



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION WEDNESDAY – APRIL 2, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 2nd day of April 2025 at its meeting place at the Waller County Joe Kuciemba Annex, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Waller County Judge Trey Duhon at 9:05 a.m. with the following members of the Court present to-wit:

Carbett "Trey" J. Duhon III, County Judge
John A. Amsler, Commissioner Precinct 1
Walter Smith, Commissioner Precinct 2
Kendric D. Jones, Commissioner Precinct 3
Justin Beckendorff, Commissioner Precinct 4
Debbie Hollan, County Clerk

Delivery of Invocation by: Commissioner Amsler

Pledge to the American Flag and Texas Flag led by: Commissioner Beckendorff

Commissioner Jones made motion to approve agenda, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

PUBLIC COMMENT

1. Ross McCall, County Engineer – recognize National Autism Day

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 – March 19, 2025 Regular Session
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. *(no backup submitted)*

5. ~~Request by County Engineer to approve the Amending of Plat No. 3, for Houston Oaks Section 6 in Precinct 2. Item WITHDRAWN.~~

Requests to approve payments on the following:

6. \$500.00 for Invoice dated February 22, 2025 to Clay's Mortuary & Cremation from line item 125-423-540705 [Transport to Morgue].
7. \$1,175.00 for Invoice dated March 13, 2025 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
8. \$1,295.00 for Invoice dated February 18, 2025 to Magnolia Funeral Home from line item 125-423-540705 [Transport to Morgue].
9. \$75,000.00 for Invoice #2611 to Waller County Economic Development from line item 125-411-547200 [Economic Development].
10. \$23,780.00 for Invoice #H30913 to Dailey Electric, Inc. to be paid from line item 125-442-544700 [Repair & Replacement].
11. \$1,832.00 for Invoice #BXHS34152259 to BOXX Modular to be paid from line item 605-605-545405 [Professional Services].
12. Request by County Auditor to Approve and/or Ratify Accounts Payable.

Motion to approve Consent Agenda with item #5 removed made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

Advanced to Agenda Items #14-15

14. Approve Proclamations recognizing Frederick V. Roberts, Jeremiah Thomas, Christian Rowland, and Dr. Brian Rowland, and declaring today, April 2, 2025 Boy Scouts of America Troop 1906 Day, in Waller County.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

(Judge Duhon read Proclamations)

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

15. Approve Resolution recognizing April 13-19, 2025 as Public Safety Telecommunicators Week in Waller County.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

(Judge Duhon read Resolution)

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

Proceeded with Agenda Item #13

PROCLAMATION

- 13. Approve Proclamation recognizing April as Child Abuse Awareness and Prevention Month in Waller County.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.
(Judge Duhon read Proclamation)

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes Commissioner Amsler – Yes Commissioner Smith – Yes
Commissioner Jones – Yes Commissioner Beckendorff – Yes

- 14. Court addressed Agenda Item #14 earlier in the meeting. (page 2)

RESOLUTION

- 15. Court addressed Agenda Item #15 earlier in the meeting. (page 2)

PRESENTATION

- 16. **Presentation** by Heather Stautmeister with Family Ties. *No action required.*

- 17. Approve Agreement with Family Ties and payment of \$15,000.00 as allocated in the 2025 Budget. Funds to be paid from line item 125-411-547311 [Family Ties].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes Commissioner Amsler – Yes Commissioner Smith – Yes
Commissioner Jones – Yes Commissioner Beckendorff – Yes

ECONOMIC DEVELOPMENT

- 18. Approve the Tax Abatement Agreement between Waller County, Texas, and Urban Twinwood, LP. Urban Twinwood, LP owns the land and the property that is subject to the tax abatement agreement, and is the applicant for the tax abatement agreement. The property is located at 2706 Twinwood Business Drive East, Brookshire, Texas in the Waller County Twinwood Business Park Reinvestment Zone 12, commonly referred to as Twinwood Commerce Center, and is generally located south of Twinwood Parkway, west of Woods Road, east of FM 359, and north of the Waller and Fort Bend County line. Urban Twinwood, LP will improve the land by building an approximately 43,000 square foot commercial facility at an estimated cost of approximately \$3,000,000.00.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes Commissioner Amsler – Yes Commissioner Smith – Yes
Commissioner Jones – Yes Commissioner Beckendorff – Yes

- 19. Approve the Tax Abatement Agreement between Waller County, Texas, and Urban Twinwood, LP. Urban Twinwood, LP owns the land and the property that is subject to the tax abatement agreement, and is the applicant for the tax abatement agreement. The property is located at 2392 Discovery Hills Parkway, Brookshire, Texas in the Waller County Twinwood Business Park Reinvestment Zone 12, commonly referred to as Twinwood Commerce Center, and is generally located south of Twinwood Parkway, west of Woods Road, east of FM 359, and north of the Waller and Fort Bend County line. Urban Twinwood, LP will improve the land by building an approximately 46,000 square foot commercial facility at an estimated cost of approximately \$3,000,000.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

COUNTY ENGINEER

20. **Public Hearing:** Replat of West Magnolia Forest Subdivision, Section 1 Lot 51. The revision will be to partition Lot 51 into 3 Lots. These newly configured Lots would consist of Lot 51-A (13.668 acres), Lot 51-B (3.000 acres) and Lot 51-C (3.000 acres) by Danny Rhea Moore, Shelly Lynn Sharp, Lemm and Gail Holliday.

Public Hearing began at 10:26 a.m.

1. Gail Holliday 2. Danny Moore 3. Shelly Sharp 4. Jeanie Forehand

Public Hearing ended at 10:54 a.m.

21. **Public Hearing:** on the adoption of proposed amendments to the Waller County 911 Addressing Regulations.

Public Hearing began at 10:54 a.m.

No public comments received.

Public Hearing ended at 11:01 a.m.

22. Adopt the Waller County 911 Addressing Regulations as amended.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

23. Approve payment of \$102,071.72 for Invoice #202505529 to LJA Engineering, Inc. for Professional Services rendered February 1, 2025 through February 28, 2025 (8th Invoice). Funds to be paid from line item 605-605-545405 [Prof. Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

Commissioner Smith stepped away from meeting.

24. Approve order to vacate, abandon, and close the portion of Diemer Road known as "Old Diemer Road" as part of the County's Diemer Road realignment project, and authorize the County Judge to execute same.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Commissioner Smith returned to meeting.

Motion carried by 4-0 vote with 1 Abstained.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Abstained

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

Court revisits and takes additional action on Agenda Item #24 after Executive Session. (page 9)

25. Approve amendment to Maple Woods Development Agreement.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

26. Approve Jasek Farms Development Agreement.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	Commissioner Amsler – Yes	Commissioner Smith – Yes
	Commissioner Jones – Yes	Commissioner Beckendorff – Yes

27. Approve agreement for professional engineering services with EHRA Engineering, for a total contract amount not to exceed ~~\$3,222,477.70~~ **\$3,253,082.70** for the Bartlett Road Mobility Bond Project in Precinct 4. Funds to be paid from line item 605-605-545405 [Mobility Professional Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	Commissioner Amsler – Yes	Commissioner Smith – Yes
	Commissioner Jones – Yes	Commissioner Beckendorff – Yes

28. Approve agreement for professional engineering services with RG Miller Engineers, Inc., for a total contract amount not to exceed \$1,006,946.00 for the Neuman Road Mobility Bond Project in Precinct 4. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	Commissioner Amsler – Yes	Commissioner Smith – Yes
	Commissioner Jones – Yes	Commissioner Beckendorff – Yes

29. Approve agreement for professional engineering services with Kimley Horn & Associates, Inc., for a total contract amount not to exceed \$982,857.69 for the Double Culvert Road Mobility Bond Project in Precinct 1. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	Commissioner Amsler – Yes	Commissioner Smith – Yes
	Commissioner Jones – Yes	Commissioner Beckendorff – Yes

30. Approve agreement for professional engineering services with Trilogy Engineering Services LLC, for a total contract amount not to exceed \$728,384.25 for the Adams Flat Road Mobility Bond Project in Precinct 3. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Jones, seconded by Commissioner Bartlett.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	Commissioner Amsler – Yes	Commissioner Smith – Yes
	Commissioner Jones – Yes	Commissioner Beckendorff – Yes

IT DEPARTMENT

31. Approve contract and payment of \$1,897.00 to Atron Solutions for relocation and upgrade of Internet Services from the Tax Office to the New Courthouse. Funds to be paid from line item 125-411-542502 [Internet Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes	Commissioner Amsler – Yes	Commissioner Smith – Yes
	Commissioner Jones – Yes	Commissioner Beckendorff – Yes

GRANT MANAGER

32. Approve acceptance of \$16,351.42 from the Texas Comptroller of Public Accounts pursuant to the 2025 Law Enforcement Officer Standards and Education (LEOSE) Fund Allocation-Sheriff's Office allocation.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes Commissioner Amsler – Yes Commissioner Smith – Yes
Commissioner Jones – Yes Commissioner Beckendorff – Yes

33. Approve acceptance of \$1,657.85 from the Texas Comptroller of Public Accounts pursuant to the 2025 Law Enforcement Officer Standards and Education (LEOSE) Fund Allocation-Fire Marshal's Office allocation.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes Commissioner Amsler – Yes Commissioner Smith – Yes
Commissioner Jones – Yes Commissioner Beckendorff – Yes

34. Approve to authorize the County Judge to execute Amendment No.1 relative to GLO CDBG-MIT Contract No. 24-065-016-E173.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes Commissioner Amsler – Yes Commissioner Smith – Yes
Commissioner Jones – Yes Commissioner Beckendorff – Yes

35. Approve ratification of contract with C D Services, LLC dba General Site Services/GSS Dumpsters relative to services rendered for the March 29, 2025 HHW Collection Event. Payment of \$750.00 to be paid from line item 326-527-540800 [Professional & Contracts].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes Commissioner Amsler – Yes Commissioner Smith – Yes
Commissioner Jones – Yes Commissioner Beckendorff – Yes

36. Approve ratification of contract amendments with Clean Earth Environmental Solutions, Inc. relative to services rendered for the March 29, 2025 and April 26, 2025 HHW Collection Events.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes Commissioner Amsler – Yes Commissioner Smith – Yes
Commissioner Jones – Yes Commissioner Beckendorff – Yes

37. Approve to authorize the County Grant Manager to submit to the Texas Department of Transportation a FY26 STEP Comprehensive Grant Program application.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes Commissioner Amsler – Yes Commissioner Smith – Yes
Commissioner Jones – Yes Commissioner Beckendorff – Yes

38. Approve to authorize the County Grant Manager to submit to the Texas Department of Transportation a FY26 STEP CMV Grant Program application.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes Commissioner Amsler – Yes Commissioner Smith – Yes
Commissioner Jones – Yes Commissioner Beckendorff – Yes

COUNTY JUDGE

39. Approve Official Bond and Oath for County Judge to serve as a Probate Judge.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

COMMISSIONER, PRECINCT 3

40. **Discussion** on adopting HWY 36A to be part of the Waller County Major Thoroughfare Plan. *No action required.*

Commissioner Jones stepped away from meeting.

TREASURER

41. Approve new take home vehicles in various departments.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Absent

Commissioner Beckendorff

– Yes

MISCELLANEOUS

42. **Introduction** of Procurement Director, Jaime Kovar. *No action required.*

Commissioner Jones returned to meeting.

43. Approve payment of \$10,000.00 to Colorado Valley Transit for services rendered in 2024. Funds to be paid from line item 125-411-547320 [Colorado Valley Transit] as allocated in the 2024 Budget.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

44. Approve 2025 Agreement between Colorado Valley Transit and Waller County and payment of \$10,000.00 from line item 125-411-547320 [Colorado Valley Transit] as allocated in the 2025 Budget.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

45. Approve the interlocal agreement between Waller County and Region 8 Education Service Center concerning participation in The Interlocal Purchasing System (TIPS) Program, a cooperative purchasing service under Texas Government Code Chapter 791.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

46. Approve the re-appointment of Brian Cantrell as the Primary representative and Justin Beckendorff as the Alternate to the H-GAC Unified Area Coordination Committee.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

Advanced to Agenda Items #48-53

48. 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.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

49. 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.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

EXECUTIVE SESSION

50. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
51. 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.
52. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

Court convened to Executive Session at 12:48 p.m.

Court reconvened from Executive Session at 1:40 p.m.

Motion to reconsider Agenda Item #24 made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

24. Approve order to vacate, abandon, and close the portion of Diemer Road known as "Old Diemer Road" as part of the County's Diemer Road realignment project, and authorize the County Judge to execute same.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

Court returned to Agenda Item #47

47. Approve amendment to purchase contract for the CSTS building to allow for additional time for previous owner to store vehicles for a limited amount of time.

Judge Duhon made a motion to approve an amendment to the purchase contract for CSTS building to allow for an additional two (2) weeks for previous owner to store vehicles for that time period, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

53. ~~Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. Item WITHDRAWN.~~

ADJOURN MEETING

Motion to **adjourn** meeting by Commissioner Amsler, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

Meeting was **ADJOURNED** at 1:45 p.m.

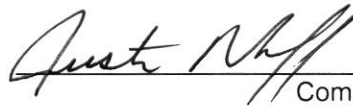
I **ATTEST** that the above proceedings are the true and correct minutes taken in my capacity as Ex-Officio for the Commissioners' Court of Waller County.



Debbie Hollan
Waller County Clerk



APPROVED this the 16th day of April 2025.



Commissioner Justin Beckendorff
Presiding Judge