

COMMISSIONER'S COURT OF MILAM COUNTY, TEXAS

AGENDA FOR MONDAY, APRIL 26, 2021

Notice is hereby given that the Milam County Commissioners Court will convene on Monday, April 26, 2021, beginning at 10:00 a.m. The Court will convene in person at the Milam County Courthouse in the Milam County Courtroom located at 102 S. Fannin Ave., Cameron, Texas. Due to the COVID-19 pandemic and concerns for public health and safety the meeting will also be broadcast by Facebook Live. Public attendance will be limited due to COVID-19 spacing requirements and admittance will be done on a first come, first serve basis.

If you would like to make a public comment on any of the agenda items and you are unable to attend in person, please call 254 697 7000 before 10:00 a.m. April 26, 2021 and we will make arrangements for you to participate by phone. If you would like to attend and speak in person, space providing, you may register with Ms. Denise Wallace at the County Judge's office before 10:00 a.m. Monday, April 26, 2021.

To join by Facebook Live navigate to the Moving Milam Forward Facebook Page which is located at <https://www.facebook.com/live/producer/934846117015797>

The following items will be addressed:

1. The Court will convene and a quorum will be established.
2. Prayer.
3. Pledge of Allegiance to the American Flag and to the Texas Flag.
4. Discuss the minutes of previous Commissioner's Court meetings and take any necessary action regarding approval, correction and/or changes of the minutes.
5. Discuss and take any necessary action to honor and thank Mr. Drayton McLane for his unwavering support of Milam County, Texas.
6. Discuss and take any necessary action regarding the COVID-19 pandemic in Milam County, including:
 - a. The status of the Milam County vaccination clinics;
 - b. The status of the Milam County COVID-19 testing; and
 - c. The prognosis for additional vaccinations and testing.
7. Discuss and take any necessary action regarding the selection of a general contractor to renovate the new Milam County annex building, pursuant to the EDA grant recently approved by EDA for Milam County.
8. Discuss and take any necessary action to select and approve members for the Milam County Medical Task Force.
9. Solar Tax Abatements Procedural Requirements:

- a. Milano Solar L.L.C.
 - i. Discuss and take any necessary action to select the date of June 28, 2021 for a public hearing and authorizing publication in a newspaper of general circulation with Milam County of notice regarding the creation of a reinvestment zone to be known as Milam County Reinvestment Zone-Milano Solar for purposes of tax abatement to provide economic development within the county, and to take up for consideration a tax abatement agreement with Milano Solar, LLC.
 - ii. Consider and take possible action to give notice to other taxing jurisdictions of tax abatement pursuant to Chapter 312, Texas Tax Code.
- b. Sandow Solar I:
 - i. Discuss and take any necessary action to select the date of June 28, 2021 for a public hearing and authorizing publication in a newspaper of general circulation with Milam County of notice regarding the creation of a reinvestment zone to be known as Sandow Solar I for purposes of tax abatement to provide economic development within the county, and to take up for consideration a tax abatement agreement with Sandow Lakes Ranch Solar I, LLC.
 - ii. Discuss and take any necessary action to give notice to other taxing jurisdictions of tax abatement pursuant to Chapter 312, Texas Tax Code.
- c. Cattlemen Solar:
 - i. Discuss and take any necessary action to select the date of June 28, 2021 for a public hearing and authorizing publication in a newspaper of general circulation with Milam County of notice regarding the creation of a reinvestment zone to be known as Cattlemen Solar Park for purposes of tax abatement to provide economic development within the county, and to take up for consideration a tax abatement agreement with Cattlemen Solar Park LLC.
 - ii. Consider and take possible action to give notice to other taxing jurisdictions of tax abatement pursuant to Chapter 312, Texas Tax Code.

10. Commissioner's Requests:

- a. Commissioner Neal:
 - i. Discuss and take any necessary action to approve a proposed interlocal agreement between Milam County and Williamson County providing for the purchase of surplus equipment, including but not limited to the purchase of a 2004 CAT PS150B roller, costing \$22,500.00.
- b. Commissioner Hubnik:
 - i. Discuss and take any necessary action to approve the purchase of a used water truck and a used Zipper and/or BOMAG machine for use on Milam County roads.
- c. Commissioner Muegge:
 - i. Discuss and take any necessary action to approve the trade in of a used Zipper machine and the purchase of a new Zipper machine for use on Milam County roads.

11. Copier Machine Leases:

- a. Discuss and take any necessary action to approve new leases for copier machines for the Veteran's Services Department, the Agrilife Extension Office and for the Indigent Health office.

12. Utility Installations/Easements:

- a. Discuss and take necessary action regarding a request of BEC Power for an aerial crossing over County Road 458 with a minimum overhead of 22 feet. Line pole to be installed on private property.
- b. Discuss and take necessary action regarding a request of BEC Power to install an electric aerial crossing 1.12 miles East of FM 486 and .01 mile South of CR 458A, with a minimum height of 22 feet.

13. Subdivision Variances:

- a. Discuss and take any necessary action regarding a proposed subdivision on 3.87 acres of land on Highway 79 on the Brazos River, parcel 20517569.

14. Discuss and take any necessary action to pay the bills of Milam County, Texas.

15. Discuss and take any necessary action to adjourn the Milam County Commissioners Court.

Dated this the 23rd day of April 2021:

Commissioner's Court of Milam County, Texas

By: _____

Steve Young, Milam County Judge

I, the undersigned County Clerk, do hereby certify that the Notice of convening of the Milam County Commissioners Court is a true and correct copy of said Notice. Further, the Notice is published on the Courthouse door and the County Clerk's Office of Milam County, Texas and at other place(s) readily accessible to the general public at all times on the 23rd day of April 2021. The Notice remained so posted continuously for at least 72 hours preceding the scheduled time of said Court.

Dated this 23rd day of April 2021.

County Clerk of Milam County, Texas

By: _____

Jodi Morgan, Milam County Clerk



JODI MORGAN
County Clerk

Filed 23 day of April
in 2021, At 9:45A M.
JODI MORGAN
County Clerk, Milam County, Texas
By: _____
Deputy

If during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting the Commissioner's Court will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes or decisions will be taken in open meeting.

STATE OF TEXAS:

COUNTY OF MILAM:

BE IT REMEMBERED, that on Monday, the 26th day of April A.D. 2021, the Commissioners' Court of Milam County, Texas, convened in Regular Session in the Commissioners' Courtroom, Milam County Courthouse, 102 S. Fannin, Cameron Texas, with the following members of the Court present, to-wit:

Commissioners Court is now live stream through Facebook at <https://www.facebook.com/live/producer/934846117015797>

**STEVE YOUNG, MILAM COUNTY JUDGE
HENRY HUBNIK, COMMISSIONER PRECINCT NO.1
DONALD SHUFFIELD, COMMISSIONER PRECINCT NO. 2
ART NEAL, COMMISSIONER PRECINCT NO. 3
JEFF MUEGGE, COMMISSIONER PRECINCT NO. 4
JODI MORGAN, COUNTY CLERK**

SUPPORTING DOCUMENTS MAY BE VIEWED ON THE WEBSITE
WWW.MILAMCOUNTY.NET , in the minutes in the Commissioners Court book located in the County Clerk's office, or online at <https://milam.tx.publicsearch.us/>

And the proclamation having been made the Court was in session, the following business came on to be considered:

- 1. CALL MEETING TO ORDER AND ESTABLISH QUORUM – 10:00 A.M.**
- 2. PRAYER**
- 3. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG**

4. DISCUSS THE MINUTES OF PREVIOUS COMMISSIONER COURT MEETINGS AND TAKE ANY NECESSARY ACTION REGARDING APPROVAL, CORRECTION AND/OR CHANGES OF THE MINUTES

Motion by Commissioner Muegge to approve the minutes from the previous Commissioner's Court, Seconded by Commissioner Shuffield and approved unanimously.

April 12, 2021 Regular Minutes

- 5. Discuss and take any necessary action to honor and thank Mr. Drayton McLane for his unwavering support of Milam County, Texas.**
- 6. Discuss and take any necessary action regarding the COVID-19 pandemic in Milam County, including:**
- a) The status of the Milam County vaccination clinics;**
 - b) The status of the Milam County COVID-19 testing; and**
 - c) The prognosis for additional vaccinations and testing.**
- 7. Discuss and take any necessary action regarding the selection of a general contractor to renovate the new Milam County annex building, pursuant to the EDA grant recently approved by EDA for Milam County.**

Motion by Judge Young to select EBCO as the General Contractor to renovate the New Milam County Annex Building, pursuant to the EDA grant recently approved by EDA for Milam County, Seconded by Commissioner Muegge and approved unanimously.

8. Discuss and take any necessary action to select and approve members for the Milam County Medical Task Force.

Motion by Judge Young to appoint the following members as listed below as the Milam County Medical Task Force, Seconded by Commissioner Neal and approved unanimously.

- **Collier Perry**
- **Ward Roddam**
- **Courtney Paulson**
- **Troy Zinn**
- **Kain Dodd**
- **John Egger**
- **Nathan Fuchs**
- **Pastor Royal Johnson**
- **Robert Kirkpatrick**

9. Solar Tax Abatements Procedural Requirements:

a) Milano Solar L.L.C.

- 1. Discuss and take any necessary action to select the date of June 28, 2021 for a public hearing and authorizing publication in a newspaper of general circulation with Milam County of notice regarding the creation of a reinvestment zone to be known as Milam County Reinvestment Zone-Milano Solar for purposes of tax abatement to provide economic development within the county, and to take up for consideration a tax abatement agreement with Milano Solar, LLC.**

Motion made by Judge Young, that the Commissioners Court of Milam County conduct a public hearing on June 28, 2021 and provide notice as required by law regarding the creation of a reinvestment zone for purposes of tax abatement to provide economic development, to be published in a newspaper of general circulation in accordance with Chapter 312 of the Texas Tax Code, and to take possible action regarding tax abatement on a capital investment of approximately \$150,000,000.00 with Milano Solar, LLC, Seconded by Commissioner Muegge and approved unanimously

2. Consider and take possible action to give notice to other taxing jurisdictions of tax abatement pursuant to Chapter 312, Texas Tax Code.

Motion made by Judge Young, that the County provide notice to other taxing jurisdiction in Milam County affected by the proposed reinvestment zone of the intent to create a Reinvestment Zone and to possibly enter into a tax abatement agreement on terms favorable to Milam County with Milano Solar, LLC, as required by Chapter 312 of the Texas Tax Code, Seconded by Commissioner Shuffield and approved unanimously.

b) Sandow Solar I:

1. Discuss and take any necessary action to select the date of June 28, 2021 for a public hearing and authorizing publication in a newspaper of general circulation with Milam County of notice regarding the creation of a reinvestment zone to be known as Sandow Solar I for purposes of tax abatement to provide economic development within the county, and to take up for consideration a tax abatement agreement with Sandow Lakes Ranch Solar I, LLC.

Motion made by Judge Young, that the Commissioners Court of Milam County conduct a public hearing on June 28, 2021 and provide notice as required by law regarding the creation of a reinvestment zone for purposes of tax abatement to provide economic development, to be published in a newspaper of general circulation in accordance with Chapter 312 of the Texas Tax Code, and to take possible action regarding tax abatement on a capital investment of approximately \$400,000,000.00 with Sandow Lakes Ranch Solar I, LLC, Seconded by Commissioner Neal and approved unanimously.

2. Discuss and take any necessary action to give notice to other taxing jurisdictions of tax abatement pursuant to Chapter 312, Texas Tax Code.

Motion made by Judge Young, that the County provide notice to other taxing jurisdiction in Milam County affected by the proposed reinvestment zone of the intent to create a Reinvestment Zone and to possibly enter into a tax abatement agreement on terms favorable to Milam County with Sandow Lakes Ranch Solar I, LLC, as required by Chapter 312 of the Texas Tax Code, Seconded by Commissioner Hubnik and approved unanimously.

c) Cattlemen Solar:

1. Discuss and take any necessary action to select the date of June 28, 2021 for a public hearing and authorizing publication in a newspaper of general circulation with Milam County of notice regarding the creation of a reinvestment zone to be known as Cattlemen Solar Park for purposes of tax abatement to provide economic development within the county, and to take up for consideration a tax abatement agreement with Cattlemen Solar Park LLC.

Motion made by Judge Young, that the Commissioners Court of Milam County conduct a public hearing on June 28, 2021 and provide notice as required by law regarding the creation of a reinvestment zone for purposes of tax abatement to provide economic development, to be published in a newspaper of general circulation in accordance with Chapter 312 of the Texas Tax Code, and to take possible action regarding tax abatement on a capital investment of approximately \$250,000,000.00, with Cattlemen Solar Park LLC, Seconded by Commissioner Shuffield and approved unanimously.

2. **Consider and take possible action to give notice to other taxing jurisdictions of tax abatement pursuant to Chapter 312, Texas Tax Code.**

Motion made by Judge Young, that the County provide notice to other taxing jurisdiction in Milam County affected by the proposed reinvestment zone of the intent to create a Reinvestment Zone and to possibly enter into a tax abatement agreement on terms favorable to Milam County with Cattlemen Solar Park LLC, as required by Chapter 312 of the Texas Tax Code, Seconded by Commissioner Neal and approved unanimously.

10. Commissioner's Requests:

a) Commissioner Neal:

1. **Discuss and take any necessary action to approve a proposed interlocal agreement between Milam County and Williamson County providing for the purchase of surplus equipment, including but not limited to the purchase of a 2004 CAT PS150B roller, costing \$22,500.00.**

Motion by Commissioner Neal, to approve an interlocal agreement between Milam County and Williamson County providing a purchase of surplus equipment, including but not limited to the purchase of a 2004 CAT PS150B roller, costing \$22,500, Seconded by Commissioner Muegge and approved unanimously.

b) Commissioner Hubnik:

- 1. Discuss and take any necessary action to approve the purchase of a used water truck and a used Zipper and/or BOMAG machine for use on Milam County roads.**

Motion by Commissioner Hubnik, to approve the purchase of a used water truck in the amount of \$75,000 with Anderson Equipment and to make a decision on either a BOMAG or a used Zipper, Seconded by Commissioner Shuffield and approved unanimously.

c) Commissioner Muegge:

- 1. Discuss and take any necessary action to approve the trade in of a used Zipper machine and the purchase of a new Zipper machine for use on Milam County roads.**

Motion by Commissioner Muegge, to approve a trade in of a used Zipper machine and purchase a new Zipper machine, Seconded by Commissioner Neal and approved unanimously.

New Zipper cost \$276,000.00

Trade in amount on used Zipper \$75,000.00

11. Copier Machine Leases:

- a) Discuss and take any necessary action to approve new leases for copier machines for the Veteran's Services Department, the Agrilife Extension Office and for the Indigent Health office.**

Motion by Commissioner Muegge, to approve new copy machine leases for Veteran's Services Department, Agrilife Extension Office and Indigent Health Office, Seconded by Commissioner Neal and approved unanimously.

12. Utility Installations/Easements:

- a) **Discuss and take necessary action regarding a request of BEC Power for an aerial crossing over County Road 458 with a minimum overhead of 22 feet. Line pole to be installed on private property.**

Motion by Commissioner Muegge, to approve the request of BEC Power for an aerial crossing over County Road 458 with a minimum overhead of 22 feet, Seconded by Commissioner Neal and approved unanimously.

- b) **Discuss and take necessary action regarding a request of BEC Power to install an electric aerial crossing 1.12 miles East of FM 486 and .01 mile South of CR 458A, with a minimum height of 22 feet.**

Motion by Commissioner Muegge, to approve the request of BEC Power to install an electric aerial crossing 1.12 miles east of FM 486 and 0.1 mile south of CR 458A with a minimum height of 22 feet, Seconded by Commissioner Shuffield and approved unanimously.

13. Subdivision Variances:

- a) **Discuss and take any necessary action regarding a proposed subdivision on 3.87 acres of land on Highway 79 on the Brazos River, parcel 20517569.**

Motion by Judge Young, to approve the subdivision on 3.87 acres of land on highway 79 on the Brazos River, Seconded by Commissioner Neal and approved unanimously.

14. DISCUSS AND TAKE ANY NECESSARY ACTION TO PAY THE BILLS OF MILAM COUNTY

Motion by Commissioner Shuffield to pay the bills in the amount of \$366,875.09, Seconded by Commissioner Muegge and approved unanimously.

Motion by Commissioner Muegge to convene into Executive Session at 11:15a.m., Seconded by Commissioner Neal and approved unanimously.

Reconvened back into Commissioner Court at 11:32a.m.

Item Number #7 and #8 were then discussed and action taken

- 15. ADJOURN- Motion by Commissioner Neal to adjourn at 11:35a.m., Seconded by Commissioner Muegge and carried unanimously.**

The above and foregoing Minutes for Monday, April 26, 2021 having been examined and approved in Open Court this _____ day of _____ 2021.

County Judge

**State of
Texas:
County of Milam:**

I, Jodi Morgan, County Clerk, Milam County, Texas, attest that the foregoing is a true and correct accounting of the Commissioners' Court authorized proceedings for April 26, 2021.

**County Clerk and Ex-Officio Member of
Commissioners' Court, Milam County, Texas**

STATEMENT OF APPROVAL

Commissioner PCT #1

Commissioner PCT #2

Commissioner PCT #3

Commissioner PCT #4