



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

**Wednesday, November 13, 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 Monthly Report.
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:

\$1,375.00 for Invoice #0581 to Clay's Mortuary and Cremations to be paid from line item 125-411-561502 [Pauper Burial Expense].
7. \$200.00 for Invoice #239595 to Texas Association of Counties (Judicial Academy) from line item 125-411-562300 [County Organizational Dues].

8. \$2,016.79 for Invoice #42 to King Architectural Consulting Services PLLC from line item 604-604-545405 [Professional Services].
9. \$106,286.00 for Invoice #11514 to Neoteric Hovercraft, Inc. from line item 241-595-561209 [ARPA Miscellaneous] for a hovercraft, trailer, and accompanying accessories.
10. \$2,666.00 for Invoice #11535 to Neoteric Hovercraft, Inc. from line item 241-595-561209 [ARPA Miscellaneous] for a hovercraft spare parts kit.
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 three consecutive weeks, establishing a public hearing during the regular session of Commissioners Court on December 18, 2024 Replat of Bartlett Road Corner Reserve. The revision will revise the lot line for Unrestricted Reserve "A" out of Sunterra Market Reserve. This amendment will create 2 Reserves by KA Great Minds West LLC.
13. Request by County Engineer to approve the Final Plat of Beckendorff Road Street Dedication Section 5 and accept the Construction Bond in Precinct 3.
14. Request by County Engineer to approve the Final Plat of Sunterra Section 70 and accept the Construction Bond in Precinct 3.
15. Request by County Engineer to approve the Final Plat of Grange Section 3 and accept the Construction Bond in Precinct 4.
16. Request by County Engineer to approve the Final Plat of New Day Ranches and accept the Subdivision Bond in Precinct 2.
17. Approve revisions to purchase contract for property located at 425 Business 290 E., Hempstead, TX 77445.

ECONOMIC DEVELOPMENT

18. Approve tax abatement agreement with CIV FCD Jordan Ranch, LLC and TMEIC Corporation Americas. TMEIC is the tax abatement applicant and tenant for property owned by CIV FCD Jordan Ranch LLC and located at 4006 Westport Drive in Brookshire, Texas. The property is located in Waller County Jordan Ranch Reinvestment Zone 14, located south of Interstate 10 near the intersection of Jordan Ranch Boulevard and Kingsland Boulevard. CIV FCD Jordan Ranch LLC will make improvements to the existing building on the property at an estimated cost of \$3,000,000. TMEIC will install new machinery and equipment at an estimated cost of \$10,000,000.
19. Modify or terminate Tax Abatement Agreement with CIV FCD Jordan Ranch, LLC for spec building 4 (Contract ID 221130-15d).
20. Presentation and update by the Waller County Economic Development Partnership.
21. Approve contract with the Waller County Economic Development Partnership for 2025.

DIRECTOR OF POLICY & ADMINISTRATION

22. Approve Clay Road Mobility Bond Project precinct and consultant assignments and authorize staff to enter into negotiations with assigned firms.
23. Discuss and approve professional service assignments for 2023 Waller County Bond engineering and design projects.

SHERIFF

24. Approve purchase of VisitationLink and subscription services from Tarmac Technologies, LLC in the amount of \$14,500.00 for the first year, \$12,000.00 for year 2 with an option for a third year at \$12,000. Funding to be paid annually from Inmate Commissary funds in accordance with Texas Government Code section 351.0415(c)(5).

COMMISSIONER, PRECINCT 3

25. Approve creation of a Workforce Development Advisory Committee and the appointment of committee members.
26. Approve the hiring of additional patrol officers for the southern end of the County.

COMMISSIONER, PRECINCT 2

27. Approve non-binding letter of intent between Waller County and Drake Auxilio Divono for possible lease and purchase of land.

506TH DISTRICT JUDGE

28. Approve the Contract Indigent Defense attorneys for Waller County District Felony Contract for Calendar Year 2025, and authorize the County Judge to sign the contracts on behalf of the County.

COUNTY COURT AT LAW

29. Approve the Contract Attorneys for Child Protection Court/Juvenile cases for Waller County for Calendar Year 2025, and authorize the County Judge to sign the contracts on behalf of the County.

COUNTY COURT AT LAW II

30. Approve 2025 indigent criminal defense attorney contracts for Waller County Court at Law II.

IT DEPARTMENT

31. Approve Hardware/IT needs for the Sheriff's Office and County for the IT Department for 2024.

MAINTENANCE

32. Approve credit applications for L&W Supply (Commercial Building Materials), Brady Plus (Cleaning Supplies) and, City of Electrical Supply (Electric Supplies).

TREASURER

33. Approve updates to the take home vehicle schedule.
34. Approve amendments to the Waller County Personnel Policy Manual.
35. Approve annual review of Waller County Investment Policy.
36. Approve continuation of policy and payment for Texas Association of Counties Auto Liability, Auto Physical Damage, and General Liability coverages effective 01/01/2025.
37. Approve continuation of policy and payment for Texas Association of Counties Workers' Compensation coverage effective 01/01/2025.

GRANT MANAGER

38. Approve payment of \$174,935.11 to K-C Lease Service, Inc. DBA Matagorda Construction and Materials, Diemer Road, GLO Grant No. 20-065-0692-C180. Funds to be paid from line item 239-589-582805 [Construction].
39. Approve payment of \$1,131.00 for Invoice #114891 and \$9048.00 for Invoice #114845 for a total of \$10,179.00 to H2O Partners from line Item 244-240-545405 [Engineering] for services rendered associated with the County's Multijurisdictional Hazard Mitigation Plan Update (GLO Local Hazard Mitigation Plan Update).

FIRE MARSHAL

40. Approve the donation of a generator trailer from CenterPoint Energy.
41. Approve Out of State travel for 3 County Employees. Travel expenses to be paid from line items 125-401-563040 [Training & Conf. Exp/Comm 4] and 125-509-563000 [Training & Conference Expense].

DIRECTOR OF FACILITIES

42. Update on Courthouse Project.
43. Approve Payment of \$2,228,410.83 for Application #24 to Sedalco, Inc. to be paid from the following line items:

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

\$2,195,383.92 - 604-604-581000 [Bldg. Purch, Const, or Improv].
44. Approve payment of \$26,822.88 for Invoice #8 to Sedalco. Funds to be paid from line item 125-600-581620 [Justice Center Modular Building Design Fees].

MISCELLANEOUS

45. Approve the reappointment of Kendric Jones to the Gulf Coast Rail District Board for a 2-year term beginning January 23, 2025.
46. 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.
47. 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

48. Consultation with District Attorney and outside counsel, including consultation with outside counsel regarding procurement and ethics compliance pursuant to Government Code Section 551.071.
49. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
50. 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.
51. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
52. 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).