



**NOTICE OF MEETING**  
**WALLER COUNTY, TEXAS**  
**AMENDED REGULAR SESSION**  
**Wednesday, September 17, 2025 at 9:00 AM**  
**Waller County Joe Kuciemba Annex, Hempstead, Texas**

**AGENDA**

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**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**

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

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 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 to approve disbursement of funds for Retiree Insurance Premiums.
5. Request by County Treasurer for approval of Monthly Report.
6. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.

7. Request by County Auditor to approve official documents and all Monthly Reports.
8. Request by County Engineer to accept a Formal Utility Notice for Utilities Investment Company, Inc. to install a 6" water line in the right-of-way of Betka Rd and Penick Rd. (Project #2025-1885).
9. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 1 and accept the Construction Bond in Precinct 2.
10. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 2 and accept the Construction Bond in Precinct 2.
11. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 3 and accept the Construction Bond in Precinct 2.
12. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 4 and accept the Construction Bond in Precinct 2.
13. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 5 and accept the Construction Bond in Precinct 2.
14. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 6 and accept the Construction Bond in Precinct 2.
15. Request by County Engineer to place roads in Sunterra Lakes Boulevard Street Dedication Section 1 into the developer's one-year maintenance period, effective August 27, 2025, and reduce the maintenance bond.
16. Request by County Engineer to place roads in Sunterra Lakes Section 1 into the developer's one-year maintenance period, effective July 31, 2025, and reduce the maintenance bond.
17. Request by County Engineer to place roads in Sunterra Lakes Section 2 into the developer's one-year maintenance period, effective July 31, 2025, and reduce the maintenance bond.
18. Request by County Engineer to place roads in Sunterra Lakes Section 4 into the developer's one-year maintenance period, effective August 4, 2025, and reduce the maintenance bond.
19. Request by County Engineer to place roads in Sunterra Lakes Section 5 into the developer's one-year maintenance period, effective August 4, 2025, and reduce the maintenance bond.
20. Request by County Engineer to place roads in Sunterra Section 72 into the developer's one-year maintenance period, effective January 28, 2025, and reduce the maintenance bond.
21. Request by County Engineer to approve the acceptance of Twinwood Parkway Phase 1A, Segment E into the county maintenance system and release the bond.

22. Request by County Engineer to place roads in Bluestem Section 7 into the developer's one-year maintenance period, effective September 14, 2025, and reduce the maintenance bond.
23. Request by County Engineer to approve a Variance request to the Waller County Subdivision and Development Regulations regarding Platting Procedure 3.4.15: Front Building Line 20' instead of a 25'. The proposal would maintain a 25' setback for garages while allowing a reduced 20' front building line for homes located on cul-de-sacs and knuckles within all sections of the Lakes of Cane Island Development.
24. Request by County Fire Marshal to accept \$500.00 donation from Dryer Vent Superheroes for the Waller County Fire Marshal's Office to purchase tools and equipment.
25. Request by County Fire Marshal to accept donation from Atmos Energy in the amount of \$2,500.00 for tools and equipment for the Waller County Fire Marshal's Office.
26. Request by Constable, Precinct 4 to approve Fixed Asset Transfer to the Sheriff's Office.
27. Request by the County Fire Marshal to approve Fixed Asset Transfer to the Sheriff's Office.
28. Request to withdraw the Request for Qualifications for On-Call Engineering Services and Inspections which had a proposal due date of March 13, 2023 and March 21, 2023.

**Requests to approve payments on the following:**

29. \$2,495.00 for Invoice dated August 5, 2025 to Schmidt Funeral Home from line item 125-411-561502 [Pauper Burial Expense].
30. \$2,600.00 for Invoice #1545 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
31. \$10,966.72 for Invoice #260406215 to Early Bird Plumbing from line item 125-442-544400 [Facility Renovations].
32. \$4,642.81 for Invoice #2067444821 to Equifax from line item 307-504-545000 [Maintenance].
33. \$1,832.00 for Invoice #BXHS34154352 and \$1,832.00 for Invoice #BXHS34153867 for a total of \$3,664.00 to Boxx Modular from line item 605-605-545405 [Professional Services].
34. \$2,046.98 for Invoice #58 and \$2,047.46 for Invoice #61 to King Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].
35. \$125,511.98 for Invoice #74343R to Binkley & Barfield, Inc. for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

36. \$129,137.27 for Invoice #74354 to Binkley & Barfield, Inc. for Professional Services rendered July 1, 2025 through July 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
37. \$11,047.50 for Invoice #111358 to Edminster Hinshaw Russ & Assoc. for Professional Services ending July 27, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
38. \$68,622.28 for Invoice #81708-01-02 to GFT Infrastructures, Inc. for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
39. \$89,493.35 for Invoice # 85206-01-01 to GFT Infrastructure, Inc. for Professional Services rendered June 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
40. \$50,118.43 for Invoice #GG-1495-1 to Gradient Group for Professional Services rendered June 9, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
41. \$84,925.71 for Invoice #203232-2 to TEDSI Infrastructure Group for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
42. \$6,503.32 for Invoice #1302T to Telomack from line item 125-442-544400 [Facilities Renovation].
43. Request by County Auditor to Approve and/or Ratify Accounts Payable.

## **EXTENSION OFFICE**

44. Discuss and take action to approve the proclamation presented by the Waller County 4-H Ambassadors declaring October 5-11, 2025, as "4-H Week in Waller County".

## **ECONOMIC DEVELOPMENT**

45. Discuss and take action to approve three tax abatement agreements between Waller County, Texas, and IU Heritage, LP. IU Heritage, LP owns the property that is subject to the tax abatement agreements, and is the applicant for the tax abatement agreements. The property is located in Katy, Texas in the Waller County Urban Reinvestment Zone 16, commonly referred to as Pederson Road Business Park, and is generally located west of Cane Island Parkway, east of Schlipf Road, south of Morton Road, and north of U.S. Highway 90. IU Heritage, LP will improve the land by building the following Spec Buildings:
  - a. Building 1, an approximately 33,280 square foot commercial facility with an estimated cost of \$2,563,320.00
  - b. Building 2, an approximately 90,480 square foot commercial facility with an estimated cost of \$6,937,406.00

c. Building 3, an approximately 209,040 square foot commercial facility with an estimated cost of \$16,047,444.00

## **COUNTY JUDGE**

46. Discuss and take action to set salaries, expenses, and other allowances of all elected county and precinct officers.
47. Public Hearing: 2026 Proposed Budget.
48. Discuss and take action on the 2026 Budget.
49. Discuss and take action to ratify the property tax increase based on new value reflected in the 2026 Budget.
50. Discuss and take action to adopt the Tax Rate for 2025.

## **GRANT MANAGER**

51. Discuss and take action to ratify the grant application submitted to the Texas Juvenile Justice Department by Chief Hardy relative to the FY 2026 Community Projects under the Discretionary State Aid grant program.
52. Discuss and take action to accept a grant award from the Texas Juvenile Justice Department in the amount of \$34,200 pursuant to the FY26 Community Projects under the Discretionary State Aid grant program.
53. Discuss and take action to accept the FY2026 Statewide Automated Victim Notification Service (SAVNS) grant award in the amount of \$10,482.03 from the Texas Office of Attorney General.
54. Discuss and take action to accept the FY26 STEP Comprehensive Grant award administered by the Texas Department of Transportation in the amount of \$46,751.50 (with a local match contribution of \$12,622.91).
55. Discuss and take action to accept the FY26 STEP CMV Grant award administered by the Texas Department of Transportation in the amount of \$32,926.08 (with a local match contribution of \$8,810.84).

## **PROCUREMENT DIRECTOR**

56. Discuss and take action to approve Agreement with Redi-Carpet, Inc. for flooring and installation services at maintenance building in an amount of \$13,362.10. Funds to be paid from line item 125-442-544400 [Facilities Renovations].
57. Discuss and take action to negotiate RFP 25-003 Depository Bank Services with Prosperity Bank, the most highly qualified respondent.

## **COMMISSIONER, PRECINCT 3**

58. Discuss and take action to waive the fee for the Community Center for Pastor Singleton's Church Service on December 6, 2025 from 6:00pm-10:00pm.

## **DIRECTOR OF POLICY & ADMINISTRATION**

- 59. Discuss and take action on Sandhill Development Agreement.
- 60. Discuss and take action on Fieldstone Landing Development Agreement.

## **DIRECTOR OF FACILITIES**

- 61. Discuss and take action to approve payment of \$242,098.66 for Application #18 to SEDALCO from line item 125-600-581620 [Justice Center Modulars].
- 62. Discuss and take action to approve payment of \$996,338.05 for Application #34 to SEDALCO, Inc. to be paid from the following line items:
  - \$33,026.91- 604-604-545045 [Professional Services].
  - \$963,311.14 - 604-604-581000 [Bldg Purch, Const, or Improv].

## **MISCELLANEOUS**

- 63. Discuss and take action to approve the placement of a recast of William Barret Travis's 1836 "Victory or Death" letter at the Waller County Courthouse.
- 64. 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.
- 65. 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**

- 66. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
- 67. 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.
- 68. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
- 69. 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).**