



NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION
Wednesday, June 25, 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 Treasurer to approve disbursement of funds for Retiree Insurance Premiums.
5. Request by County Treasurer for approval of Monthly Report.
6. Request by County Treasurer for approval of Stale Dated check list.
7. Request by County Treasurer to approve new assignments of take home vehicles.
8. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.
9. Request by County Auditor to approve official documents an all Monthly Reports.

10. Request by Procurement Director to advertise for bids for the Construction of the Sheriff's Office Maintenance Garage. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing].
11. Request by County Engineer to vacate the Subdivision Plat for Carona Estates.
12. Request by County Engineer to approve the Final Plat of Bluestem Section 6 and accept the Construction Bond in Precinct 3.
13. 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 August 6, 2025 Replat of Twinwood Commerce Center to amend Reserve 15C, Block 1. The amendment will create 2 separate commercial reserve by Owners Urban Twinwood, LP.
14. Request to authorize issuance of notice in one or more newspapers of general circulation in Waller County, Texas for a public hearing to be held at the regular session of Commissioners Court on July 23, 2025 concerning the establishment of Waller County Urban Reinvestment Zone 16 pursuant to Texas Tax Code 312.401. Funds to be paid from line item 125-401-44100 [Bid Notices and Printing].
15. 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 August 6, 2025 Replat of Sky Lakes Subdivision to amend lot 103 and Reserve B of Sky Lakes Subdivision. The amendment will combine Lot 103 and a portion of Reserve B by Owners Patrick and Sara Noll.
16. Request by County Engineer to accept a Formal Utility Notice for ARM Energy Monument Interconnect to place a 16' steel pipeline to transport natural gas across Schlipf Rd. right-of-way in Precinct 4.
17. Request by County Engineer to accept a Formal Utility Notice for Si Energy to place a 4" HDPE pipeline in the right-of-way of Gassner Ln. in Precinct 3.
18. Request by County Engineer to accept a Formal Utility Notice for Cable Tex Communication to place Fiberoptic line in the right-of-way of Old Houston Hwy in Precinct 2.
19. Spread upon the minutes the Agreement with Sustainable Security Solutions for annual preventative maintenance services for detention hardware, doors, and security electronic systems in an amount of \$29,979.00 for the term June 25, 2025 through December 31, 2025. Funds to be paid from Sheriff's Office Commissary.

Requests to approve payments on the following:

20. Request by County Tax Assessor-Collector to approve refund in excess of \$500.00 in accordance with Article 31.11 State Property Tax Code.
21. \$202,539.75 for Invoice #5152025GWA to Waller County Appraisal District from line item 125-437-540500 [Tax Appraisal District].

22. \$1,125.00 for Invoice dated May 26, 2025 to Schmidt Funeral Home, Inc. from line item 125-423-540705 [Transport to Morgue].
23. \$675.00 for Invoice dated May 28, 2025 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
24. \$5,2000.00 for Invoice #1508 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
25. \$75,000.00 for Invoice #2662 to Waller County Economic Development from line item 125-411-547200 [Economic Development].
26. \$100.00 for Texas SmartBuy Dues to Texas Comptroller of Public Accounts from line item 125-411-562300 [County Organizational Dues].
27. \$4,642.83 for Invoice #2065974645 to Equifax to be paid from line item 307-504-545000 [Maintenance].
28. \$4,024.68 for Invoice #50306 to Blueline TD, LLC from line item 125-600-545403 [Precinct 3 Building].
29. \$13,127.18 for Invoice #50600 to Blueline TD, LLC from line item 125-600-581901 [Vehicle Maintenance Garage].
30. \$4,982.80 for Invoice #50307, and \$2,408.43 for Invoice #50599, for a total of \$7,391.23 to Blueline TD, LLC from line item 125-600-545402 [Precinct 2 Building].
31. \$2,014.63 for Invoice #56 to King Architectural Consulting Services from line item 604-604-545405 [Professional Services].
32. \$7,814.98 for Invoice #304200.00-1 to Schaumburg & Polk, Inc for Professional Services rendered March 27, 2025 thru April 27, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
33. \$6,817.20 for Invoice #65035800-0425-01 to Kimley-Horn and Associates, Inc. for Professional Services rendered April 3, 2025 thru April 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
34. \$167,048.60 for Invoice #202519478 to LJA Engineering, Inc. for Professional Services rendered April 26, 2025 through May 30, 2025 (11th Invoice). Funds to be paid from line item 605-605-545405 [Prof. Services].
35. Request by County Auditor to Approve and/or Ratify Accounts Payable.

DIRECTOR OF POLICY & ADMINISTRATION

36. Approve amendments to the Waller County Commissioners Court Rules of Procedure, Conduct, and Decorum.
37. Discussion on 2025 Legislative Session.
38. Discussion on County Assistance Districts.

39. Approve Sunterra Lakes Development Agreement.

ECONOMIC DEVELOPMENT

40. Approve the Tax Abatement Agreement between Waller County, Texas and Grundfos CBS, Inc. Grundfos CBS, Inc. is the property owner and the tax abatement applicant. The property is located in the City of Brookshire Reinvestment Zone #3, the designation of which will be considered at the public hearing to be held by the City of Brookshire's City Council on June 5, 2025, prior to the approval of the Tax Abatement Agreement. If designated, City of Brookshire Reinvestment Zone #3 will be generally located in Brookshire, Texas west of Koomey Road, north of Cooper Road, and adjacent to Highway 90 to the north of City of Brookshire Reinvestment Zone #3. Grundfos CBS, Inc. will improve property in City of Brookshire Reinvestment Zone #3 by constructing a new manufacturing building intended for general industrial use that is approximately 125,000 square feet. The estimated cost of the building is approximately \$43,000,000. Grundfos CBS, Inc. will also install personal property used in the manufacturing process at an estimated cost of \$900,000.00.

COUNTY ENGINEER

41. Public Hearing: Proposed Major Thoroughfare Plan/Map Amendment, by Astro Sunterra West, L.P. Sunterra Lakes North.
42. Approve the Major Thoroughfare Plan/Map Amendment, by Astro Sunterra West, L.P. Sunterra Lakes North.

SHERIFF

43. Approve the renewal of M.O.U. between DPS and Sheriff regarding certification of Commercial Vehicle Enforcement Authority for weight enforcement.
44. Approve the renewal of the Waller ISD Contract for School Resource Officers. The contract requests two additional deputies, with equipment and patrol vehicles with a 70/30 split.

GRANT MANAGER

45. Approve to authorize the County Grant Manager to submit an election security grant application to the Texas Secretary of State.

PROCUREMENT DIRECTOR

46. Approve the purchase of camera system upgrade, additional cameras and equipment at Community Center from Linktas LLC in an amount of \$11,300.00. Funds to be paid from line item 125-442-544400 [Facility Renovations].
47. Approve Bill of Sale with Enterprise Fleet Management for 2019 Ford F150 for Constable Precinct 1 in an amount of \$401.00. Funds to be paid from line item 125-511-587523 [Fleet Management].

48. Approve Bill of Sale with Enterprise Fleet Management for 2020 Ford F150 for Environmental in an amount of \$1,716.85. Funds to be paid from line item 125-443-587523 [Fleet Management].

AUDITOR

49. Approve engagement letter between Waller County and Stephen L. Crain Consulting, LLC to be paid from line item 125-411-540700 [Audit].

COMMISSIONER, PRECINCT 3

50. Discuss and take action on mobility bond firm assignments in Precinct 3.

MISCELLANEOUS

51. Discuss and take action on Woods Rd. in Precinct 4.
52. 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.
53. 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

54. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
55. 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.
56. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
57. 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).