NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION

Wednesday, October 28, 2026 at 9:00 AM
Waller County Courthouse, 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 Courthouse
836 Austin Street
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 for Approval of Election Payroll Disbursements.

5. Request by County Treasurer to approve disbursement of funds for State Quarterly Reports.

6. Request by County Auditor to Approve and/or Ratify 2026 Budget Adjustments and Departmental Line-Item Transfers.

7. Request by County Auditor to approve official documents and all monthly reports.

8. Request by Environmental to terminate the Interlocal Agreement with The Town of Pine Island for On-Site Sewage Facility inspections and other sanitation services and request to submit a copy of all OSSF records that pertain to The Town of Pine Island.

9. Request by Procurement Director to approve month-to-month renewal of inmate food services with Trinity Services Group, LLC. Funds to be paid from line item 125-505-563800 [Sheriff Jail Groceries].

10. Request by Procurement Director to advertise for bids for Road Base and Construction Materials. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing].

11. Request by Procurement Director to approve renewal of Bid 2025-02, term contract for pavement markings from Stripes & Stops. Funds to be paid from line item 110-530-587411 [Sign & Striping Materials].

12. Request by Procurement Director to approve renewal of Bid 2025-06, term contract for fuel - bulk diesel & gasoline from Petroleum Traders Corporation. Funds to be paid from line item 110-530-537501 [Fuel].

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 December 9, 2026 for the 3rd Final Replat of Pederson Road Business Park to be allowed to amend Restricted Reserve "A", Block 1. This amendment will create 3 Commercial Reserves by Owners IU Heritage LP.

14. Request by County Engineer to approve the Final Plat of Katy Fields Business Park in Precinct 4.

15. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 9 and accept the Construction Bond in Precinct 4.

16. Request by County Engineer to approve the Final Plat of Park at Anserra Section 3 in Precinct 2.

17. Request by County Engineer to approve the Final Plat of Sabine Springs Section 1 and accept the Subdivision Bond in Precinct 2.

18. Request by County Engineer to approve the Final Plat of Sabine Springs Drive Phase 1 and accept the Subdivision Bond in Precinct 2.

19. Request by County Engineer to approve the Final Plat of Woodhaven Estates WWTP No.1 in Precinct 2.

20. Request by County Engineer to place roads in Sunterra Lakes North Section 1 into the developer's one-year maintenance period, effective August 19, 2026, and reduce the maintenance bond.

21. Request by County Engineer to place roads in Sunterra Lakes North Section 4A into the developer's one-year maintenance period, effective October 28, 2026, and reduce the maintenance bond.

22. Request by County Engineer to place roads in Sunterra Lakes North Section 4B into the developer's one-year maintenance period, effective October 28, 2026, and reduce the maintenance bond.

23. Request by County Engineer to place roads in Sunterra Lakes North Street Dedication and Reserves into the developer's one-year maintenance period, effective August 19, 2026, and reduce the maintenance bond.

Requests to approve payments on the following:

24. $8,250.00 for Invoice #10440 to Brazos Valley Council of Governments to be paid from line item 125-525-546900 [BVCOG].

25. $10,400.00 for Invoice #1753 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].

26. $1,210.00 for Invoice #4065182 to Husch Blackwell, LLP for Professional Services rendered from August 6, 2026 to August 21, 2026. Funds to be paid from line item 125-411-540300 [Legal].

27. $485.00 for Invoice #2300239113944 to A2Z Houston Locksmith LLC to be paid from line item 606-606-581839 [Courthouse Soft Cost].

28. $2,615.62 for Invoice #52344 to LDD Blueline to be paid from line item 606-606581840 [Professional Services Pct. 2].

29. $11,508.75 for Invoice #52345 to LDD Blueline to be paid from line item 606-606-581841 [Professional Services Pct. 3].

30. $2,163.47 for Invoice #13677 to Wald Relocation Services, LTD to be paid from line item 606-606-581842 [Soft Costs 3rd Floor Courthouse].

31. $5,100.00 for Invoice #11651 to Southern Commercial Services LLC to be paid from line item 606-606-581839 [Courthouse Soft Cost].

32. $72,506.29 for Invoice #55164-17 to BGE, Inc. for Professional Services rendered August 22, 2026 through September 25, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

33. $7,223.00 for Invoice #55163-12 to BGE, Inc. for Professional Services rendered August 22, 2026 through September 25,2026. Funds to be paid from line item 605-605-545405 [Professional Services].

34. $65,572.97 for Invoice #366688-4 to Cobb Fendley for Professional Services rendered from August 01, 2026 through August 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

35. $110,582.21 for Invoice #367202-5 to Cobb Fendley for Professional Services ending August 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

36. $273,334.12 for Invoice #15 to Edminster Hinshaw Russ & Assoc. dba EHRA Engineering for Professional Services rendered through September 06, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

37. $142,492.50 for Invoice #85206-01-11 to GFT Infrastructure, Inc. for Professional Services rendered from August 01, 2026 through August 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

38. $239,703.60 for Invoice #202652149 to LJA Engineering, Inc. for Professional Services rendered through September 25, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

39. $5,968.75 for Invoice #101497-17 to RG Miller Engineers, Inc. for Professional Services rendered August 01, 2026 through August 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

40. $53,856.04 for Invoice #304200.00-17 to Schaumburg & Polk, Inc. for Professional Services rendered from August 03, 2026 to August 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

41. $73,490.89 for Invoice #202646509 to Volkert, Inc. for Professional Services rendered April 18, 2026 through August 21, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

42. Request by County Auditor to Approve and/or Ratify Accounts Payable.

COUNTY ENGINEER

43. Discuss and take action to approve granting a variance to the 9-1-1 Addressing road name standards for Brittany's Way in Precinct 4 (Grange Development).

44. Request by County Engineer to approve the Final Plat of Maple Reserve Water Plant in Precinct 2.

PROCUREMENT DIRECTOR

45. Discuss and take action to approve the purchase of Rocket in-car video communication platform from Utility Associates, Inc. for Sheriff's Office ($29,361.75) and Constable Precincts 2, 3, and 4 ($22,188.00).

ECONOMIC DEVELOPMENT

46. Discuss and take action to consent to the assignment of the tax abatement agreement between Waller County, Texas, SRPF B/Empire West Phase III, L.P., SRPF B/Empire West Phase II, L.P., and Tesla, Inc. entered into on March 5, 2025, contract ID number 250305-19 (“Agreement”). The assignment is made between SRPF B/Empire West Phase III, L.P., SRPF B/Empire West Phase II, L.P., and Brookshire Commerce Center ILP, LLC. SRPF B/Empire West Phase III, L.P. and SRPF B/Empire West Phase II, L.P., owned the property subject to the Agreement at the time the Agreement was executed. Tesla, Inc. was the original tax abatement applicant, and leased the property owned by SRPF B/Empire West Phase III, L.P. and SRPF B/Empire West Phase II, L.P. The

property is located in Brookshire, Texas in the City of Brookshire Reinvestment Zone Number 20-01, generally located north of Interstate 10, west of Woods Road, south of U.S. Highway 90, and east of Waller Avenue. SRPF B/Empire West Phase III, L.P. improved property by building a manufacturing facility with an estimated cost of approximately $31,000,000.00, and Tesla, Inc. installed distribution equipment and building improvements, including HVAC system upgrades at an estimated cost of $2,000,000.00. SRPF B/Empire West Phase II, L.P., improved property pursuant to the Agreement by improving a manufacturing facility by increasing the facility's electrical capacity, and heating and cooling equipment at an estimated cost of approximately $44,000,000.00, and Tesla, Inc. installed manufacturing equipment with an estimated cost of approximately $150,000,000.00. SRPF B/Empire West Phase III, L.P. and SRPF B/Empire West Phase II, L.P., sold the property to Brookshire Commerce Center, ILP, LLC, and is requesting Waller County to consent to the assignment of the Agreement from SRPF B/Empire West Phase III, L.P. and SRPF B/Empire West Phase II, L.P. to Brookshire Commerce Center, ILP, LLC. Brookshire Commerce Center, ILP, LLC is the current owner of the property.

47. Discuss and take action on the proposed tax abatement agreements between Waller County, Texas and IDV QOZB 2023, LLC. IDV QOZB 2023, LLC is the tax abatement applicant and the owner of the real property. The property is located in Waller County IDV Reinvestment Zone 17 ("Zone"), which was designated as a reinvestment zone by Waller County on June 10, 2026. The Zone is generally located north of Bains Lane, south of US Interstate 10, east of Donigan Road, and west of FM 1489 in Brookshire, Texas, 77423. IDV QOZB 2023, LLC will make the following improvements:

    a. construct an approximately 102,000 square foot industrial warehouse facility and associated site improvements at an estimated approximate cost of $7,300,000.00.

    b. construct an approximately 126,000 square foot industrial warehouse facility and associated site improvements at an estimated approximate cost of $8,000,000.00.

    c. construct an approximately 283,000 square foot industrial warehouse facility and associated site improvements at an estimated approximate cost of $16,200,000.00.

    d. construct an approximately 589,000 square foot industrial warehouse facility and associated site improvements at an estimated approximate cost of $32,100,000.00.

48. Discuss and take action to amend the tax abatement agreement between Waller County, Texas, Woods Road Industrial, LLC, and Igloo Products, Corp. that was approved by Waller County Commissioners Court on January 18, 2023, and having contract ID number 230118-13. Woods Road Industrial, LLC was the tax abatement applicant and the owner of the real property. The property is located in the Waller County Woods Road Industrial Park Reinvestment Zone 13 ("Zone"), located in Brookshire, Waller County, Texas, and designated as a reinvestment zone by Waller County on June 8, 2022. The Zone is generally located north of Kingsland Blvd, south of U.S. Interstate 10, east of Woods Road, and west of Jordan Ranch Road in Brookshire, Texas, 77423. Woods Road Industrial, LLC and Igloo Products, Corp. improved the property by constructing an approximately 1,000,000 square foot facility and related tenant improvements at an estimated cost of $13,000,000.00.

DIRECTOR OF FACILITIES

49. Discuss and take action to approve Amendment No. 2 to the contract with LDD Blueline, LCC for the design of the Precinct 3 building.

MISCELLANEOUS

50. Discuss and take action to approve agreement between Waller County and Fort Bend Seniors Meals on Wheels and payment of $70,000.00 for Invoice #4703 as allocated in the 2027 Budget.

51. 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.

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 contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.

EXECUTIVE SESSION

53. Deliberate the consideration of a complaint, evaluation, employment, duties, discipline, or dismissal of a public officer or employee.

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).