

**MINUTES**  
**WALLER COUNTY COMMISSIONER'S COURT**  
**REGULAR SESSION**  
**WEDNESDAY – JULY 27, 2022**

**BE IT REMEMBERED** that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 27<sup>th</sup> day of July 2022 at its meeting place in the Commissioners Courtroom of the Waller County Courthouse, Hempstead, Texas. The meeting was called to order by Waller County Judge Trey Duhon at 9:01 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

1. **Approval of Agenda.**

Motion to approve agenda with correction to agenda item #21, line item 602-602-581100 made by Commissioner Jones, seconded by Commissioner Beckendorff.

**Motion carried** by 5-0 vote.

<i>Judge Trey Duhon – Yes</i>	<i>Commissioner Amsler – Yes</i>	<i>Commissioner Smith – Yes</i>
	<i>Commissioner Jones – Yes</i>	<i>Commissioner Beckendorff – Yes</i>

**PUBLIC COMMENT**

To slow the spread of COVID-19, the public may make public comment at the beginning of the meeting by teleconference. **Local callers should call 979-921-6212.** Non-local callers should call 800-576-1131. The user code for both numbers is **14329937**. Callers will be asked if they would like to make public comment. After public comment, the teleconference line will be closed. The public may continue to watch the meeting streamed online at <http://wallercountytexas.swagit.com/live>.

1. Larry Parr

**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 the minutes – July 20, 2022 Regular Session
3. Request by County Treasurer for approval of Payroll.
4. Request by County Treasurer for approval of quarterly State Comptroller Reports.
5. Request by County Treasurer for approval of retiree insurance.

6. Request to approve payment on the following:
  - (a) \$1,050.00 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
  - (b) \$2,887.00 to Harris County from line item 125-423-540702 [Autopsy]
7. Request by County Auditor for approval and/or ratification of Accounts Payable.
8. Request by County Engineer to approve the application for replat of Forest Hills Estates Subdivisions, to revise Lot 3 in Section 1, by Dawn Abernathy and Brent Petroski, 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 14, 2022.
9. Request by County Engineer to approve advertising for a Public Hearing on August 24, 2022 for the installation of "No Thru Trucks" signs on the following roads:
  - Clapp Road – Pct. 4
  - Sterling Road – Pct. 4

Advertising to be posted in the Katy Times Newspaper, payment to be funded from line item 125-401-544100 [Bid Notices and Printing].

Motion to approve Consent Agenda made by Commissioner Beckendorff, seconded by Commissioner Amsler.

**Motion carried** by 5-0 vote.

<i>Judge Trey Duhon – Yes</i>	<i>Commissioner Amsler – Yes</i>	<i>Commissioner Smith – Yes</i>
	<i>Commissioner Jones – Yes</i>	<i>Commissioner Beckendorff – Yes</i>

## **EXTENSION OFFICE**

10. **Presentation and update** by the 4-H Ambassadors on 4-H events and projects.  
*No action required.*

## **ECONOMIC DEVELOPMENT**

11. Discuss and take action to approve Tax Abatement Agreement with Snimm Property, LLC, Late Apex Leasing, LLC, and Bombshelter Diesel Supply, LLC, the tax abatement applicants and owners of property located near the intersection of Woods Road and Enterprise Center Boulevard in Brookshire, Texas 77423, in the reinvestment zone known as Waller County Twinwood Business Park Reinvestment Zone 12. Snimm Property, LLC will construct a warehouse and office of approximately 70,000 square feet with accompanying driveways, parking lots, and fences for at an approximate cost of \$5,500,000.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

**Motion carried** by 5-0 vote.

<i>Judge Trey Duhon – Yes</i>	<i>Commissioner Amsler – Yes</i>	<i>Commissioner Smith – Yes</i>
	<i>Commissioner Jones – Yes</i>	<i>Commissioner Beckendorff – Yes</i>

## VETERANS OFFICE

12. Discuss and take action to approve proposal from RICHO for a RICHO IM C530FB Printer for the Veterans Office. 60 month lease at \$61.42 per month.

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

13. Discuss and take action to approve the transfer of funds not to exceed \$20,000 in order to pay for closing costs associated with the CDBG-DR Buyout program. *(no backup submitted)*

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*

14. Discuss and take action to approve a contract amendment to the grant administration services contract with GrantWorks relative to the County's CDBG-DR buyout grant.

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*

## DIRECTOR OF POLICY AND ADMINISTRATION

15. ~~Discuss and take action to approve agreement with Fort Bend County for postmortem exam services. Item WITHDRAWN.~~

## COUNTY ENGINEER

16. Discuss and take action to approve a variance request to the Waller County Subdivision and Development Regulations regarding Appendix A – Engineering Design Standards 4.2.2 Minimum Street Requirements 80' (curb and gutter) reduced to 60' ROW width with 10' of landscaping on both sides of the ROW by Brad Sweitzer of Bluestem Development.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

**Motion carried** by 5-0 vote. **Variance GRANTED.**

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

17. Discuss and take action to approve Bluestem General Plan.

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*

18. Discuss and take action to approve a variance request to the Waller County Subdivision and Development Regulations regarding Appendix A – Engineering Design Standards 4.2.2 Minimum Street Requirements 80’ (curb and gutter) reduced to 60’ ROW width with 15’ of Landscaping on both sides of the ROW, by Brad Sweitzer of Bold Fox Development Gassner 362, LLC Tract.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

**Motion carried** by 5-0 vote. **Variance GRANTED.**

*Judge Trey Duhon – Yes*

*Commissioner Amsler – Yes*

*Commissioner Smith – Yes*

*Commissioner Jones – Yes*

*Commissioner Beckendorff – Yes*

19. **Public Hearing:** Proposed Replat of Quinteros Subdivision, to review tract 4 to partition into two lots, by Santos and Sonia Quinteros.

**Public Hearing began at 10:10 a.m.**

No public comments received.

**Public Hearing ended at 10:11 a.m.**

20. Discuss and take action to approve a variance request to the Waller County Subdivision and Development Regulations regarding Appendix E – Detention Facilities, 30’ maintenance berm & 4:1 side slope by Mr. Adam Rinehart.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Commissioner Smith made motion to table, seconded by Commissioner Beckendorff.

**Motion carried** by 5-0 vote. **Item TABLED.**

*Judge Trey Duhon – Yes*

*Commissioner Amsler – Yes*

*Commissioner Smith – Yes*

*Commissioner Jones – Yes*

*Commissioner Beckendorff – Yes*

21. Discuss and take action to purchase the following equipment for a total of \$467,876.16 to be paid from line item ~~110-530-58100 [Construction Equipment]~~ **602-602-581100 [Tax Notes]**.

- a. One (1) Track Paver, FC-1700C in the amount of \$296,500.00 purchase from Doggett.
- b. One (1) Kubota M6S-111SDSC2 Boom Mower in the amount of \$151,541.66 from Lansdowne Moody.
- c. One (1) 28’ Gooseneck Trailer in the amount of \$18,658.50 from Big-Tex Truckfitters.
- d. One (1) Hitch in the amount of \$1,176.00 from Big-Tex Truckfitters.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

**Commissioner Jones dismissed from Court at 10:37 a.m.**

**Motion carried** by 4-0 vote.

*Judge Trey Duhon – Yes*

*Commissioner Amsler – Yes*

*Commissioner Smith – Yes*

*Commissioner Jones – Absent*

*Commissioner Beckendorff – Yes*

22. Discuss and take action to approve advertisement in the newspaper for a public hearing on the renaming of Pederson Road. Payment for advertising to be funded from line item 125-401-544100 [Bid Notices and Printing] followed by a public hearing during the regular session of Commissioner’s Court on August 24, 2022.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes  
Commissioner Jones – Absent

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

## **FIRE MARSHAL**

23. ~~Discuss and take action on Burn Ban.~~  
**Item WITHDRAWN.**

*Commissioner Jones returned to Court at 10:45 a.m.*

## **AUDITOR**

24. Request by County Auditor for approval of official documents and all monthly reports.

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*

## **MISCELLANEOUS**

25. Discuss and take action to approve the Waller County 2023 Holiday Schedule.

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. Discuss and take action to amend County policies in relation to COVID-19.

*No action taken.*

## **EXECUTIVE SESSION**

27. Consultation with District Attorney and outside counsel pursuant to Government Code Section 551.071.

**Court convened to Executive Session at 10:55 a.m.**

**Court reconvened from Executive Session at 11:12 a.m.**

28. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

Judge Duhon made motion to offer the landowners in Case #C-270 a total of \$50,250.00 to settle the eminent domain proceeding and purchase right of way for the Woods Road expansion, seconded by Commissioner Beckendorff.

## **ADJOURN MEETING**

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

**Motion carried** by 5-0 vote.

*Judge Trey Duhon – Yes*

*Commissioner Amsler – Yes*

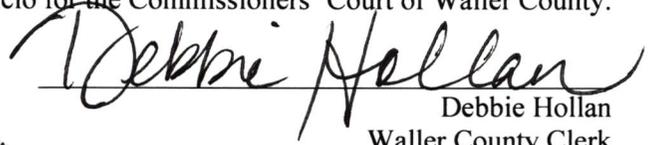
*Commissioner Smith – Yes*

*Commissioner Jones – Yes*

*Commissioner Beckendorff – Yes*

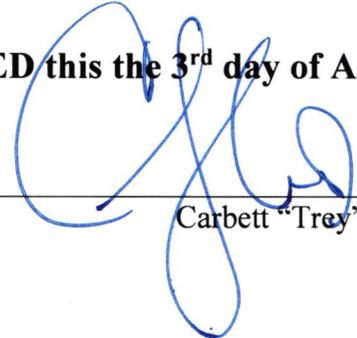
Meeting was **ADJOURNED** at 11:13 a.m.

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 3<sup>rd</sup> day of August 2022.

  
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Carbett "Trey" J. Duhon, III  
County Judge