

**AMENDED
NOTICE OF MEETING
OF COMMISSIONERS COURT
OF WALLER COUNTY, TEXAS
WEDNESDAY JUNE 14, 2023
9:00 A.M.**

NOTICE is hereby given that the Commissioners Court of Waller County, Texas, will meet in **REGULAR SESSION** at **9:00 A.M.** on **WEDNESDAY**, the **14th** day of **June 2023**, at its meeting place at the **Waller County Courthouse, Hempstead, Texas.**

All or part of this meeting may be held by videoconference call. A quorum of the Commissioners Court will be physically present at the Waller County Courthouse in Hempstead, Texas, which will be open to the public.

Said meeting will be a regular meeting for the purpose of transacting the routine business of the County and to **Consider and take possible action on any of the following agenda items:**

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 the minutes.
3. Request by County Treasurer for approval of Payroll.
4. Request to approve payment on the following:
 - (a) \$85.00 for Invoice # 23547406 [Courthouse, Hold-Up Alarm], and \$995.00 for Invoice # 23112406 [Courthouse Camera Surveillance], for a total \$1,080.00 payable to TAC Security from line item 117-428-568425 [Courthouse Security/Misc. Security].
5. Request by County Auditor for approval and/or ratification of Accounts Payable.

CONSENT AGENDA cont.

6. Request by County Tax Assessor Collector to approve refunds in excess of \$500.00 in accordance with section 31.11 Texas Tax Code.
7. Request by County Treasurer for approval of Treasurer's Monthly Report.
8. Request by County Engineer to approve a Utility Permit for GCP Technologies to place a fiber optic cable within the right-of-way of Joseph Road in Pct. 2.
9. Request by County Engineer to approve a Utility Permit for Midtown Engineers to place an underground electric duct bank within the right-of-way of Penick Road in Pct. 2.
10. Request by County Engineer to approve a Utility Permit for Consolidated Communication to place a fiber optic cable within the right-of-way of Schlipf Road and Quail Street in Pct. 4.

ECONOMIC DEVELOPMENT

11. Discuss and take action to approve four Tax Abatement Agreements with Twinwood Industrial Owner, LLC, the owner and tax abatement applicant, for properties located on Discovery Hills Parkway in Brookshire. The property is in the reinvestment zone known as Waller County Twinwood Business Park Reinvestment Zone 12, located west of and adjacent to Woods Road and south of Interstate 10. Twinwood Industrial Owner will construct four spec distribution buildings as follows:
 - a. Building 1: approximately 91,000 square feet with an estimated cost of \$5,000,000
 - b. Building 2: approximately 91,000 square feet with an estimated cost of \$5,000,000
 - c. Building 3: approximately 181,000 square feet with an estimated cost of \$9,000,000
 - d. Building 4: approximately 181,000 square feet with an estimated cost of \$9,000,000

ECONOMIC DEVELOPMENT cont.

12. Discuss and take action to approve a Tax Abatement Agreement with Clay Partners – Twinwood Distribution #3, L.P., the owner and tax abatement applicant, for property located at 2193 Discovery Hills Parkway in Brookshire. The property is in the reinvestment zone known as Waller County Twinwood Business Park Reinvestment Zone 12, located west of and adjacent to Woods Road and south of Interstate 10. Clay Partners will construct a spec distribution building of approximately 760,000 square feet at an estimated cost of \$33,000,000.

COUNTY ENGINEER

13. Presentation by HGAC on area wide LiDAR project.
14. Discuss proposed House Bill 14 related to plan reviews, amending Local Government Code Chapter 247.

506TH DISTRICT JUDGE

15. Discuss and take action to appoint a Law Librarian for the Waller County Law Library.
16. Discuss and take action to approve Subscription Agreement with Westlaw for Legal Research for all Judge's in Waller County through the Law Library. Funds to be paid from line item 111-425-53500 [Books, Etc.].
17. Discuss and take action to update the equipment and supplies in the current Law Library.

LIBRARY

18. Discuss and take action to accept \$69.00 donation to the Brookshire-Pattison Library and post the donation to revenue budget line 125-537-536600 [Donations/Library].

JUSTICE OF THE PEACE, PRECINCT 3

19. Discuss and take action to approve Lease Agreement with Xerox for a Xerox C8130H2. Monthly rate of \$152.42 for a 48-month term to be paid from line item 125-420-581817 [Technology Enhancements].

GRANT MANAGER

20. Discuss and take action to publish a notice of public hearing for the purpose of providing an update on the Brazos River Flood Study (TWBD Commitment No. G1001319) in the Katy Times, the Hotline Press, and the Waller County Express. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing].

AUDITOR

21. Discuss and take action to approve 2023 budget amendments and departmental line-item transfers.

MISCELLANEOUS

22. Presentation by Jeff Bryant with Blackfin Pipeline LLC to discuss a proposed pipeline in Waller County.
23. Discuss and take action to approve termination of Retainer Agreement with Allison, Bass & Magee regarding assistance reviewing and updating subdivision regulations (contract ID# 221109-22)
24. Discuss and take action to approve agreement with Husch Blackwell LLP for assistance reviewing and updating subdivision regulations.
25. 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 would have a detrimental effect on the position of the County in negotiations with third persons.
26. 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 contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.

EXECUTIVE SESSION

27. 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.
28. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
29. Consultation with District Attorney and outside counsel pursuant to Government Code Section 551.071.
30. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

ADJOURN MEETING



**Carbett "Trey" J. Duhon III,
County Judge
Waller County, Texas**

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).