



NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION
Wednesday, June 11, 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 Justice of the Peace, Pct. 2 for approval of Fixed Asset Transfer to the Maintenance Department.
6. Request by County Engineer to authorize the issuance of a public notice in the Katy Times, for three consecutive weeks, establishing a public hearing during the regular session of Commissioners' Court on July 23, 2025 for a Replat of Rio Acres. The amendment will create 5 lots from the original Lots 4 and 5 of the Rio Acres Subdivision by Owner Justin Capistran and rename the new Lots as Bosque Estates.

7. Request by County Engineer to approve the Final Plat of New Life Subdivision in Precinct 1.
8. Request by County Engineer to accept Notice for Verizon Wireless for Small Cell Support Pole within right of way of Jordan Ranch Blvd. Project # 2025-656.
9. Request by County Engineer to accept Notice for Verizon Wireless for installation of New Node Support Pole and all Equipment within right of way of Spindletree Lane- Project # 2025-565.
10. Request by County Engineer to accept Notice for San Bernard Electric to install one Power Pole within right of way of Joseph Rd- Project # 2025-545.
11. Request by 9-1-1 Addressing to approve name change of 350 AC Riley Rd Project to Riley Pines (R271177).

Requests to approve payments on the following:

12. \$120.00 for Invoice #6916, \$1,720.00 for Invoice #6917, \$120.00 for Invoice #6918, and \$680.00 for Invoice #6919 for a total of \$2,640.00 to The Randle Law Office from line item 125-411-540300 [Legal].
13. \$600.00 for Invoice dated May 14, 2025 to Magnolia Funeral Home, Inc. from line item 125-423-540705 [Transport to Morgue].
14. \$16,351.13 for Invoice #76904330163 dated May 27, 2025 to CleanEarth to be paid from line item 326-527-540800 [Professional & Contracts].
15. \$11,322.54 for Invoice #76904330165 dated May 27, 2025 to CleanEarth to be paid from line item 326-527-540800 [Professional & Contracts].
16. \$1,832.00 for Invoice #BXHS34153093 to BOXX Modular to be paid from line item 605-605-545405 [Professional Services].
17. \$75,886.10 for Invoice #BXHS34153125 to Boxx Modular. Funds to be paid from line item 241-595-561209 [ARPA Misc.].
18. \$259.67 for Invoice #55 to King Architectural Consulting Services from line item 604-604-545405 [Professional Services].
19. Request by County Auditor to Approve and/or Ratify Accounts Payable.

PRESENTATION

20. Presentation from Citizens in Defense of Waller County.

ECONOMIC DEVELOPMENT

21. Terminate tax abatement agreement Contract ID 220803-06 between Waller County, APEX Ag Chem Inc., Peninsula Development, Inc., and Plateau Products, Inc.

COUNTY ENGINEER

22. Approve payment of \$14,290.50 for Invoice #99447-1 to R. G. Miller Engineers, Inc. for Professional Services rendered April 2, 2025 through April 20, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
23. Approve payment of \$17,676.22 for Invoice #71462-01 to Binkley & Barfield, Inc. for Professional Services rendered March 19, 2025 through March 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
24. Approve payment of \$4,738.40 for Invoice #71475-01 to Binkley & Barfield, Inc. for Professional Services rendered March 19, 2025 through March 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
25. Approve payment of \$53,248.86 for Invoice #72214 to Binkley & Barfield, Inc. for Professional Services rendered April 1, 2025 through April 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
26. Approve payment of \$167,155.92 for Invoice #202515491 to LJA Engineering, Inc. for Professional Services rendered March 29, 2025 through April 25, 2025 (10th Invoice). Funds to be paid from line item 605-605-545405 [Prof. Services].
27. Approve Sunterra Lakes Development Agreement.

PROCUREMENT DIRECTOR

28. Approve contract extension with Prosperity Bank for bank depository services for the term August 21, 2025 through December 31, 2025.

TREASURER

29. Approve continuation of policy and payment to Texas Association of Counties for Law Enforcement, Privacy or Security Event, and Public Officials Liability and Property coverages effective July 1, 2025.

DIRECTOR OF FACILITIES

30. Approve payment of \$2,133,237.76 for Application #31 to SEDALCO, Inc. to be paid from the following line items:

\$33,026.91- 604-604-545045 [Professional Services].

\$2,100,210.85 - 604-604-581000 [Bldg Purch, Const, or Improv].
31. Approve payment of \$300,143.67 for Application #15 to SEDALCO from line item 125-600-581620 [Justice Center Modulars].

MISCELLANEOUS

32. Approve acceptance letter for proposed purchase sale agreement between Waller County and City of Houston.

33. Approve Agreement for due diligence studies for proposed purchase sale agreement between Waller County and City of Houston.
34. Approve the commencement of repairs by Industrial Scale & Measurement to a truck scale damaged in Precinct 4 based upon quote provided for repairs.
35. Approve authorization of firework sales for the Fourth of July in unincorporated areas of Waller County.
36. Approve settlement offer in CV24-01-0991 Waller County v. Awry Ready Mix Concrete LLC, et al.
37. 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.
38. 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

39. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
40. 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.
41. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
42. 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).