 through April 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
28. \$5,640.21 for Invoice #203379-11 to TEDSI Infrastructure Group for Professional Services rendered April 01, 2026 through April 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
29. \$22,457.20 for Invoice #10 to Edminster Hinshaw Russ & Assoc. dba EHRA Engineering for Professional Services for the date ending April 19, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
30. \$28,588.50 for Invoice #81708-01-08 to GFT Infrastructure, Inc. for Professional Services rendered April 01, 2026 through April 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
31. \$44,671.05 for Invoice #GG-1739-9 to Gradient Group for Services, for services rendered April 1, 2026 through April 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
32. \$47,750.00 for Invoice #101055-13 to R.G. Miller Engineers, Inc. for Professional Engineering Services rendered April 01, 2026 through April 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
33. \$8,108.40 for Invoice #52590581-1 to Tetra Tech, Inc. for Services rendered through April 24, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
34. Request by County Auditor to Approve and/or Ratify Accounts Payable.

PROCLAMATION

35. Discuss and take action to approve Proclamation recognizing the PVAMU Women's Softball Team and their staff for winning the 2026 (SWAC) Southwestern Athletic Conference Western Division Championship.

WALLER COUNTY CHILD WELFARE BOARD

36. Discuss and take action to approve the appointment of James Porter to the Waller County Child Welfare Board for a two (2) year term.

EXTENSION OFFICE

37. Presentation by the Extension Office on Agriculture and Natural Resources Report.

ECONOMIC DEVELOPMENT

38. Discuss and take action on the proposed tax abatement agreement between Waller County, Texas and Clay Partners – Twinwood Distribution #4, LP. Twinwood Distribution #4, LP 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”), located 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 Twinwood Parkway, east of FM 359 and west of Woods Road in Brookshire, Texas, 77423. Twinwood Distribution #4, LP will improve the property by constructing an approximately 290,000 square foot facility to be used as an industrial warehouse or manufacturing facility for an estimated cost of \$12,000,000.00.
39. Discuss and take action on the proposed tax abatement agreement between Waller County, Texas and Clay Partners – Twinwood Distribution #5, LP. Twinwood Distribution #5, LP 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”), located in Waller County, Texas and designated as a reinvestment zone by Waller County on May 10, 2023. The Zone is generally located north of the boundary line between Waller and Fort Bend Counties, south of Twinwood Parkway, east of FM 359 and west of Woods Road in Brookshire, Texas, 77423. Twinwood Distribution #5, LP will improve the property by constructing an approximately 260,000 square foot facility to be used as an industrial warehouse or manufacturing facility for an estimated cost of \$10,000,000.00.
40. **Public Hearing:** Conduct a public hearing concerning the designation of Waller County IDV Reinvestment Zone 17 pursuant to Texas Tax Code Chapter 312. The proposed reinvestment zone is comprised of approximately 453.102 acres of land in the William Cooper Survey, Abstract 20, in Waller County, Texas generally located west of FM 1489, east of Donigan Road, south of U.S. Interstate 10, and north of Bains Lane in Brookshire, Texas 77423, and consists of all or portions of the following tracts: 1.223 acres tract conveyed by deed dated July 30, 1998 to L. Cletus Brown as recorded in Volume 593, Page 767 of the Deed Records of Waller County, Texas; 277.97 acres tract conveyed by deed dated April 14, 1965 to L. Cletus Brown, Jr., and wife Betty Showers Brown as recorded in Volume 187, Page 478 of the Deed Records of Waller County, Texas; 133.44 acres tract conveyed by deed dated July 30, 1966 to L. Cletus Brown, Jr., as recorded in Volume 195, Page 374 of the Deed Records of Waller County, Texas; the residue of a called 11 acres tract conveyed by deed dated February 07, 1966 to L. Cletus Brown, Jr., as recorded in Volume 193, Page 308 of the Deed Records of Waller County, Texas; 11 acres tract conveyed by deed dated April 20, 1964 to Cletus Brown, Jr., as recorded in Volume 182, Page 289 of the Deed Records of Waller County, Texas; and the residue of a called 24 acres tract conveyed by deed dated February 07, 1966 to L. Cletus Brown, Jr., as recorded in Volume 197, Page 297 of the Deed Records of Waller County, Texas.

41. Discuss and take action to approve the order for the designation of Waller County IDV Reinvestment Zone 17.

GRANT MANAGER

42. Presentation by LJA Engineering relative to the status of the County's Master Drainage Plan funded by CDBG-MIT monies (CDBG-MIT Contract No. 24-065-016-E173).

COUNTY COURT AT LAW

43. Discuss and take action to appoint Judge Elect, Bennett Dodson, as County Court at Law Judge effective June 10, 2026.

COUNTY ENGINEER

44. Request by County Engineer to accept a Formal Notice from Maple Development Group, LLC for the installation of a Water Line and a Sewer Force main within the right of way of Neuman Rd. - Project # 2026-1092.
45. Request by County Engineer to revise Boot Reimbursement Policy for Road and Bridge Department.

PROCUREMENT DIRECTOR

46. Discuss and take action to approve Agreement with Thomson Reuters for user licenses related to public records searches for Sheriff's Office in the amount of \$30,204.00. Funds to be paid from line item 125-516-563350 [CID].
47. Discuss and take action to approve annual renewal with Mitel Business Systems, Inc., utilizing Sourcewell Contract 120122-MBS for maintenance and support for County phone system in the amount of \$7,222.74. Funds to be paid from line item 125-411-5425001 [Telephone Equipment & Services].
48. Discuss and take action to approve purchase from Motorola Solutions, utilizing HGAC contract RA05-21 TXWRN for communications equipment and services regarding Sheriff's Office Radio Program (SHSP-R Grant #5424701) in the amount of \$132,550.32. Funds to be paid from line items:

\$131,550.32 - 243-516-581700 [Equipment]

\$1,395.48 - 125-411-569900 [Transfer to Grant Fund].
49. Discuss and take action to approve Amendment to Agreement with Thompson Consulting Services, LLC, pursuant to RFP 240417-30 for extension of All-Hazards preparedness, planning, consulting, and recovery services ending November 30, 2026.

DIRECTOR OF POLICY & ADMINISTRATION

50. Discuss and take action to adopt Local Government Code Chapter 320 with respect to public parks.
51. Discuss and take action to create the Waller County Parks Department.

52. Discuss and take action to approve Flukinger Road Tract Development Agreement.

DIRECTOR OF FACILITIES

53. Discussion on Justice Tower Design and Cost.
54. Discuss and take action on cost proposal to move forward with Justice Tower Construction Documents.
55. Discuss and take action to approve payment of \$154,924.54 for Application #43 to SEDALCO, Inc. to be paid from line item 604-604-581000 [Bldg Purch, Const, or Improv].

MISCELLANEOUS

56. Discuss and take action to approve Resolution naming the Precinct 3 Annex Building after the Pfeffer Family.
57. Discuss and take action to approve Order authorizing Fourth of July Fireworks Sales in unincorporated areas of Waller County.
58. Discuss and take action to approve the 2027 Commissioners Court meeting schedule.
59. Discuss and take action related to the collection of Senate Bill 22 funds paid to employees of the Waller County Criminal District Attorney's Office in 2025.
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.
61. 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.

EXECUTIVE SESSION

62. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
63. 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.
64. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
65. 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).