

MINUTES
WALLER COUNTY COMMISSIONER’S COURT
REGULAR SESSION
FRIDAY – OCTOBER 8, 2021

BE IT REMEMBERED that the Honorable Commissioner’s Court of Waller County, Texas, met in **REGULAR SESSION** on Friday, 8th day of October 2021 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 3:00 p.m. with the following members of the Court present to-wit:

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

Advanced to the Consent Agenda.

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 – September 29, 2021 Regular Session
3. Request by County Treasurer for approval of Payroll.
4. Request by County Auditor for approval and/or ratification of Accounts Payable.

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

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

Proceeded with the Agenda

Delivery of Invocation by: Commissioner Amsler

Pledge to the American Flag and Texas Flag led by: Commissioner Jones.

1. Approval of Agenda.

Motion made by Commissioner Amsler, seconded by Commissioner Jones.

Motion carried by 3-0 vote.

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

PUBLIC COMMENT – *None*

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>.

CONSENT AGENDA – Court addressed Consent Agenda earlier in meeting. (page 1)
(Items 2, 3, 4)

PROCLAMATION

5. Discuss and take action to approve the Proclamation declaring October 2021 as Domestic Violence Awareness Month in Waller County.

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Absent

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

ECONOMIC DEVELOPMENT

6. ~~Discuss and take action to approve six (6) Tax Abatement Agreements with SRPF B/Empire West Phase II, L.P., the tax abatement applicant and owner of the property located between Interstate 10 and Highway 90 west of Woods Road in Brookshire, Texas. The property is in the reinvestment zone known as City of Brookshire Reinvestment Zone 20.01. The Tax Abatement Agreements will be for the following spec buildings:~~

- a. ~~Building 4, a building of approximately 666,360 square feet at an estimated cost of \$23,000,000.~~
- b. ~~Building 5, a building of approximately 229,150 square feet at an estimated cost of \$8,000,000.~~
- c. ~~Building 6, a building of approximately 127,382 square feet at an estimated cost of \$4,000,000.~~
- d. ~~Building 7, a building of approximately 132,662 square feet at an estimated cost of \$4,000,000.~~
- e. ~~Building 8, a building of approximately 124,700 square feet at an estimated cost of \$4,000,000.~~
- f. ~~Building 9, a building of approximately 1,039,060 square feet at an estimated cost of \$36,000,000.~~

Item WITHDRAWN.

7. ~~Discuss and take action to amend Reinvestment Zone Order for Goya Foods, Inc.~~
Item WITHDRAWN.

8. ~~Discuss and take action to approve Tax Abatement Agreement with Goya Foods, Inc., the tax abatement applicant and owner of the property located at 30602 Goya Road, Brookshire, Texas 77423. The property is located north of Highway 90 and west of Cardiff Road in the reinvestment zone known as Waller County Goya Reinvestment Zone 10. Goya Foods will construct a building expansion of approximately 28,000 square feet and add additional equipment at an estimated cost of \$33,000,000.~~

Item WITHDRAWN.

FIRE MARSHAL

9. ~~Discuss and take action on Burn Ban. Item WITHDRAWN.~~

Due to audio issues, Court ratified previous actions

Motion to ratify earlier actions due to audio issues made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Absent

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

AUDITOR

10. Discuss and take action to approve the 2021 General Capital Outlay budget line item transfer, WC 2021-38.

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Absent

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

11. Discuss and take action to approve the 2021 R&B budget line item transfer, WC 2021-39.

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Absent

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

12. Discuss and take action to certify the \$32,556.00 in insurance proceeds and amend the 2021 R&B budget, WC 2021-40.

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Absent

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

MISCELLANEOUS

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

(no backup submitted)

No action taken.

14. Discuss and take action to approve Waller County Temperature Policy.

Motion made by Commissioner Amsler, seconded by Commissioner Jones.

Motion carried by 3-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Absent

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

15. **Presentation** by legal counsel of draft illustrative plan redistricting the County Commissioner precincts based on recently-issued 2020 Census data.

No action required.

16. Discussion of the draft plan by the Commissioners Court and drawing session with consultants for any necessary revisions to the draft plan for future adoption.

Motion to designate made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

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

17. Discuss and take action to set a public hearing for the purpose of receiving public comment with regard to the redrawing of commissioner precinct boundaries for October 20, 2021 at 9 am.

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

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

EXECUTIVE SESSION

18. ~~Consultation with District Attorney and outside counsel pursuant to Government Code Section 551.071. Item WITHDRAWN.~~
19. ~~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 3-0 vote.

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

Meeting was **ADJOURNED** at 4:18 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

Debbie Hollan
Waller County Clerk

APPROVED this the 13th day of October 2021.

Justin Beckendorff

Commissioner Justin Beckendorff
Presiding Judge