



NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION
Wednesday, March 05, 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 to approve payment on the following:

\$1,832.00 for Invoice #BXHS34151383 and \$1,832.00 for Invoice #BXHS34151820 for a total of \$3,664.00 to BOXX Modular to be paid from line item 605-605-545405 [Professional Services].
6. \$1,861.94 for Invoice #050 to King Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].

7. \$300.00 for the 2025 Membership Dues to South Texas County Judge's & Commissioner's Association from line item 125-411-562300 [County Organizational Dues].
8. \$300.00 for Invoice dated February 1, 2024 to South Texas County Judge and Commissioners Association from line item 125-411-562300 [County Organizational Dues].
9. \$4,296.38 for Invoice #201707177 to JBI, Ltd.
10. \$1,360.00 for Invoice #239595 to Texas Association of Counties from line item 125-411-562300 [County Organizational Dues].
11. \$625.00 for Invoice #2024-11-03 to W.L. Simon Mortuary Transport from line item 125-423-540705 [Transport to Morgue].
12. Request by County Auditor to Approve and/or Ratify Accounts Payable.
13. Request by County Engineer to approve the Final Plat of Simarron Estates in Precinct 3.
14. Request by County Engineer to approve the Final Plat of Sunterra Northeast Commercial Development in Precinct 3.
15. Request by County Engineer to approve the Final Plat of New Day Ranches and accept the Subdivision Bond in Precinct 2.
16. Request by County Engineer to approve the Final Plat of Bluestem Phase 2 Detention Reserve in Precinct 3.
17. Request by County Engineer to approve the Amending of Plat No. 3, for Houston Oaks Section 6 in Precinct 2.
18. Spread upon the minutes the 2024-25 Certificates of Compliance awarded to Joan Sargent, County Treasurer.

ECONOMIC DEVELOPMENT

19. Approve the Tax Abatement Agreement between Waller County, Texas, Tesla Inc., and SRPF B/Empire West Phase II L.P. to be effective upon Tesla Inc. leasing certain property from SRPF B/Empire West Phase II L.P., and provided that Tesla Inc. and SRPF B/Empire West Phase II L.P. enter into a Tax Abatement Agreement with the City of Brookshire, Texas. Tesla Inc. is the tax abatement applicant, and intends to lease property owned by SRPF B/Empire West Phase II L.P. The property is located in the reinvestment zone known as the City of Brookshire Reinvestment Zone Number 20-01, generally located north of Interstate 10, west of Woods Road, and south of U.S. 90 in Brookshire, Texas 77423. SRPF B/Empire West Phase II L.P. will improve a manufacturing facility with an estimated cost of \$44,000,000. The improvements to the manufacturing facility include improvements to the facility's electrical capacity, and heating and cooling equipment. Tesla Inc. will install manufacturing equipment with an estimated cost of approximately \$150,000,000.00.

20. Approve the Tax Abatement Agreement between Waller County, Texas, Tesla Inc., and SRPF B/Empire West Phase III L.P. to be effective upon Tesla Inc. leasing certain property from SRPF B/Empire West Phase III L.P., and provided that Tesla Inc. and SRPF B/Empire West Phase III L.P. enter into a Tax Abatement Agreement with the City of Brookshire, Texas. Tesla Inc. is the tax abatement applicant, and intends to lease property that will be owned by SRPF B/Empire West Phase III L.P. upon final acquisition. The property is located in the reinvestment zone known as the City of Brookshire Reinvestment Zone Number 20-01, generally located north of Interstate 10, west of Woods Road, and south of U.S. 90 in Brookshire, Texas 77423. SRPF B/Empire West Phase III L.P. will build a manufacturing facility with an estimated cost of approximately \$31,000,000, and Tesla Inc. will install distribution equipment and building improvements, including HVAC system upgrades, with an estimated cost of approximately \$2,000,000.00.

CONSTABLE, PRECINCT 2

21. Approve Professional Services Contract for Online Auctioneering Services with GOVDEALS and authorize the County Judge to sign.
22. Approve the auctioning of seven (7) surplus Precinct 2 Constable Office vehicles on GOVDEALS and authorize the County Judge to sign.

CONSTABLE, PRECINCT 3

23. Approve to waive the fee for the Community Center for a Juneteenth Celebration hosted by Precinct 3 Constable, Herschel Smith on June 19, 2025.

IT DEPARTMENT

24. Approve payment of \$15,540.00 for Invoice #195090 for audio recording for Commissioners Court meetings. Funds to be paid from line item 125-401-540900 [Prof Consulting Services].

COUNTY ENGINEER

25. Public Hearing: Proposed Major Thoroughfare Plan/Map Amendment, by Maple Development Group for Sagebrush.
26. Approve the Major Thoroughfare Plan/Map Amendment, by Maple Development Group for Sagebrush.
27. Discuss and take action on amendments to the development agreement for Lakes of Cane Island, formerly known as Morton 180.
28. Award Contract Bid(s) for the following:
 - 2025-02 Pavement Markings
 - 2025-06 Fuel-Bulk Diesel and Gasoline
 - 2025-10 Ditch Cleaning

2025-09 Guardrail Repairs and Improvements

2025-01 Seal Coating.

COMMISSIONER, PRECINCT 3

29. Discuss and take action on mobility bond firm assignments in Precinct 3.
30. Discuss and take action on submitting a request for Federal funds for a Community Center in Sunterra.
31. Approve to waive the fee for the Community Center for a Housing Fair hosted by PVAMU Cooperative Extension Program and Precinct 3 Commissioner, Kendric Jones on March 20, 2025.
32. Approve to waive the fee for the Community Center for a health clinic hosted by PVAMU Royal Courts, Busy Bee Wellness Center, and Commissioner Precinct 3, Kendric Jones on March 21, 2025.
33. Approve to waive the fee for the Community Center for a Recycling Event hosted by Prairie View Chapter TTA/TLOD, Alpha Kappa Alpha Sorority, Incorporated Zeta Gamma Omega Alpha Chapter and Precinct 3 Commissioner, Kendric Jones on March 22, 2025.

TREASURER

34. Approve renewal of Affordable Care Act Reporting and Tracking Service (ARTS) agreement with Texas Association of Counties.

DIRECTOR OF POLICY & ADMINISTRATION

35. Approve Resolution supporting efforts to preserve night skies.

DIRECTOR OF FACILITIES

36. Approve payment of \$1,422,808.00 for Application #28 to SEDALCO, Inc. to be paid from the following line items:

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

\$1,389,781.49 - 604-604-581000 [Bldg Purch, Const, or Improv].
37. Approve payment of \$205,057.73 for Invoice #12 to Sedalco. Funds to be paid from line item 125-600-581620 [Justice Center Modular Building Design Fees].

MISCELLANEOUS

38. Approve the Appointment of Brian Cantrell as County Fire Marshal for a term of two years.

39. Approve request by Alfred Johnson with Prairie View EDC to rent the Community Center on a continued basis during the evening time slot for the third Thursday of each month in 2025.
40. Approve Official Bonds and Oaths for County Court at Law Judge Carol Chaney.
41. Approve request to seek Federal funding for potential regional detention project.
42. Approve letter of intent for real properties purchased from the City of Houston.
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 and outside counsel, including consultation with outside counsel regarding procurement and ethics compliance pursuant to Government Code Section 551.071.
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).