



**NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION
Wednesday, July 09, 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 Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.
5. Request by County Auditor to approve Quarterly Reimbursement of Juror Payments
6. Request by County Engineer to place roads in Grange Section 5 into the developer's one-year maintenance period, effective June 3, 2025, and reduce the maintenance bond.
7. Acknowledge receipt of notification from Katy 2855 Development, LLC, related to the Grange Development Agreement. A recent purchase of 10.3 acres will be annexed into the Grange Development boundary.

8. Request by County Engineer to place roads in Sunterra Section 66 into the developer's one-year maintenance period, effective June 10, 2025, and reduce the maintenance bond.
9. Request by County Engineer to place roads in Sunterra Section 65 into the developer's one-year maintenance period, effective June 10, 2025, and reduce the maintenance bond.
10. Request by County Engineer to place roads in La Segarra Section 1 into the developer's one-year maintenance period, effective April 21, 2025, and reduce the maintenance bond.
11. Request to approve payment of \$20,000.00 to the Waller County Historical Museum from line item 125-539-547236 [County Museum] as allocated in the 2025 Budget.
12. Request to approve payment of \$15,000.00 to the Waller County Historical Society from line item 125-538-568400 [Miscellaneous] as allocated in the 2025 Budget.
13. Request by County Librarian to accept donation to Waller County Library Brookshire-Pattison from Texas Library Association and HEB for \$2,000.00 and add to line item 125-000-472210 [County Donations].
14. Request by County Librarian to accept a donation to Waller County Library Hempstead from Brazos Valley Schools Credit Union for \$200.00 and add to line item 125-000-472210 [County Donations].
15. Approve payment of invoice numbers 25-045, 25-046, and 25-047 from Southwest Realty Consultants for land appraisal services.

Requests to approve payments on the following:

16. \$1,125.00 for Invoice dated June 23, 2025 to Schmidt Funeral Home to be paid from line item 125-423-540705 [Transport to Morgue].
17. \$1,295.00 for Invoice dated June 14, 2025 to Magnolia Funeral Home, Inc. to be paid from line item 125-423-540705 [Transport to Morgue].
18. \$1,375.00 for Invoice #TABS2025016542 for the ADA compliance review for the Vehicle Maintenance Center at the Sheriff office. Funds to be paid from line item 125-600-581910 [Buildings].
19. \$2,510.00 for Invoice #0425-010, and \$1,590.00 for Invoice #0425-009 to Indoor Environmental Consultants for mold testing at the HSSC building and new maintenance building. Funds to be paid from line item 125-442-545400 [Contract Labor].
20. Request by County Auditor to Approve and/or Ratify Accounts Payable.

ECONOMIC DEVELOPMENT

21. Amend the Tax Abatement Agreement between Waller County, Texas, Alegacy Development, LP, and Sterling Fluid Systems (USA), Inc., DBA Peerless Pump Company having Contract ID #250319-29. Sterling Fluid Systems (USA) Inc., DBA Peerless Pump

Company was the tax abatement applicant, and leased property owned by Alegacy Development, LP. The property is located in the City of Waller Reinvestment Zone #2, which was renamed by the City of Waller from Reinvestment Zone Number 2-CI of the City of Waller, Texas. The reinvestment zone was established on February 6, 2025, and renamed on May 19, 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 \$7,000,000.00, and Sterling Fluid Systems (USA) Inc., DBA Peerless Pump Company will install manufacturing equipment with an estimated cost of approximately \$1,800,000.00 over a ten-year period.

COUNTY JUDGE

22. Presentation of a delinquent tax and fine and fee collection report by Otilia Gonzales, Perdue Brandon Fielder Collins & Mott, LLP.
23. Discuss and take action to adopt a resolution to provide for an additional penalty under sections 33.07, 33.08 and 33.11 of the Tax Code.
24. Discuss and take action to amend the tax collection contract with Perdue Brandon Fielder Collins & Mott, LLP.

TAX ASSESSOR-COLLECTOR

25. Presentation of Monthly Report.

COUNTY ENGINEER

26. Public Hearing: Replat of Totoia Garcia No.1 Warehouse. The amendment will replat Lot E/2 of Block 9 into two Lots, with one Lot having access right-of-way via 25 -foot access easement by Owner Goosby Real Estate Investments LLC.
27. Approve Final Replat of Totoia Garcia No.1 Warehouse in Precinct 3.

GRANT MANAGER

28. Approve to authorize the County Grant Manager to submit a Texas Water Development Board application relative to the Brookshire-Katy Drainage District Regional Stormwater Detention Basin and Multi-Use Recreation project.

PROCUREMENT DIRECTOR

29. Approve Agreement with Euna Solutions, Inc., utilizing Sourcewell contract 060624-GTH for an electronic procurement platform for advertised solicitations, in an annual amount of \$14,426.00. Funds to be paid from line item 125-401-540900 [Prof. Consultant Services].
30. Approve Agreement with Hawes Hill & Associates LLP for consulting services regarding the creation of Tax Increment Reinvestment Zone (TIRZ) in Precinct 3, in an amount not to exceed \$50,000.00. Funds to be paid from line item 125-401-540900 [Prof. Consultant Services].

IT DEPARTMENT

31. Approve contract with Sparklight for the new Maintenance facility at a monthly rate of 279.88 for a 36-month term to be paid from line item 125-411-542502 [Internet].

COMMISSIONER, PRECINCT 3

32. Discuss and take action to waive the fee for the Community Center for a Business in Development event hosted by PVAMU Extension and Precinct 3 Commissioner on the following dates from 1:00pm-10:00pm:

July 15th, 22nd, & 29th,

August 5th, 19th, & 26th,

September 2nd, & 10th.

DIRECTOR OF FACILITIES

33. Approve payment of \$319,650.10 for Application #16 to SEDALCO from line item 125-600-581620 [Justice Center Modularity].
34. Approve Payment of \$1,450,778.12 for Application #32 to SEDALCO, Inc. to be paid from the following line items:

\$54,026.91 - 604-604-545045 [Professional Services].

\$1,396,751.21- 604-604-581000 [Bldg Purch, Const, or Improv].
35. Discuss and take action on the Tower and Bell Options .
36. Discuss and take action on quote courtroom pews for new courthouse.
37. Discuss and take action on the contract for the courthouse furniture.
38. Discuss and take action on the floor plan designs for the third floor Courtrooms.

MISCELLANEOUS

39. Discuss and take action on recommendations for office locations for Waller County Departments.
40. Discussion on possible issuance of 2025 tax notes.
41. Discuss and take possible action to approve a resolution expressing the County's intent to reimburse itself for certain expenditures.
42. Approve settlement offer in CV24-01-0991 Waller County v. Awry Ready Mix Concrete LLC, et al.
43. 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.

44. 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

45. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
46. Consultation with District Attorney and outside counsel pursuant to Government Code Section 551.071.
47. 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.
48. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
49. 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).