



NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION
Wednesday, March 19, 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 Treasurer to approve disbursement of funds for Annual State Report.
7. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.
8. Request by County Auditor to approve official documents and all Monthly Reports.

9. Request to approve Order authorizing San Jacinto Firework Sales.
10. **Request to approve payment on the following:**
 - \$1,864.63 for Invoice #52 to King Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].
11. \$202,539.75 for Invoice #2142025GWA to Waller County Appraisal District from line item 125-437-540500 [Tax Appraisal District].
12. \$550.00 for Invoice #0000059 to Stephens & Flowers Funerals and Cremations from line item 125-423-540705 [Transport to Morgue].
13. \$1,295.00 for Invoice dated February 20, 2025 to Magnolia Funeral Home from line item 125-423-540705 [Transport to Morgue].
14. \$5,200.00 for Invoice #1475 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
15. \$4,642.83 for Invoice #2064631172 to Equifax from line item 307-504-545000 [Maintenance].
16. Request by County Auditor to Approve and/or Ratify Accounts Payable.
17. Authorize issuance of notice in one or more newspapers of general circulation in Waller County, Texas for a public hearing to be held at the regular session of Commissioners Court on April 16, 2025 concerning the establishment of Waller County Vigavi Reinvestment Zone 15 pursuant to Texas Tax Code 312.401. Funds to be paid from line item 125-401-44100 [Bid Notices and Printing].
18. 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 16, 2025. Replat of Pederson West Business Park by owners Yellow Guy, LLC and C-2 Pederson West. The amendment will create two Restricted Reserves out of Restricted Reserve "B". Advertising to be paid from line item 125-401-44100 [Bid Notices and Printing].
19. Request by County Engineer to approve the Final Plat of Stockdick Road Street Dedication and Reserve and accept the Construction Bond in Precinct 3.
20. Request by the County Engineer to solicit bids and approve advertisement for the construction of the Riley Road Bridge at Birch Creek in Precinct 2. Advertisement to be paid from line item 125-401-544100 [Bid Notices and Printing].
21. Request from Constable, Precinct 2 to declare miscellaneous supplies and equipment to be surplus property under Local Government Code 236.152 and auction said items.
22. Request from Constable, Precinct 3 to declare miscellaneous supplies and equipment to be surplus property under Local Government Code 236.152 and auction said items.
23. Spread upon the minutes Waller County Constable, Precinct 1 TCOLE Certification.

24. Spread upon the minutes Waller County Constable, Precinct 2 TCOLE Certification.
25. Spread upon the minutes submission of the Waller County Constable, Precinct 2 Office's Racial Profiling Report to the Texas Commission on Law Enforcement, required by Article 2.132 CCP Law Enforcement Policy on Racial Profiling.
26. Spread upon the minutes the certification of the 2025 TJJD Grant R award of \$74,312.00 and amend the Juvenile Probation Department budget.
27. Spread upon the minutes the certification of the 2025 HGAC Grant award of \$5,500.00 and amend the Juvenile Probation Department budget.

PROCLAMATION

28. Approve Proclamation designating March 2025 as American Red Cross Month in Waller County.

ECONOMIC DEVELOPMENT

29. Approve the Tax Abatement Agreement between Waller County, Texas, Alegacy Development, LP, and Sterling Fluid Systems (USA), Inc., DBA Peerless Pump Company to be effective upon Sterling Fluid Systems (USA) Inc., DBA Peerless Pump Company leasing certain property from Alegacy Development, LP. Sterling Fluid Systems (USA) Inc., DBA Peerless Pump Company is the tax abatement applicant, and intends to lease property owned by Alegacy Development, LP. The property is located in Reinvestment Zone Number 20-01 of the City of Waller, Texas, which was established on February 6, 2025. The Reinvestment Zone is located west of FM 362 and east of James Muse Parkway along US Business 290 and includes Alegacy Business Park in Waller, Texas 77484. Alegacy Development, LP will build a manufacturing facility with an estimated cost of \$7,000,000, and Sterling Fluid Systems (USA) Inc., DBA Peerless Pump Company will install manufacturing equipment with an estimated cost of approximately \$1,800,000 over a ten-year period.

WALLER COUNTY CHILD WELFARE BOARD

30. Approve the re-appointment of the following Child Welfare Board members:

Alan Younts and Sherry Whiteley for a 3 (three) year term beginning January 2025 - December 2027.

TAX ASSESSOR-COLLECTOR

31. Presentation of Tax Office Collections for February 2025.

SHERIFF

32. Annual contract renewal for data services with an upgraded user agreement requiring signed approval. Annual cost \$6,300 will include 2,500 transactions and reduce the cost to the county paid for transaction limit overage fees paid in the current contract. Funds to be paid from line item 125-516-581700 [Equipment].

33. Open bids received pursuant to Invitation For Bids #250218-20, Waller County Jail Commissary Services.
34. Approve Interlocal Agreement with Montgomery County, Texas for the housing of Montgomery County inmates at the Waller County Jail.

CONSTABLE, PRECINCT 2

35. Approve purchase of new vehicle(s).

CONSTABLE, PRECINCT 3

36. WCCO #3 Constable request discussion in open forum the department of Road and Bridge as it relates to the service of WCCO#3 vehicles, department heads, and access to Waller County facilities.

COUNTY ENGINEER

37. Approve payment of \$98,655.74 for Invoice #202504012 to LJA Engineering, Inc. for Professional Services rendered January 1, 2025 through January 31, 2025 (7th Invoice). Funding to be paid from line item 605-605-545405 [Mobility-Professional Services].
38. Discuss and approve updated 911 Addressing Regulations.
39. Presentation and approval of the Infrastructure Development Plan of RV Resort at Walnut Creek in Precinct 2.
40. Approve agreement for professional engineering services with Schaumburg & Polk, Inc., for a total contract amount not to exceed \$1,249,980.98 for the Pitts Road Mobility Bond Project in Precinct 4. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].
41. Approve agreement for professional engineering services with CivilCorp, LLC, for a total contract amount not to exceed \$1,004,733.92 for the Double Culvert Road (Cedar Creek) Mobility Bond Project in Precinct 1. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].
42. Approve agreement for professional engineering services with Gannett Fleming, Inc., for a total contract amount not to exceed \$804,563.00 for the Owens Road Mobility Bond Project in Precinct 3. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].
43. Approve agreement for professional engineering services with BGE, Inc., for a total contract amount not to exceed \$426,036.50 for the Interchanges Mobility Bond Project in Precinct 2. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].
44. Approve agreement for professional engineering services with Binkley & Barfield Inc., for a total contract amount not to exceed \$2,245,846.00 for the Clay Road Mobility Bond

Project in Precinct 4. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

45. Approve agreement for professional engineering services with BGE, Inc., for a total contract amount not to exceed \$1,198,870.00 for the Joesph Road Mobility Bond Project in Precinct 2. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

46. Approve agreement for professional engineering services with Binkley & Barfield, Inc., for a total contract amount not to exceed \$1,532,634.00 for the Penick Mathis Mobility Bond Project in Precinct 3. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

GRANT MANAGER

47. Accept grant award from the Motor Vehicle Crime Prevention Authority pursuant to the FY25 SB224 Catalytic Converter Grant Program in the amount of \$85,882.00 with required cash match of \$17,177.00.

48. Authorize the County Grant Manager to submit a BJA FY25 Connect and Protect: Law Enforcement Behavioral Health Response Program grant application to the United States Department of Justice Bureau of Justice Assistance.

AUDITOR

49. Approve the firm recommended to perform external auditing services pursuant to RFQ #250205-31, Financial Audit Services for Waller County, Texas, and authorize contract negotiations with the selected firm.

TREASURER

50. Approve renewal engagement with CapRisk Consulting Group for OPEB actuarial services for FY2024-2029.

51. Approve Salary Order amendment 2025.3 effective March 30, 2025.

52. Request to approve maintenance take home vehicles for staff.

DIRECTOR OF FACILITIES

53. Approve contract with architecture firm LDDBlueline, LLC for the design of a vehicle maintenance garage to be located at the Waller County Sheriff's Office.

54. Approve bids regarding the furniture package for the Waller County Courthouse.

MISCELLANEOUS

55. Approve nomination for vacant Waller County Appraisal District Board position.

56. Approve payment of \$1,372.50 for Invoice #6716, \$200.00 for Invoice #6717, \$2,482.00 for Invoice #6720, \$160.00 for Invoice #6721, and \$120.00 for Invoice #6722 for a total cost of \$4,334.50 to The Randle Law Office. Funds to be paid from line item 125-411-540300 [Legal].
57. Approve sale of abandoned right of way to Jacob Flores and authorize judge to sign contract and deed upon receipt of funds.
58. 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.
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 contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.

EXECUTIVE SESSION

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