

COMMISSIONER'S COURT OF MILAM COUNTY, TEXAS

AGENDA FOR MONDAY, May 23, 2022

The Milam County Commissioners Court will convene on Monday, May 23, 2022 beginning at 5:00 p.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. Court proceedings will also be broadcast by Facebook Live.

If any member of the public would like to attend and speak in person regarding any of the agenda items, please register with the County Judge's office before 5:00 p.m. on May 23, 2022.

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. A quorum will be established and the Court will convene.
2. Invocation.
3. Pledge of Allegiance to the American Flag and to the Texas Flag.
4. Public Hearing Regarding Reauthorization of Guidelines and Criteria for Tax Abatements:
 - a. Discuss and take any necessary action to open and conduct a public hearing regarding the adoption, amendment, repeal or reauthorization of Guidelines and Criteria for Tax Abatement, giving members of the public a reasonable opportunity to be heard.
 - b. Discuss and take any necessary action to close the public hearing regarding the adoption, amendment, repeal or reauthorization of Guidelines and Criteria for Tax Abatement.
5. Reauthorization of Guidelines and Criteria for Tax Abatement:
 - a. Discuss and take any necessary action to adopt, amend, repeal or reauthorize Guidelines and Criteria for Tax Abatement and adopt a resolution stating that Milam County elects to become eligible to participate in tax abatements.
6. Public Hearing Regarding Possible Creation of a Reinvestment Zone:
 - a. Discuss and take any necessary action to conduct a public hearing regarding the creation of a Reinvestment Zone to be known as "Milam County Reinvestment Zone-Cattlemen Solar Park II LLC" for purposes of potential tax abatement to provide economic development within the County as described in the application for Tax Abatement on file with the Milam County Clerk.
 - b. Discuss and take any necessary action to close the public hearing regarding the creation of a Reinvestment Zone to be known as "Milam County Reinvestment Zone-Cattlemen Solar Park II LLC" for purposes of potential tax abatement to provide economic development within the County as described in the application for Tax Abatement on file with the Milam County Clerk.

7. Reinvestment Zone:

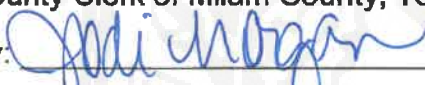
- a. Discuss and take any necessary action to create a reinvestment zone for the purposes of tax abatement to provide economic development within Milam County pursuant to Chapter 312 of the Texas Tax Code. Such reinvestment zone to be known as Milam County Reinvestment Zone-Cattlemen Solar Park II LLC which is located as described in the application for tax abatement filed by Cattlemen Solar Park II LLC.

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

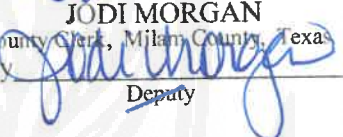
Commissioner's Court of Milam County, Texas
 By: 
 Steve Young, Milam County Judge

Dated this the 20th of May 2022:

I, Jodi Morgan, 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 public at all times beginning on the 20th day of May 2022. The notice will remain so posted continuously for at least 72 hours preceding the scheduled date and time of said Court.

County Clerk of Milam County, Texas
 By: 
 Jodi Morgan, Milam County Clerk

 **JODI MORGAN**
 County Clerk

Filed 20 day of May
 in 2022, At 9:15 A 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 23rd day of May A.D. 2022, the Commissioners' Court of Milam County, Texas, convened in Special Session at 5:00p.m. 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>

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

Absent to wit:
STEVE YOUNG, MILAM COUNTY JUDGE

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. A quorum will be established and the Court will convene. 5:00p.m.**
- 2. Invocation.**
- 3. Pledge of Allegiance to the American Flag and to the Texas Flag.**

4. Public Hearing Regarding Reauthorization of Guidelines and Criteria for Tax Abatements:

- a. Discuss and take any necessary action to open and conduct a public hearing regarding the adoption, amendment, repeal or reauthorization of Guidelines and Criteria for Tax Abatement, giving members of the public a reasonable opportunity to be heard.**
- b. Discuss and take any necessary action to close the public hearing regarding the adoption, amendment, repeal or reauthorization of Guidelines and Criteria for Tax Abatement.**

Commissioner Muegge opened the Public Meeting at 5:01p.m.

Frank Summers- spoke on the abatement process, he stated that 10 year abatements are not in the best interest of the taxpayers or the county in the long run. There are some people out there that could help the court in negotiating better abatements for the benefit of the taxpayers.

Matt Goodson- Biggest concern is with the criteria in which the abatement process is given. Not seeing the fit for the solar projects in the way the abatements are given based on the number of jobs that are created in the community; “the benefit of the community” that piece has always been a concern to me and my neighbors.

School Districts in the following counties: Falls, Bandera, Lampasas, McLennan, Erath, Brown and Smithville, all of these places have been approached by various Solar projects and rejected abatements based on the fact it wasn't going to be beneficial for them, their school district or the taxpayer.

Motion made by Commissioner Shuffield, Seconded by Commissioner Neal, motion carried unanimously to close the Public Meeting at 5:06p.m.

5. Reauthorization of Guidelines and Criteria for Tax Abatement:

- a. Discuss and take any necessary action to adopt, amend, repeal or reauthorize Guidelines and Criteria for Tax Abatement and adopt a resolution stating that Milam County elects to become eligible to participate in tax abatements.**

Commissioner Hubnik noted to make sure if we adopt the guidelines that we follow them.

Motion by Commissioner Muegge, Seconded by Commissioner Neal, motion carried unanimously to adopt the new guidelines and criteria tax abatement and resolve that Milam County elects to be eligible to participate in the Tax Abatement.

6. Public Hearing Regarding Possible Creation of a Reinvestment Zone:

- a. Discuss and take any necessary action to conduct a public hearing regarding the creation of a Reinvestment Zone to be known as “Milam County Reinvestment Zone- Cattlemen Solar Park II LLC” for purposes of potential tax abatement to provide economic development within the County as described in the application for Tax Abatement on file with the Milam County Clerk.**
- b. Discuss and take any necessary action to close the public hearing regarding the creation of a Reinvestment Zone to be known as “Milam County Reinvestment Zone- Cattlemen Solar Park II LLC” for purposes of potential tax abatement to provide economic development within the County as described in the application for Tax Abatement on file with the Milam County Clerk.**

Motion by Commissioner Muegge, Seconded by Commissioner Shuffield to open the Public Hearing for Item 6A at 5:10p.m.

Evan Halloran-Project Manager with EDP Renewables- Lead Project Manager on Cattleman Park Solar 1 & 2. – Spoke about the Cattleman Solar Park Project -We don't just pick a site and put infrastructure everywhere, we are very specific on where we site it so that we can mitigate impacts to the land and environment.

Look at existing wetland features like streams and natural drainage patterns of the land.

Complete a wildlife survey and a cultural resources study to avoid impacts to protected species and areas of potential historical significance.

Coordinate very closely with U.S. Fish and Wildlife along with Texas Parks and Wildlife through the development and construction of these projects.

We are obligated per our Leases and Texas State Law to fully remove all of the equipment and restore the land back after the project operations are done.

Commissioner Shuffield to Evan Halloran- What is the longevity of your operation?

Evan Halloran- 35 years at least

Commissioner Shuffield- Possibly longer?

Evan Halloran- It still produces electricity, it does degrade overtime, if the landowner wants to continue their relationship, we will go in and replace the panels with newer panels and continuing in operating the projects, or the landowner wants to restore the land back to farming that's when we would go in and decommission and restore the land.

Matt Goodson- What is our goal for Milam County? What is the magic number, are we trying to reach some saturation point? Or are we just trying to be accommodating to solar companies, is there a target?

Is the abatement process going to sunset in August 2022; the 312 and 313?

John Redington- For School Districts for Chapter 313 is ending in September. Counties will still be able to offer abatements.

Matt Goodson- Through the Property tax side not the School Side?

John Redington-Correct

Matt Goodson- Look at Otto, Texas, 5,000 or 6,000 construction project going on right now. Economic growth is important, would like to see it done in a way that it creates jobs and creates opportunities for the people that live here

Commissioner Muegge- No amount of acreage, just when a landowner comes to us after they have made an agreement with the Solar people.

Charlie Cody- My property value will go down; I will be surrounded 3 sides of my property. Taxes are a big issue, my taxes tripled, and you are giving them money. They will make my property value and make it zero.

Motion made by Commissioner Shuffield, Seconded by Commissioner Neal, motion carried unanimously to close the Public Meeting at 5:33p.m.

7. Reinvestment Zone:

- a. Discuss and take any necessary action to create a reinvestment zone for the purposes of tax abatement to provide economic development within Milam County pursuant to Chapter 312 of the Texas Tax Code. Such reinvestment zone to be known as Milam County Reinvestment Zone-Cattlemen Solar Park II LLC which is located as described in the application for tax abatement filed by Cattlemen Solar Park II LLC.**

Motion by Commissioner Muegge, Seconded by Commissioner Shuffield, motion carried 3 to 1 that the designation would contribute to the retention or expansion of primary employment would attract major investment in the zone would be a benefit to the property to be included in the zone and would contribute to the economic development of the county

**Commissioner Hubnik-No
Commissioner Shuffield-Yes
Commissioner Neal-Yes
Commissioner Muegge-Yes**

8. ADJOURN:

Motion by Commissioner Neal, Seconded by Commissioner Shuffield, motion carried unanimously to adjourn at 5:58p.m.

The above and foregoing Minutes for Monday, May 23, 2022 having been examined and approved in Open Court this _____ day of _____ 2022.

_____ 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 May 23, 2022.

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

STATEMENT OF APPROVAL

Commissioner PCT #1- Henry Hubnik

Commissioner PCT #2- Donald Shuffield

Commissioner PCT #3- Art Neal

Commissioner PCT #4- Jeff Muegge