



**NOTICE OF MEETING
WALLER COUNTY, TEXAS
REGULAR SESSION**

**Wednesday, August 07, 2024 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 2024 budget adjustments and departmental line-item transfers.
5. Request by County Tax Assessor-Collector to approve refunds in excess of \$500.00 in accordance with Article 31.11 State Property Tax Code.
6. Request to approve payments on the following:

\$7,500.00 for Invoice # 08883 to Brazos Valley Council of Governments from line item #125-525-546900 [BVCOG].
7. \$69,076.25 for Invoice #100-24-020 to DRC Emergency Services from line Item #110-530-569311 [DR-4781] for County debris removal associated with Texas Severe Storms, Straight-Line Winds, Tornadoes, and Flooding (DR-4781).

8. Request by County Auditor to Approve and / or Ratify Accounts Payable.
9. Request by County Engineer for approval of a Permit to Construct Utility in Waller County Right of Way of Rock Island Rd. for a guy wire 4' on county right of way.
10. Request by County Engineer to approve the application for Replat of Katy ISD Elementary No. 48 to revise Crystal Vista Drive south extension, Sunterra Shores Drive Street Dedication Section 2, by Katy Elementary School District. The revision will abandon the south extension of Crystal Vista Drive to allow the Katy Independent School District Elementary School No. 48 main entrance and exit driveway direct access to Sunterra Shores Drive and authorize the Road and Bridge Department to issue a public notice in the Katy Times, for three consecutive weeks, establishing a public hearing during the regular session of Commissioners' Court on September 4, 2024.
11. Request by County Engineer to approve a Permit to Construct Utility in the right of way of Jordan Ranch Blvd by CenterPoint Energy Gas for a 2" Main and a 2" SVC.
12. Request by County Engineer to approve a Permit to Construct Utility in the right of way of Wilson Rd by Comcast of Houston for a 40' Aerial Fiber Cable.
13. Request by County Engineer to use the online auctioning service of GovDeals.com to sell the surplus, used equipment, and miscellaneous supplies for the Road and Bridge Department.
14. Request by County Engineer to approve Final Acceptance of Sunterra Section 50 and accept the roads for County Maintenance.

COUNTY JUDGE

15. Approve an Order to authorize the issuance and sale of "Waller County, Texas General Obligation Bonds, Series 2024"; levying a tax in payment thereof; approving an official statement and the execution of a purchase contract; and enacting other provisions relating to the issuance of said bonds, with such terms of financing as presented by the County's financial advisor.
16. Accept the Certification of the 2024 Waller County Appraisal Roll as required under Property Tax Code 26.04(b).

AUDITOR

17. Presentation by Lewis Crain from the audit firm of Rutledge, Crain & Company, PC of the fiscal year 2023 Waller County Financial Audit Report.
18. Approve the fiscal year 2023 Waller County Financial Audit Report.
19. Approve the following debt payments due August 15, 2024:
 - (a) WC General Obligation Bonds, Series 2017 totaling \$108,700.00, to Amegy Bank.
 - (b) WC General Obligation Bonds, Series 2018 totaling \$433,378.00, payable to Amegy Bank.

(c) WC Tax Notes, Series 2020 totaling \$710,114.00, payable to JP Morgan Chase.

(d) WC Tax Notes, Series 2022 totaling \$65,794.00, payable to Regions Equipment Finance Corp.

(e) WC Certificates of Obligation, Series 2022 totaling \$74,350.00, payable to Amegy Bank.

(f) WC Certificates of Obligation, Series 2023 totaling \$610,500.00, payable to Amegy Bank.

Total of \$2,002,836.00 to be paid from the following budget line items:

\$695,000.00 from 515-635-575000 (Principal)

\$1,307,836.00 from 515-635-576000 (Interest)

JUSTICE OF THE PEACE, PRECINCT 2

20. Spread upon the minutes for Judge Woolley being honored with the Judge of the Year award by the Justices of the Peace and Constables Association of Texas at the annual conference in Fort Worth.
21. Spread upon the minutes for the installation of Judge Woolley as the Second Vice-President of the Justices of the Peace and Constables Association of Texas at the annual conference in Fort Worth.

COUNTY ENGINEER

22. Approve Advertisement of RFQ for Engineering and Design Professional Services to be published in the Waller County Express relative to the 2023 Mobility Bond. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing].

SHERIFF

23. Award bid for Sheriff's Office fleet vehicle associated with Resolicited RFP #240626-30.

EXTENSION OFFICE

24. Approve Lease Agreement with Xerox for one (1) C8145H2 Copier. Funds to be paid from line item 125-540-581813 [Copier/Printer].

IT

25. Approve Agreement pursuant to Texas DIR Contract DIR-CPO-5092 with Designs That Compute d/b/a Visionality for Courtroom Audio Services at the Joe Kuciemba Annex. Total Cost of \$45,629.23 to be paid from line item 125-600-583500 [Capital Outlay - Computers, Software, Equipment].

GRANT MANAGER

26. Approve purchase of two (2) 2024 Chevrolet Tahoe PPV 2WD vehicles for Constable, Precinct 3 from Caldwell Country Chevrolet pursuant to BuyBoard Contract No. 724-23. Funding to be paid from line item 241-595-561209 [ARPA Miscellaneous].
27. Approve purchase of one (1) 2024 Chevrolet Tahoe PPV 2WD vehicle for Constable, Precinct 4 from Caldwell Country Chevrolet pursuant to BuyBoard Contract No. 724-23. Funding to be paid from line item 241-595-561209 [ARPA Miscellaneous].
28. Approve purchase of one (1) 2024 Ford F-150 Crew 4X4 for Constable, Precinct 4 from Silsbee Ford pursuant to TIPS Contract. Funding to be paid from line item 241-595-561209 [ARPA Miscellaneous].
29. Approve advertisement of RFP for fleet vehicles for Constables, Precinct 3 and 4 to be published in the Waller County Express. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing].
30. Approve advertisement of RFP for fleet vehicle upfitting and installation for Constables, Precinct 3 and 4 to be published in the Waller County Express. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing].
31. Approve subrecipient agreement between the County and the Houston-Galveston Area Council (H-GAC) relative to the H-GAC Solid Waste Management Grant. Total grant award is \$97,364.00.

FIRE MARSHAL

32. Approve purchase and agreement with ESO Software. Funds to be paid from line item 132-509-568400 [Miscellaneous].

COMMISSIONER, PRECINCT 3

33. Discuss the creation of a Tax Increment Reinvestment Zone in Precinct 3.
34. Discuss proposed site development of county land in Sunterra.

TREASURER

35. Approve 2024.10 Salary Order amendment effective 08/18/24.

DIRECTOR OF FACILITIES

36. Update on Courthouse Project.
37. Approve Payment of \$1,223,950.99 for Application #21 to Sedalco, Inc. to be paid from the following line items:
 - \$33,026.91 - 604-604-545045 [Professional Services].
 - \$1,190,924.08 - 604-604-581000 [Bldg. Purch, Const, or Improv].

38. Update on Annex and Justice Center Modular Buildings.
39. Approve payment of \$17,823.63 for Invoice #5 to Sedalco. Funds to be paid from line item 125-600-581620 [Justice Center Modular Building Design Fees].

MISCELLANEOUS

40. Approve the Waller County 2025 Holiday Schedule.
41. Approve Texas Department of Motor Vehicles Imposition of Optional Fees for Calendar Year (CY) 2025 for Waller County.
42. Ratify submission to the Texas Comptroller of Public Accounts for the Unclaimed Property Capital Credits.
43. Approve Real Estate Contract for the purchase of property in Hempstead, Texas (property ID 7628) and authorize County Judge to sign closing documents.
44. Discuss and take action to acquire certain land along Adams Flat Road in Precinct 3.
45. 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.
46. 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

47. Consultation with District Attorney and outside counsel, including consultation with outside counsel regarding procurement and ethics compliance pursuant to Government Code Section 551.071.
48. 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.
49. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
50. 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).