

MINUTES
WALLER COUNTY COMMISSIONER'S COURT
REGULAR SESSION
WEDNESDAY –NOVEMBER 10, 2021

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 10th day of November 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 9:02 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 made by Commissioner Smith, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

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

Andrew Perry – via teleconference – Support for the Waller County Economic Development
Judge JR Woolley – Spoke of the passing of Waller County Sheriff Deputy John Moon
Thaddeus Singleton, Jr. – Support for the Waller County Economic Development
Dr. Veda Brown – Support for the Waller County Economic Development
Dr. Denise Mattox – Agenda Items 11, 12, 13, 22, 28, and 31
Commissioner Kendric Jones – Provided Veteran Services Information

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** – November 3, 2021 Regular Session
3. **Request by County Treasurer for approval of Elections Payroll.**

4. Request by County Treasurer for approval of Treasurer's Monthly Report.
5. Request by County Auditor for approval and/or ratification of Accounts Payable.
6. Request by County Engineer to accept Right-of-Way and/or Exclusive Easement dedications along Woods Rd, from IH-10 southward, necessary to expand the roadway.
(no backup submitted)
7. Request by County Engineer for the approval of the Final Plat of Sunterra Section 10 Subdivision Plat and accept the Construction Bond.
8. Request by County Engineer for the approval of the Final Plat of Sunterra Section 12 Subdivision Plat and accept the Construction Bond.
9. Request by County Engineer for the approval of the Final Plat of Sunterra Section 13 Subdivision Plat and accept the Construction Bond.
10. Request by County Engineer for the approval of the Final Plat of Sunterra Shores Street Dedication Section 4 and Lift Station No. 1 and accept the Construction Bond.

Motion to approve consent agenda 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

11. 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.

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

12. Discuss and take action to amend Reinvestment Zone Order for Goya Foods, Inc.

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

13. 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 80,000 square feet and add additional equipment at an estimated cost of \$33,000,000.

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

Advanced to Agenda Item #18

ELECTIONS

18. Discuss and take action to approve canvass for the 2021 General Election.

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

Proceeded with Agenda Item #14

PROCLAMATION

14. Discuss and take action to approve the Veteran's Day Proclamation.

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

COUNTY COURT AT LAW

15. Discuss and take action to approve the Proclamation declaring November 20, 2021 as National Adoption Day in Waller County.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

(Judge Carol Chaney read Proclamation)

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

COMMISSIONER, PRECINCT 2

16. Discussion of Stallion Lakes.

No action required.

COUNTY JUDGE

17. Discuss and take action to approve Official Bond and Oath for County Judge.
Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.
Motion carried by 5-0 vote.
Judge Trey Duhon – Yes *Commissioner Amsler – Yes* *Commissioner Smith – Yes*
Commissioner Jones – Yes *Commissioner Beckendorff – Yes*

ELECTIONS

18. Court addressed agenda item #18 earlier in meeting. (page 3)

JUSTICE OF THE PEACE, PRECINCT 4

19. Discuss and take action to approve payment of \$4,053.50 for Quote # 008709 to ICS for parts, service, and installation of an IP card reader and keypad for the Courtroom doors at the Justice of the Peace, Precinct 4 office. Funds to be paid from line item 123-431-568425 [Misc. Security].
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*

DISTRICT CLERK

- ~~20. Discuss and take action to approve agreement with RCI (Record Consultant, Inc.) for Document Imaging Services of the District Clerk's case files. Cost of services estimated to be approximately \$375,000.00 with \$70,000.00 being paid from line item 113-000-451315 [Records Management DC], \$55,000.00 from line item 128-000-451308 [Court Record Preservation], and \$250,000.00 to be paid from line item 241-595-561209 [ARP Miscellaneous]. Item WITHDRAWN.~~

IT DEPT.

- ~~21. Discuss and take action regarding Smarsh Proposal for 2021 Archival fees and future costs. Item WITHDRAWN.~~

TREASURER

22. Discuss and take action to approve 2021-22 CJD VOCA Grant Salary Order.
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. Discuss and take action to approve continuation of policies and invoices with Texas Association of Counties (TAC) for Auto Liability, Auto Physical Damage, General Liability, and Workers' Compensation coverages effective 01/01/2022.
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*

AUDITOR

24. Discuss and take action to certify the Office of the Governor, VOCA Grant Award of \$50,584.00 and approve the 2021-2022 grant budget, WC 2021-46.

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

25. Discuss and take action to certify donations totaling \$8,961.00 and amend the Fire Marshal Department 2021 budget, WC 2021-47.

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 approve the Justice of the Peace, Precinct 1, 2021 line item budget transfer, WC 2021-48.

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. Discuss and take action to approve the Treasurer's Department, 2021 line item budget transfer, WC 2021-49.

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

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

(no backup submitted)

No action taken.

29. ~~Discuss and take action to deliberate 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 in Precinct 1 and Precinct 4 would have a detrimental effect on the position of the County in negotiations with third persons.~~
Item WITHDRAWN.

CONSTRUCTION MANAGER

30. ~~Presentation by SEDALCO/BSW on Courthouse programming.~~

Item WITHDRAWN.

EXECUTIVE SESSION

- 31. ~~Deliberate business and financial issues related to the purchase, exchange, lease, or value of real properties in Precinct 1 and Precinct 4 pursuant to Government Code Sections 551.072 and 551.0725. Item WITHDRAWN.~~
- 32. ~~Consultation with District Attorney and outside counsel pursuant to Government Code Section 551.071. Item WITHDRAWN.~~
- 33. ~~Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. Item WITHDRAWN.~~

ADJOURN MEETING

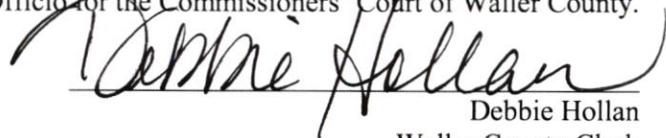
Motion to **adjourn** meeting by Commissioner Amsler, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

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

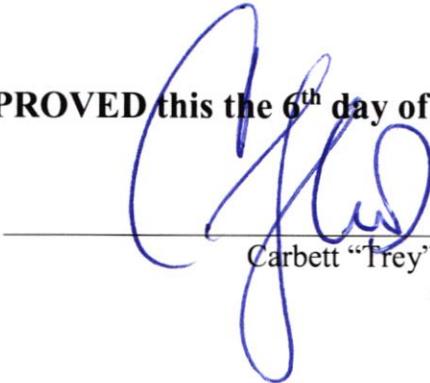
Meeting was **ADJOURNED** at 11:04 a.m.

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 6th day of June 2021.


 Carbett “Trey” J. Duhon, III
 County Judge