



NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION
Wednesday, April 16, 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 State Quarterly Reports.
7. Request by County Auditor to approve Quarterly Reimbursement of Juror Payments.
8. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.

9. Request by County Engineer to approve the Final Plat of Bluestem Section 7 and accept the Construction Bond in Precinct 3.
10. Request by County Engineer to approve the Final Plat of Roundtree Lane Phase 1 and accept the Construction Bond in Precinct 3.
11. Request by County Engineer to approve the Final Plat of Clay Road Street Dedication Section 1 and accept the Construction Bond in Precinct 4.

Requests to approve payments on the following:

12. Request by County Tax Assessor-Collector to approve refunds in excess of \$500.00 in accordance with Article 31.11 State Property Tax Code.
13. \$2,271.76 for Invoice #2025-12 to Houston-Galveston Area Council (H-GAC) to be paid from line item 125-411-562300 [County Organizational Dues].
14. \$2,000.69 for Invoice #53 to King Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].
15. \$1,175.00 for Invoice dated March 27, 2025 to Schmidt Funeral Home to be paid from line item 125-423-540705 [Transport to Morgue].
16. \$15,600.00 for Invoice #1484 to Fort Bend Medical Examiner to be paid from line item 125-423-540702 [Autopsy].
17. \$745.00 for Invoice #2586 dated April 4, 2025 to General Site Services to be paid from line item 326-527-540800 [Professional & Contracts].
18. \$1,690.95 for Invoice #6152 to CompuCycle to be paid from line item 326-527-540800 [Professional & Contracts].
19. Request by County Auditor to Approve and/or Ratify Accounts Payable.

PROCLAMATION

20. Approve Proclamation recognizing April as Fair Housing Month in Waller County.

ECONOMIC DEVELOPMENT

21. Consent to the assignment of the tax abatement agreement between Waller County, Texas and Urban Twinwood, LP entered into on February 20, 2024, contract ID number 240220-20 ("Agreement"). The assignment is made between Urban Twinwood, LP and Brookview Lone Star, LLC. Urban Twinwood, LP owned the property subject to the Agreement at the time the Agreement was executed, and was the original tax abatement applicant. The property is located in the Twinwood Business Park, and is in Waller County Twinwood Business Park Reinvestment Zone 12, located south of Interstate 10 and west of Woods Road. The property was improved pursuant to the Agreement by the construction of an office, manufacturing, and warehouse facility of approximately 50,000 square feet at an estimated cost of approximately \$4,000,000. Urban Twinwood, LP sold the property to Brookview Lone Star, LLC, and is requesting Waller County to consent to

the assignment of the Agreement from Uban Twinwood, LP to Brookview Lone Star, LLC. Brookview Lone Star, LLC is the current owner of the property.

22. **Public Hearing:** Conduct a public hearing concerning the designation of Waller County Vigavi Reinvestment Zone 15 pursuant to Texas Tax Code Chapter 312. The proposed reinvestment zone is comprised of approximately 36.202 acres of land in the H. & T.C.R.R. Co. Survey, Section 75, Abstract 155, in Waller County, Texas generally located west of Jordan Ranch Blvd, east of Woods Road, south of Kingsland Blvd, and north of the Waller and Fort Bend County line in Brookshire, Texas 77423, and consists of a portion of Unrestricted Reserve "B" of the Final Plat Of Jordan Ranch Waller County recorded under Instrument No. 2411747 of the Deed Records of Waller County, Texas, together with a portion of the 1352.43 acre tract described in Exhibit A of the deed recorded under Instrument No. 1501833 in the Deed Records of Waller County, Texas, together with all of the called 0.941 acre tract described as "Tract 1" in the deed recorded in Volume 901, Page 375 of the Deed Records of Waller County, Texas, together with a portion of the called 15.396 acre tract described as "Tract 2" in the deed recorded in Volume 901, Page 380 of the Deed Records of Waller County, Texas, along with all of the called 3.083 acre tract described in the deed recorded under Instrument No. 1508628 of the Deed Records of Waller County, Texas, and a portion of Jordan Road, also known as Jordan Field Road (a 70-foot wide private road). Interested persons may speak or present evidence for or against the designation.
23. Approve the order for the designation of Waller County Vigavi Reinvestment Zone 15.
24. Approve the Tax Abatement Agreement between Waller County, Texas and Woods Crossing Venture, LLC. Woods Crossing Venture, LLC is the property owner and the tax abatement applicant. The property is located in the reinvestment zone to be known as Waller County Vigavi Reinvestment Zone 15, the designation of which will be considered at the public hearing to be held by the Commissioners Court on April 16, 2025 prior to the approval of the Tax Abatement Agreement. If designated, Waller County Vigavi Reinvestment Zone 15 will be generally located west of Jordan Ranch Blvd., east of Woods Road, south of Kingsland Blvd, and north of the Waller and Fort Bend County Line in Brookshire, Texas 77423. Woods Crossing Venture, LLC will build on Reserve "A" of the Woods Crossing subdivision a "spec" building intended for general industrial use that is approximately 156,800 square feet. The estimated cost of the "spec" building is approximately \$7,500,000.
25. Approve the Tax Abatement Agreement between Waller County, Texas and Woods Crossing Venture, LLC. Woods Crossing Venture, LLC is the property owner and the tax abatement applicant. The property is located in the reinvestment zone to be known as Waller County Vigavi Reinvestment Zone 15, the designation of which will be considered at the public hearing to be held by the Commissioners Court on April 16, 2025 prior to the approval of the Tax Abatement Agreement. If designated, Waller County Vigavi Reinvestment Zone 15 will be generally located west of Jordan Ranch Blvd., east of Woods Road, south of Kingsland Blvd, and north of the Waller and Fort Bend County Line in Brookshire, Texas 77423. Woods Crossing Venture, LLC will build on Reserve "C" of the Woods Crossing subdivision a "spec" building intended for general industrial use that is approximately 96,000 square feet. The estimated cost of the "spec" building is approximately \$4,600,000.

TAX ASSESSOR-COLLECTOR

26. Presentation of Monthly Collection Report for March 2025.

SHERIFF

27. Approve payment of \$22,782.55 to Utility for six (6) EOS body worn cameras and necessary accessories for law enforcement personnel. Funds to be paid from line item 125-516-581700[Equip].
28. Approve payment of \$7,047.06 to Motorola for necessary accessories to repair/issue the Motorola APX 6000 series hand-held radios for law enforcement personnel. Funds to be paid from line item 125-516-581700[Equip]

COUNTY ENGINEER

29. Public Hearing: Partial Replat of Pederson West Business Park. The amendment will create two Restricted Reserves out of Restricted Reserve "B" by owners Yellow Guy, LLC and C-2 Pederson West.
30. Approve Final Partial Replat of Pederson West Business Park in Precinct 4.
31. Approve General Plan of Clear Creek Reserve in Precinct 2.
32. Approve a Variance Request to the Subdivision and Development Regulations regarding Minimum Street Requirements Appendix A - 4.3.5 Centerline radius 300' instead of 650' and 600' radius on 2 designated local street curves for Marigold General Plan in Precinct 3 by Ripley Woodard.
33. Approve a Variance Request to the Subdivision and Development Regulations regarding Minimum Street Requirements Appendix A - 4.3.5 Centerline radius 300' instead of 650' radius on 2 designated local street curves for Marigold General Plan in Precinct 2 by Ripley Woodard.
34. Approve agreement for professional engineering services with HR Green, Inc., for a total contract amount not to exceed \$897,389.44 for the Mathis Road Mobility Bond Project in Precinct 2. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].
35. Approve agreement for professional engineering services with Volkert, Inc., for a total contract amount not to exceed \$683,750.91 for the Robichaux Road Mobility Bond Project in Precinct 1. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].
36. Approve agreement for professional engineering services with KCI Technologies, Inc., for a total contract amount not to exceed \$1,649,978.00 for the Morrison Road Mobility Bond Project in Precinct 3. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

PROCUREMENT DIRECTOR

37. Approve purchase of a vehicle for the Procurement Director from Lake Country Chevrolet, utilizing TIPS contract number 240901 in an amount not to exceed \$39,810.25. Funds to be paid from line item 125-600-581400 [Vehicle].

GRANT MANAGER

38. Approve Contract Amendment #1 with H2O Partners, Inc. relative to the County's Multijurisdictional Hazard Mitigation Plan Update.
39. Ratify the Hazard Mitigation Grant Program application for funding to purchase a generator for the County Radio Tower

TREASURER

40. Approve the TAC HEBP Interim COBRA Administration Agreement.
41. Spread upon the minutes the 2024 TAC RMP Workers' Compensation Program Zero Lost Time Safety Award for no lost workdays during the 2024 coverage year.

DIRECTOR OF FACILITIES

42. Discuss and take action to approve payment of Application # 29 for \$778,899.53 to SEDALCO to be paid from the following:

\$33,026.91 from line-item 604-604-545405 [Professional Services]

\$745,872.63 from line-item 604-604-581000 [Bldg Purch, Const, or Improv]
43. Approve payment of \$924,330.21 for Application #13 to SEDALCO from line item 125-600-581620 [Justice Center Modularity].
44. Approve the following contract with American Fire Systems, Inc.: the Fire Alarm Service Agreement, Fire Sprinkler Service Agreement, and Inspection Agreement for various Waller County buildings as identified in each agreement, as well as the agreements for fire alarm monitoring services for the 506th District Courthouse, Waller County Community Center, Waller County Jail, Waller County Sheriff's Office, Waller County Precinct 4 Annex, and Waller County Joe Kuciemba Annex. Funds to be paid from line item 125-442-545400 [Contract Labor].

MISCELLANEOUS

45. Approve request by Pastor John Fitz-Chapman with Win Church to rent the Community Center on a continued basis during the evenings for every available Sunday in 2025.
46. Approve Agreement with Navasota Soil and Water Conservation District No. 440 and payment of \$2,500.00 from line item 125-411-547330 [Soil & Water Conserv.] as allocated in the 2025 Budget.

47. Approve the Agreement between Waller County and CASA for Kids of South Central Texas and payment of \$10,000.00 from line item 125-411-546100 [Casa/Child Advocate] as allocated in the 2025 Budget.
48. Approve nominations to the Lower Brazos Regional Flood Planning Group (LBRFPG) for the following Interest Categories:
 - Environmental
 - Agricultural
 - Counties
 - Electric Generating Utilites.
49. Approve payment of \$2,080.00 for Invoice #6777 and \$800.00 for Invoice #6778 for a total of \$2,880.00 to The Randle Law Office. Funds to be paid from line item 125-411-540300[Legal].
50. Approve the use of professional services by Southwest Realty Consultants to obtain appraisals for the former Waller County Jail property and a property located at 715 8th Street, Hempstead, Texas. Upon invoice, funding to be paid from line item 125-600-581901 [Buildings].
51. Approve appointment of Judge Elton Mathis to the County Bail Bond Board as required by Section 1704.053.
52. Approve Order authorizing Cinco de Mayo firework sales.
53. 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.
54. 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

55. Consultation with District Attorney and outside counsel, including consultation with outside counsel regarding procurement and ethics compliance pursuant to Government Code Section 551.071.
56. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
57. 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.

58. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
59. 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).