NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION
Wednesday, November 18, 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 to approve disbursement of funds for Retiree Insurance Premiums.
6. Request by County Treasurer for approval of Monthly Report.
7. Request by County Auditor to approve official documents and all monthly reports.
8. Request by County Auditor to Approve and/or Ratify 2026 Budget Adjustments and Departmental Line-Item Transfers.

9. Request by County Engineer to approve the Final Plat of Grange Section 6 and accept the Construction Bond in Precinct 4.

10. Request by County Engineer to approve the Final Plat of Grange Section 8 and accept the Construction Bond in Precinct 4.

11. Request by County Engineer to approve the Final Plat of Grange Section 10 and accept the Construction Bond in Precinct 4.

12. Request to approve payment of $20,000.00 to the Waller County Historical Museum as allocated in the 2026 Budget.

13. Request to approve payment of $15,000.00 to the Waller County Historical Society as allocated in the 2026 Budget.

Requests to approve payments on the following:

14. $3,840.00 for Invoice #7996 to The Randle Law Office LTD. to be paid from line item 125-411-540300 [Legal].

15. $3,852.50 for Invoice #4087256, and $847.00 for Invoice #4087254, for a total of $4,699.50 to Husch Blackwell, LLP. Funds to be paid from line-item 125-411-540300 [Legal].

16. $107,204.76 for Application #2 to SEDALCO, Inc.

17. $19,528.80 for Invoice #367960-6 to Cobb Fendley for Professional Services ending September 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

18. $1,602.00 for Invoice #208886-16 to HR Green for Professional Services rendered September 01, 2026 through September 25, 2026. Funds to be paid from line item 605-605-545405 [Professional Services]

19. $9,000.00 for Invoice #229-26C to Whitney & Associates Real Estate Valuation and Consulting for appraisals, parcels 5 & 6 - Joseph Rd. Funds to be paid from line item 605-605-545405 [Professional Services].

20. $4,500.00 for Invoice #183-26C-2 to Whitney & Associates Real Estate Valuation and Consulting for an appraisal on Parcel 7 at Morton Rd. Funds to be paid from line item 605-605-545405 [Professional Services].

21. $72,000.00 for Invoice #99-26C to Whitney & Associates Real Estate Valuation and Consulting for appraisals for 16 parcels on Clay Rd. Funds to be paid from line item 605-605-545405 [Professional Services].

22. Request by County Auditor to Approve and/or Ratify Accounts Payable.

EXTENSION OFFICE

23. Presentation by the Extension Office on Family and Community Health.

COMMISSIONER, PRECINCT 3

24. Recognition, honoring, and welcoming of Antonio Ford as Chief Deputy of the Waller County Constable's Office, Precinct 3.

TAX ASSESSOR-COLLECTOR

25. Presentation of September 2026 & October 2026 Collection Report.

PRESENTATION

26. Presentation by SEDALCO on the Waller County Courthouse awards.

27. Presentation from SEDALCO on Justice Center project.

COMMISSIONER, PRECINCT 1

28. Presentation by Waller County Patriots in regard to the petition on the Certificates of Obligations for Waller County Justice Tower.

COUNTY JUDGE

29. Discuss and take action to approve an Order authorizing the issuance of "Waller County, Texas Certificates of Obligation, Series 2026" in an aggregate principal amount not to exceed $125,000,000.00; authorizing the sale thereof; and enacting provisions incident and related to the issuance of said certificates.

ECONOMIC DEVELOPMENT

30. Presentation and update by the Waller County Economic Development Partnership.

31. **Public Hearing:** Conduct a public hearing concerning the designation of Waller County HEA Reinvestment Zone 9 pursuant to Texas Tax Code Chapter 312. The proposed reinvestment zone is comprised of approximately 1290.0863 acres of land in Waller County, Texas generally located west of FM 2855, east of FM 362, south of Morton Road, and north of U.S. Highway 90 Business in Brookshire, Texas 77423, and consists of a 646.8295 acre tract of land depicted as Tract 3 in the H.&T.C.R.R. Co. Survey, Section 99, AB 167: and a 671.415 acre tract of land depicted as Tracts 4 and 5 in the J.G. Bennett Survey, AB 291 (H&T.C.R.R. Co. Survey, Section 102).

32. Discuss and take action on the order for the designation of Waller County HEA Reinvestment Zone 9.

33. **Public Hearing:** Conduct a public hearing concerning the designation of Waller County Race Rock Reinvestment Zone 18 pursuant to Texas Tax Code Chapter 312. The proposed reinvestment zone is comprised of approximately 53.8679 acres of land in Waller County, Texas generally located west of FM 362, east of Adams Flat Road, south of Wilson Road, and north of McGregor Lane and Clapp Road in Brookshire, Texas 77423, and consists of all of the following tracts: a 15.281 acre tract of land conveyed by deed dated May 20, 2026 to Race Rock Infrastructure Holdco LLC, as recorded by instrument number 2607340 in the Deed Records of Waller County, Texas; a 19.310 acre tract of land conveyed by deed dated May 5, 2026 to Race Rock

Infrastructure Holdco LLC, as recorded by instrument number 2606433 in the Deed Records of Waller County, Texas; and a 19.2769 acre tract of land conveyed by Administrator's Deed dated October 23, 2025 to Race Rock Infrastructure Holdco LLC as recorded by instrument number 2513964 in the Deed Records of Waller County, Texas.

34. Discuss and take action on the order for the designation of Waller County Race Rock Reinvestment Zone 18.

35. Discuss and take action to amend the tax abatement agreement between Waller County, Texas, and Twinwood Industrial Owner, LLC ("Twinwood") entered on June 14, 2023 and identified by contract number 230614-11b ("Agreement"). The Agreement will be amended to include Niedax MonoSystems, Inc. ("Niedax"), extend the term of the abatement, and require additional improvements to the property. Niedax is the tax abatement applicant, and will lease property owned by Twinwood. 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 improved the property under the Agreement by constructing an approximately 91,000 square foot distribution facility at an estimated cost of $5,000,000.00, and Niedax will improve the property by investing $2,000,000.00 in equipment that will be used for the manufacturing of cable management and electrical installation systems for industrial, commercial, infrastructure, and energy markets.

36. Discuss and take action to amend the tax abatement agreement between Waller County, Texas and Twinwood Industrial Owner, LLC ("Twinwood") entered on June 14, 2023 and identified by contract number 230614-11d ("Agreement"). The Agreement will be amended to include Vestas-American Wind Technology, Inc ("Vestas"), extend the term of the abatement, and require additional improvements to the property. Vestas is the tax abatement applicant, and will lease property owned by Twinwood. 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 improved the property under the Agreement by constructing an approximately 181,000 square foot distribution facility at an estimated cost of $9,000,000.00, and Vestas will improve the property by investing $2,800,000.00 in personal property and equipment that will be used for the storage and distribution of spare parts for wind turbine operations.

37. Discuss and tax action on the tax abatement agreement between Waller County, Texas, Race Rock Instrastructure Holdco, LLC ("Race Rock") and Orizon Industries, LLC ("Orizon"). Orizon is the tax abatement applicant, and will lease property owned by Race Rock. The property is located in the reinvestment zone to be titled Waller County Race Rock Reinvestment Zone 18 ("Zone"), if such zone is created by the Commissioners Court ("Court") following the public hearing to be held on November 18, 2026 before the tax abatement agreement will be considered by the Court. The land to comprise the Zone is generally located west of FM 362, east of Adams Flat Road, south of Wilson Road, and

north of McGregor Lane and Clapp Road in Brookshire, Texas 77423. Race Rock will improve the property by constructing a 460,000 square foot facility at an estimated cost of at least $37,500,000.00, and Orizon will improve the property by installing equipment worth an estimated value of at least $31,000,000.00. The facility and equipment will be used for the production of steel poles and structures primarily used in the power and utility industry.

38. Discuss and tax action on the tax abatement agreement between Waller County, Texas, and WCF, LLC ("WCF"). WCF is the owner of the property and the tax abatement applicant. The property is located in the reinvestment zone to be titled Waller County HEA Reinvestment Zone 9 ("Zone"), if such zone is created by the Commissioners Court ("Court") following the public hearing to be held on November 18, 2026 before the tax abatement agreement will be considered by the Court. The land to comprise the Zone is generally located west of FM 2855, east of FM 362, south of Morton Road, and north of U.S. Highway 90 Business in Brookshire, Texas 77423. WCF will improve the property by constructing a 13,000 square foot aircraft hangar at an estimated cost of at least $1,670,000.00. The hangar will be used to store aircraft.

COUNTY ENGINEER

39. Discuss and take action on the Third Amendment to the Subdivision Development Agreement between Waller County and PHHOU - Cane Island 178, LLC.

GRANT MANAGER

40. Discuss and take action to authorize the County Judge to apply for grant funding pursuant to the Texas Comptroller of Public Account's FY27 S.B. Rural Sheriff's Office Salary Assistance Program.

41. Discuss and take action to authorize the County Judge to apply for grant funding pursuant to the Bureau of Justice Assistance, Department of Justice's FY26 State Criminal Alien Assistance Program (SCAAP).

PROCUREMENT DIRECTOR

42. Discuss and take action to approve Agreement with Thompson Consulting Services, LLC, pursuant to RFP 26-010; All Hazards Preparedness, Planning, Consulting and Recovery Services, for the term December 1, 2026 through November 30, 2029.

CHIEF OF STAFF

43. Discuss and take action on the Lantana Ranch Development Agreement.

44. Discuss and take action on the Sagebrush Development Agreement.

45. Discuss and take action on 2027 Commissioners Court meeting schedule.

TREASURER

46. Discuss and take action to approve continuation of policy and payment for Texas Association of Counties Auto Liability, Auto Physical Damage, and General Liability coverages effective January 1, 2027.

47. Discuss and take action to approve continuation of policy and payment for Texas Association of Counties Workers' Compensation coverage effective January 1, 2027.

MISCELLANEOUS

48. 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.

49. 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

50. Deliberate the consideration of a complaint, evaluation, employment, duties, discipline, or dismissal of a public officer or employee.

51. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.

52. 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.

53. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

54. 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).