

**AMENDED  
NOTICE OF MEETING  
OF COMMISSIONERS COURT  
OF WALLER COUNTY, TEXAS  
WEDNESDAY, NOVEMBER 29, 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 **29th day** of **November 2023**, at its meeting place at the **Waller County Joe Kuciemba Annex, 425 FM 1488, Hempstead, Texas**

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 by County Treasurer for approval of Elections Payroll.
5. Request by County Treasurer for approval of payment of retiree insurance.
6. Request by County Treasurer for approval of Fixed Asset Transfer from Treasurer to IT.
7. Request to approve payment on the following:
  - (a) \$2,932.00 for invoice # 15089 and \$2,887.00 for invoice # 14142 for a total of \$5,819.00 to Harris County from line item 125-423-540702 [Autopsy].
  - (b) \$995.00 for invoice # 23112411 to TAC Security & Video from line item 117-428-568425 [Courthouse Security/Misc. Security].

## **CONSENT AGENDA cont.**

- (c) \$1,907.74 for invoice # 21 to King Architectural Consulting Services PLLC from line item 604-604-545405 [Professional Services].
8. Request by County Auditor for approval and/or ratification of Accounts Payable.
  9. Request by Grant Manager to ratify executed Amendment No. 4 to the County's GLO Contract No. 20-066-011-C074 (CDBG-DR-Buyout Program).
  10. Request by County Engineer to advertise for sealed bids in the Hotline Press, the Katy Times and the Waller County Express to sell one lot of Scrap Metal at the 775 Bus 290 E, Road and Bridge facility. Advertising to be paid from line item 125-401-544100 [Bid Notices and Printing].
  11. Request by County Engineer to approve a Permit to Construct Utility in Waller County Right of Way by Consolidated Communication for CCI purposes of proposed placement of a fiber optic cable in the south right of way of Twinwood parkway, for approximately 9,866 feet from Woods Rd. going west to FM 359S.
  12. Request by County Engineer to approve the Final Plat of Twinwood Distribution Center 3 in Precinct 4.
  13. Request by County Engineer to allow Unit #125 to be utilized as an On-Call Standby unit to aid in downed trees and mechanical breakdowns.

## **ECONOMIC DEVELOPMENT**

14. Discuss and take action to approve Waller County Tax Abatement and Incentive Policy Guidelines and Criteria.
15. Discuss and take action to approve Tax Abatement Agreement with Urban Twinwood, LP, the tax abatement applicant and owner of the property leased to Q-Trade International Corp. and located in the Twinwood Business Park. The property is in the reinvestment zone known as Waller County Twinwood Business Park Reinvestment Zone 12, located south of Interstate 10 and west of Woods Road. Twinwood Urban, LP will construct an office, manufacturing, and warehouse facility of approximately 85,000 square feet at an estimated cost of approximately \$10,000,000. Q-Trade International Corp. will install manufacturing and additional personal equipment at an estimated value of \$2,000,000.
16. Presentation and update by the WCEDP.

## **ECONOMIC DEVELOPMENT cont.**

17. Discuss and take action to approve contract with the Waller County Economic Development Partnership for 2024.

## **COUNTY ENGINEER**

18. Open sealed bids received pursuant to RFP Solicitation Number: 230906-06 for fleet vehicles for the County's Road and Bridge Department.
19. Discuss and take action to approve a variance request to the Waller County Subdivision and Development Regulations-Drainage Criteria Manual (Appendix E) Section VII Design Parameters, regarding use of 3:1 side slope instead of 4:1 for Katy Freeway Truck Parking by Mario Lanza (Precinct 4).
20. Public Hearing:
  - On notice of application for partial replat of Sunterra Sec 14, to be allowed to revise the partial replat of 0.10 acre right-of-way. The revision will change the street name from "Sunset Gables Drive" to "Sunrise Gables Drive", by Astro Sunterra LP, a Delaware Limited Partnership.
  - On notice of application for partial replat of Sunterra Sec 16, to be allowed to revise the partial of 0.04 acre right-of-way. The revision will change the street name from "Sunset Gables Drive" to "Sunrise Gables Drive" by Astro Sunterra, LP, a Delaware Limited Partnership.
  - On notice of application for partial replat of Sunterra Sec 24, to be allowed to revise the 26.73 acres of Sunterra Sec 24. The revision will be for the purpose of creating 112 Lots, 4 Reserves and 2 Blocks, by Astro Sunterra Drive, LP, a Delaware Limited Partnership.
  - On notice of application for partial replat of Sunterra Sec 25, to allow the partial replatting of 1.59 acres of right-of-way, a portion of Reserve "A" Block 1 and Reserve "E" Block 3 within Sunterra 25. The revision will be for the purpose of changing the street name "Sunray Beach Drive" to "Malibu Glen Drive", by Astro Sunterra LP, a Delaware Limited Partnership.
  - On notice of application for partial replat of Sunterra Sec 29, to be allowed to revise the partial replatting of 0.53 acre right-of-way. The revision will change the street name "Sol Vida Drive" to "Apple Rose Lane" and Harbor Ridge Drive" to Golden Dust Drive", by Astro Sunterra, LP, a Delaware Limited Partnership.

## **COUNTY ENGINEER cont.**

- On notice of application for partial replat of Sunterra Sec 30, to be allowed to revise the partial replat of Sunterra Sec 30, to be allowed to revise the partial replat of 0.32 acre right-of-way. The revision will change the street name "Seawest Lake Drive" to "Sorrento Hill Drive", by Astro Sunterra, LP, a Delaware Limited Partnership.
  - On notice of application for partial replat of Sunterra Sec 31, to be allowed to revise the partial replat of 0.63 acre right-of-way. The revision will change the street name "Myrtle Glass Drive (PVT)" to "Stingray Cove Drive (PVT)", by Astro Sunterra, LP, a Delaware Limited Partnership.
  - On notice of application for partial replat of Sunterra Shores Drive Street Dedication and Lift Station No. 4, to be allowed to revise the partial replat of 0.04 acre right-of-way. The revision will change the street name "Sunray Beach Drive" to "Malibu Glen Drive" by Astro Sunterra, LP, a Delaware Limited Partnership.
21. Presentation of the Road and Bridge Department's Quarterly Operations Report by the County Engineer, Ross McCall.

## **COMMISSIONER, PRECINCT 3**

22. Discuss and take action to approve Subdivision Development Agreement with LGI Homes-Texas, LLC for Dewberry Hills Subdivision.

## **TREASURER**

23. Discuss and take action to approve Waller County Personnel Policy updates.
24. Discuss and take action to approve continuation of policy and payment of invoice for Texas Association of Counties Worker's Compensation coverage effective 01/01/2024.
25. Discuss and take action to approve continuation of policy and payment of invoice for Texas Association of Counties for Auto Liability, Auto Physical Damage, and General Liability coverages effective 01/01/2024.

## **SHERIFF**

26. Discuss and take action to approve amendment to Utility contract for the lease of 8 in-car and body camera systems.
27. Discuss and take action to approve service agreement with IDCore to begin at the expiration of current contract with TLOxp in February 2024.

## **COUNTY COURT AT LAW No. 1**

28. Discuss and take action to approve the Contract Indigent Defense attorneys for Misdemeanor/Juvenile cases for Waller County for Calendar Year 2024, and authorize the County Judge to sign contracts on behalf of the County.

## **RECYCLE CENTER**

29. Discuss and take action to approve the purchase of a new security camera for the Recycle Center for \$3,099.00 from Ageint Security. Funds to be paid from line item 125-527-581700 [Equipment].

## **CONSTABLE, PRECINCT 2**

30. Discuss and take action to approve the purchase of storage device for camera systems that store recorded data for \$2,428.99. Funds to be paid from line item 241-595-5612090 [ARPA Miscellaneous].

## **FIRE MARSHAL**

31. Discuss and take action to approve payment of \$1,900.00 to Southern Software for a renewal support fee associated with the Records Management System utilized by the Fire Marshal's office. Funds to be paid from line item 241-595-5612090 [ARPA Miscellaneous].

## **GRANT MANAGER**

32. Open sealed bids for construction services affiliated with the County's CDBG-DR Diemer Road Realignment Project (Waller County Contract No. (20-065-062-C180).

## **AUDITOR**

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

## **CONSTRUCTION MANAGER**

34. Discuss and take action to approve payment of invoice # 7346 for \$38,179.25 to Wald Relocation Services LTD. from line item [604-604-581837 [Swing Space].

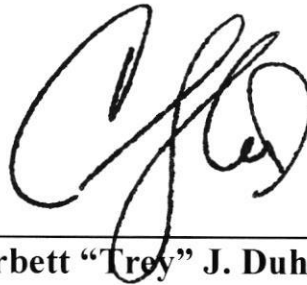
## **MISCELLANEOUS**

35. Presentation by Quiddity on Clay Road Project.
36. Discuss and take action to approve payment in the amount of \$2,100.00 to Southern Software for a renewal support fee associated with the Records Management System utilized by Waller County Constables. Funds to be paid from line item 241-595-561209 [ARPA Miscellaneous].
37. Discuss and take action to approve the Agreement between Waller County and Fort Bend Children's Advocacy Center and the payment of \$12,500.00 from line item 125-411-542249 [Fort Bend Children's Advocacy] as allocated in the 2023 Budget.
38. 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.
39. 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**

40. 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.
41. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
42. Consultation with District Attorney and outside counsel pursuant to Government Code Section 551.071.
43. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

**ADJOURN MEETING**

A handwritten signature in black ink, appearing to read 'Carbett', is positioned above a horizontal line.

**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).**

