NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION
Wednesday, September 30, 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

All or part of this meeting will be held by videoconference call. A quorum of the Commissioners Court will be physically present at the Waller County Courthouse in Hempstead, Texas, which will be open to the public.

NOTICE: Commissioners Court will convene at 9:00 a.m. as scheduled. However, the Court will immediately go into recess due to the anticipated lack of a three-member quorum. Court will resume at 2:00 p.m., at which time it is anticipated that a required three-person quorum will be present.

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 2026 Budget Adjustments and Departmental Line-Item Transfers.

5. Request by County Auditor to approve official documents and all monthly reports.

6. Request by Economic Development to authorize publication of notices in one or more newspapers of general circulation in Waller County, Texas for two public hearings to be held at the regular session of Commissioners Court on November 18, 2026 concerning the establishment of two separate reinvestment zones pursuant to Texas Tax Code § 312.401.

7. Request by County Engineer to accept a Formal Notice from A T & T for a utility installation of a fiber optic line, and conduit, placed within the right of way of Hegar Rd. (Project #2026-3045).

8. Request by County Engineer to accept a Formal Notice from A T & T for a utility installation of a fiber optic line, and conduit, placed within the right of way of Rice Rd. (Project #2026-3043).

9. Request by County Engineer to accept a Formal Notice from A T & T for a utility installation of fiber optic cable, placed within the right of way of Rice Rd, Joseph Rd, and those County Roads within the Furnace, Kickapoo Hills, and Brushy Creek Subdivisions (Project #2026-3032).

10. Request by County Engineer to accept a Formal Notice from Comcast of Houston LLC for a utility installation of a fiber optic line, placed within the right of way of Cameron Rd. (Project #2026-3046).

11. Request by County Engineer to accept a Formal Notice from Comcast of Houston, LLC for a utility installation of a fiber optic line, placed within the right of way of Penick Rd. (Project #2026-3047).

12. Request by County Engineer to accept a Formal Notice from PS Lightwave, Inc. for a utility installation of six (6) wooden poles to be placed within the right of way of Twinwood Pkwy. (Project #2026-3031).

13. Request by County Engineer to approve the Final Plat of Twinwood Distribution.

14. Request by County Engineer to approve the Final Plat of Bluebonnet Waller County M.U.D. NO. 46 Lift Station No. 1 in Precinct 3.

15. Request by County Engineer to approve the Final Plat of Bluestem Section 8 and accept the Construction Bond in Precinct 3.

Requests to approve payments on the following:

16. $1,150.00 for Invoice dated September 8, 2026 and $1,150.00 for Invoice dated September 8, 2026, for a total of $2,300.00 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].

17. $550.00 for Invoice #06 and $550.00 for Invoice #07 for a total of $1,100.00 to Stephens & Flowers Funeral and Cremations from line item 125-423-540705 [Transport to Morgue].

18. $100,000.00 for Invoice #2855 to Waller County Economic Development from line item 125-411-547200 [Economic Development].

19. $20,000.00 for Invoice #14862 to Waller County Fair Association from line item 125-411-547325 [County Fair].

20. $1,990.80 for Invoice #107 to J&M Cabling Solutions to be paid from line item 606-606-581839 [Courthouse Soft Cost].

21. $2,615.63 for Invoice #52239 to LDD Blueline to be paid from line item 606-606-581840 [Professional Services Pct. 2].

22. $16,112.25 for Invoice #52240 to LDD Blueline to be paid from line item 606-606-581841 [Professional Services Precinct 3].

23. $2,150.00 for Invoice #115764 to Hance Scarborough, LLP for Professional Services rendered from August 1, 2026 to August 21, 2026. Funds to be paid from line item 125-411-540300 [Legal].

24. $2,930.00 for Invoice #13631 to Wald Relocation Services, LTD to be paid from line item 606-606-581842 [Soft Costs 3rd Floor Courthouse].

25. $64,844.41 for Invoice #52472-16 to BGE, Inc. for Professional Services rendered July 25, 2026 to August 21, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

26. $32,462.00 for Invoice #ARIV1074909-6 to KCI Technologies, Inc. for Professional Services rendered from July 1, 2026 to July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

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

ECONOMIC DEVELOPMENT

28. Discuss and take action to terminate tax abatement agreement Contract ID 230614-11a between Waller County, Texas and Twinwood Industrial Owner, LLC entered on June 14, 2023.

29. Discuss and take action to terminate tax abatement agreement Contract ID 230614-11c between Waller County, Texas and Twinwood Industrial Owner, LLC entered on June 14, 2023.

30. Discuss and take action on the proposed tax abatement agreement between Waller County, Texas and Twinwood Two Industrial Owner, LLC. Twinwood Two Industrial Owner, LLC is the tax abatement applicant and the owner of the real property. The property is located in the Waller County Twinwood Business Park Reinvestment Zone 12 ("Zone"), on Discovery Hills Parkway in Brookshire, Waller County, Texas and designated as a reinvestment zone by the County on May 10, 2023. The Zone is generally located north of the boundary line between Waller and Fort Bend Counties, south of Interstate 10, east of FM 359 and west of Woods Road in Brookshire, Texas, 77423. Twinwood Two Industrial Owner, LLC will improve the property by constructing an approximately 91,000 square foot facility to be used as an industrial warehouse or manufacturing facility for an estimated approximate cost of $5,000,000.00.

31. Discuss and take action on the proposed tax abatement agreement between Waller County, Texas and Twinwood Two Industrial Owner, LLC. Twinwood Two Industrial Owner, LLC is the tax abatement applicant and the owner of the real property. The property is located in the Waller County Twinwood Business Park Reinvestment Zone 12 ("Zone"), on Discovery Hills Parkway in Brookshire in Waller County, Texas and designated as a reinvestment zone by the County on May 10, 2023. The Zone is generally located north of the boundary line between Waller and Fort Bend Counties, south of Interstate 10, east of FM 359 and west of Woods Road in Brookshire, Texas, 77423. Twinwood Two Industrial Owner, LLC will improve the property by constructing an approximately 181,000 square foot facility to be used as an industrial warehouse or manufacturing facility for an estimated approximate cost of $10,000,000.00.

32. Discuss and take action on the proposed tax abatement agreement between Waller County, Texas and Twinwood Two Industrial Owner, LLC. Twinwood Two Industrial Owner, LLC is the tax abatement applicant and the owner of the real property. The property is located in the Waller County Twinwood Business Park Reinvestment Zone 12 ("Zone"), on Discovery Hills Parkway in Brookshire in Waller County, Texas and designated as a reinvestment zone by the County on May 10, 2023. The Zone is generally located north of the boundary line between Waller and Fort Bend Counties, south of Interstate 10, east of FM 359 and west of Woods Road in Brookshire, Texas, 77423. Twinwood Two Industrial Owner, LLC will improve the property by constructing an approximately 178,000 square foot facility to be used as an industrial warehouse or manufacturing facility for an estimated approximate cost of $10,000,000.00.

33. Discuss and take action on the proposed tax abatement agreement between Waller County, Texas and Ninety West Partners, LP. Ninety West Partners, LP is the tax abatement applicant and the owner of the real property. The property is located in the City of Brookshire Reinvestment Zone #4 ("Zone"), located in Brookshire, Waller County, Texas and designated as a reinvestment zone by the City of Brookshire on May 21, 2026. The Zone is generally located north of Interstate 10, south of US Highway 90, east of Kenney Street, and west of Woods Road in Brookshire, Texas, 77423. Ninety West Partners, LP will improve the property by constructing an approximately 202,000 square foot facility to be used as an industrial warehouse or manufacturing facility for an estimated approximate cost of $10,000,000.00.

DISTRICT ATTORNEY

34. Discuss and take action to approve agreement with Thomson Reuters for Westlaw access in the amount of $4,694.05 per month for the first year, with two possible annual renewals, each with a ten percent increase. Funds to be paid from line item 125-416-535000 [Books].

PROCUREMENT DIRECTOR

35. Discuss and take action on award recommendation of Bid 26-013, Reconstruction of Double Culvert Road and Cedar Creek Road, low bidder meeting specifications, in the amount of $8,699,471.20. Funds to be paid from line item 605-605-582810 [Road Construction].

36. Discuss and take action on award recommendation of Bid 26-016, Term Contract for Mowing Services, to Wayne Yancey, Inc., as primary and Yellowstone Landscape-Central, Inc. as secondary. Funds to be paid from line item 110-530-587400 [Mowing and Spraying].

37. Discuss and take action on Agreement with Brazos Valley Vending Solution, LLC for vending services.

38. Discuss and take action on Agreement with Otis Elevator Company for elevator maintenance for the term October 1, 2026 through September 30, 2029.

39. Discuss and take action on Agreement with Tyler Technologies, utilizing Sourcewell contract #060624-TTI for jury management software, in the amount of $82,385.00 plus travel expenses and transaction based services.

TREASURER

40. Discuss and take action to approve the 2027 Renewal Notice and Benefit Confirmation for Post-65 group retiree healthcare.

MISCELLANEOUS

41. Discuss and take action to set the amount over which the Commissioners Court must approve an expenditure by an incumbent county or precinct officer who was not renominated or reelected, and adopt a related policy.

42. 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.

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 contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.

EXECUTIVE SESSION

44. Annual Review of the following Departments:

    Chief of Staff

    Procurement

    County Engineer

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

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

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).