



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

**Wednesday, September 18, 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 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 spread upon the minutes the TJJD Grant Salary Order for FY25.
7. Request by the County Auditor to spread upon the minutes the certification of the Juvenile Probation Department, TJJD grant award, in the amount of \$356,165.00 and create the 2024-2025 grant budget, JP 2024-02.

8. Request by County Auditor to spread upon the minutes the Juvenile Probation Department, TJJD grant line item transfer, JP 2024-03.
9. Request by County Auditor to approve 2024 budget adjustments and departmental line-item transfers.
10. Request by County Auditor to approve official documents and all monthly reports.
11. Request by County Tax Assessor-Collector to approve refunds in excess of \$500.00 in accordance with Article 31.11 State Property Tax Code.
12. Request to approve payments on the following:

\$183,309.50 for Invoice #08152024GWA to Waller County Appraisal District from line item 125-437-540500 [Tax Appraisal District].
13. \$1,987.38 for Invoice #38 to King Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].
14. \$2,000.65 for Invoice #40 to King Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].
15. \$7,800.00 for Invoice #1390 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
16. \$1,125.00 for Invoice dated September 3, 2024 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
17. \$1,879.00 for Invoice #479864 to W.L. Simon Mortuary Transport from line item 125-423-540705 [Transport to Morgue].
18. \$4,507.59 for Invoice #2061975498 to Equifax from line Item 307-504-545000 [Maintenance] for services provided pursuant to the County's Statewide Automated Victim Notification Services (SAVNS) Grant.
19. \$67,745.50 for Invoice #2401500301 to Thompson Consulting Services, LLC from line item 110-530-569311 [DR-4781] for disaster monitoring associated with Texas Severe Storms, Straight-Line Winds, Tornadoes, and Flooding.
20. Request by County Auditor to Approve and/or Ratify Accounts Payable.
21. Ratify Subrecipient Agreement for TDEM-Administered Grant Awards between the County and the Texas Division of Emergency Management relative to grant-funded projects associated with Hurricane Beryl (DR-4798-TX).
22. Request by County Engineer to approve the Final Plat of Grange Water Plant No.1 in Precinct 4.
23. Request by County Engineer to approve the Final Plat of Grange Wastewater Treatment Plant No.1 in Precinct 4.

24. Request by County Engineer to approve the Final Plat of Jordan Ranch Waller County in Precinct 4.
25. Request by County Engineer to approve the Final Plat of Lakeview Section 5 and accept the Construction Bond in Precinct 3.
26. Request by County Engineer to approve a Permit to Construct Utility in Waller County Right-of-Way on various roads for Blackfin Pipeline, LLC.
27. Request by County Engineer to approve a Permit to Construct Utility in Waller County Right-Of-Way on various roads for installation of Ezee Fiber Optic lines 24.UP.035.
28. Request by County Engineer to approve a Permit to Construct Utility in Waller County Right-Of-Way on various roads for installation of Ezee Fiber Optic lines 24.UP.033.
29. Request by County Engineer to approve a Permit to Construct Utility in Waller County Right-Of-Way on various roads for installation of Ezee Fiber Optic lines 24.UP.034.
30. Request by County Engineer to approve a Permit to Construct Utility in Waller County Right-Of-Way on various roads for installation of Ezee Fiber Optic lines 24.UP.031.
31. Request by County Engineer to approve a Permit to Construct Utility in Waller County Right-Of-Way on various roads for installation of Ezee Fiber Optic lines 24.UP.032.
32. Request by County Engineer to approve a Permit to Construct Utility in Waller County Right-Of-Way on various roads for installation of Ezee Fiber Optic lines 24.UP.030.

EXTENSION SERVICES

33. Presentation by the Waller County 4-H Ambassadors of the Texas A & M AgriLife Extension 4-H and Youth Development Program.
34. Discuss and take action to approve the Proclamation presented by the Waller County 4-H Ambassadors declaring October 6-12, 2024 as "4-H Week in Waller County".
35. Approve Lease Agreement for One Xerox C8245H2 Printer for 48 months with a monthly fee of \$207.22. Funds to be paid from line item 125-540-581813 [Copier/Printer].

COUNTY ENGINEER

36. Open received responses to the Request For Qualifications 240807-22 for the 2023 Mobility Bond Engineering and Design Professional Services.
37. Approve interlocal agreement with the City of Pattison for the repair and maintenance of roads. Equal County and City road mileage is being traded to improve the consistency of road maintenance limits. The City is contributing \$10,000.00 to the County to resurface a portion of Sterling Road within the city limits. (Precincts 3 & 4)
38. Approve engineering design services proposal from IEA, Inc., for the Riley Road at Birch Creek Draw bridge replacement in an amount not to exceed \$280,163.96. (Precinct 2)

39. Discuss and take action on the Mirabella Development Agreement.
40. Discuss and take action on Hoover Lane Development Agreement modifications.
41. Rescind approval of the Final Plat of Sunterra Section 74 previously approved by Waller County Commissioners Court on September 4, 2024.
42. Approve the Final Plat of Sunterra Section 74 and accept the Construction Bond in Precinct 3.

COUNTY JUDGE

43. PUBLIC HEARING: 2025 Proposed Budget.
44. Approve the adoption of the 2025 Budget.
45. Approve ratification of the property tax increase based on new value reflected in the 2025 Budget.
46. Approve adoption of the Tax Rate for 2024.

SHERIFF

47. Approve a 48 month lease of three (3) Chevrolet 1500 trucks and two (2) Chevrolet 2500 trucks for 2025 to replace existing lease administrative vehicles.
48. Approve extension of the food service agreement for inmate meals with Trinity Services Group for one (1) year.
49. Approve Professional Services Agreement with Tyler Technologies to convert archived jail data into Southern Software JMS. \$350.00 Fee to be paid from line item 125-516-562323 [Dues and Subscriptions].

COMMISSIONER, PRECINCT 2

50. Discussion on Progress of Mitigation of Traffic on Riley Road from Renaissance Festival.

COMMISSIONER, PRECINCT 3

51. Discussion of TXCDBG funding opportunity.

COMMISSIONER, PRECINCT 4

52. Approve payment to the Waller County Fair Association for the purchase of a new arena drag. Funding to be paid from line item 125-411-547325 [County Fair].

IT DEPARTMENT

53. Approve amendments to the contract approved on August 7, 2024 between Waller County and Designs That Compute d/b/a Visionality for Courtroom Audio Services.

GRANT MANAGER

- 54. Authorize the County Judge to execute a contract with Patriot Airboat Corp. in the amount of \$111,485.00 for the purchase of an airboat and trailer. Funds to be paid from line item 241-595-561209 [ARPA Miscellaneous].
- 55. Award bid for upfitting and installation associated with the four (4) new vehicles purchased for Constables, Precinct 3 and 4.

FIRE MARSHAL

- 56. Approve amendment to ESO Subscription Agreement originally approved on August 7, 2024.

DIRECTOR OF POLICY & ADMINISTRATION

- 57. Discussion on Waller County Legislative Agenda.
- 58. Discussion on County Corridor Agreement.

DIRECTOR OF FACILITIES

- 59. Approve contracts for the design of buildings for Precincts 2 and 3.
- 60. Ratify Participation Agreement with Sourcewell signed on May 9, 2024.
- 61. Approve contract with BOXX Modular for the purchase of modular buildings plus delivery fees in an amount not to exceed \$758,126. Funding to be paid from line item 241-595-561209 [ARPA Miscellaneous].

MISCELLANEOUS

- 62. Approve a partial refund up to \$500.00 to Jimmy Morris for denial of a Mass Gathering Permit for an event that was to be held August 30, 2024.
- 63. 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.
- 64. 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

- 65. Consultation with District Attorney and outside counsel pursuant to Government Code Section 551.071.

66. 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.
67. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
68. 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).