

COMMISSIONERS COURT OF MILAM COUNTY, TEXAS

AGENDA FOR Monday July 27, 2020

Notice is hereby given that a public meeting of the Milam County Commissioners Court will be held on Monday, July 27, 2020, beginning at 10:00 a.m. The Court will meet in person at the Milam County Courthouse in the Milam County Courtroom. Due to the recent outbreak of the COVID-19 virus the meeting will also be conducted by phone and by video conferencing. To join by phone dial: +1 (571) 317-3122 and use access code: 598-047-637.

The Court will also publish the hearing by Facebook Live on the Moving Milam Forward page which is located at <https://www.facebook.com/live/producer/934846117015797>

Public attendance will be limited due to COVID-19 spacing requirements and admittance will be done on a first come, first serve basis.

The following items will be addressed:

1. Call Meeting to Order and establish a quorum.
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. Hear public participation comments from the public who have timely made a proper request and take any necessary action regarding such request and/or comments.
6. Discuss and take any necessary action on the COVID-19 Pandemic in Milam County, including:
 - a. Update on the pandemic; and
 - b. COVID-19 case summary.
7. Discuss and take any necessary action regarding an update on the Annex and Professional Building renovation:
 - a. Update on publication of the notice of swap and/or exchange, which was initially published on July 2, 2020 in the Cameron Herald, a paper of general circulation in the County and has run for three consecutive weeks as of July 23, 2020;
 - b. Appraisal report of the involved property to be exchanged by David E Jones and Associates, including the properties owned by the County of Milam and the former Central Texas Hospital campus, more specifically described in exhibit A to this agenda;
 - c. Professional Building renovation;
 - d. The Annex renovation;
 - e. The EDA Infrastructure CARES Act grant for the Annex renovation; and

- f. The TDEM Cares Act grant to be used for the Professional Building renovation.
8. Discuss and take any necessary action pursuant to the Texas Government Code including but not limited to section 263.006 of the Texas Local Government Code to finalize the swap, exchange and acquisition of the former Central Texas Hospital property, previously approved by the Milam County Commissioners Court on June 30, 2020, specifically;
 - a. Discuss and take any necessary action to allow the County Judge to execute the necessary documents to finalize the swap, exchange and acquisition of County property, described by the public notice of exchange of July 2, 2020 pursuant to section 263.006 of the Texas Local Government Code for the approximate 8.49 acre tract of land with all buildings and appurtenances located thereon, specifically described by metes and bounds and a diagram attached to this agenda as exhibit A.
 - b. Discuss and take action to adopt an order and resolution of the Court authorizing the exchange of the described properties set for in agenda item 8a above; having previously ordered and authorized the publication of a notice in a newspaper of general circulation of the county for the prescribed time; having considered all bids presented in accordance with section 263.006 of the Texas Local Government Code; having acknowledged the receipt of certified appraisals of the exchange properties determining that the fair market value of the properties exchanged is not less than the fair market value of the exchanged properties received; having entered Orders and findings by the Commissioners Court that the exchange of is for a public purpose; and the entry of an Order authorizing the execution by the County Judge of the contracts, leases and deeds for the purpose of completing the exchange transaction.
 9. Discuss and take any necessary action to approve a proposed lease agreement with Milam Medical to lease renovated space at the former "Professional Building" for use as an urgent care/medical care/COVID testing facility.
 10. Discuss and take any necessary action to adopt the following order regarding the voter-approval tax rate be calculated at 8% in the manner provided for by the taxing entity of Milam County:
 - a. Whereas, Governor Abbott has declared a disaster in the entire State of Texas, including Milam County; and
 - b. Whereas, Section 26.04 (c-1), Tax Code, provides that a taxing entity located in an area declared a disaster area by the governor may direct that the voter-approval tax rate be calculated in the manner provided for a special taxing unit;
 - c. It is hereby ordered that the voter-approval-tax rate shall be calculated in the manner provided for a special taxing unit at 8% as provided by statute.
 11. Discuss and take any necessary action regarding the purchase of a 2019 John Deere 210GLC – for Precinct 1.
 12. Discuss and take any necessary action regarding a request for permission for entry and waiver of claims for Rick Schwarz on CR 464/430 in Precinct 4.

13. Discuss and take any necessary action to pay the bills of Milam County.

14. Adjourn.

Filed 24 day of July
in 2020, At 7:50AM
JODI MORGAN
County Clerk, Milam County, Texas
By: [Signature]
Deputy

Dated this the 24th day of July 2020.
Commissioners Court of Milam County, Texas

By: Steve Young Digitally signed by Steve Young
Date: 2020.07.24 07:03:39 -05'00'

Steve Young, Milam County Judge

I, the undersigned County Clerk, do hereby certify that the above Notice of Meeting of the above named Commissioners Court, is a true and correct copy of said Notice, and that I posted a true and correct copy of said Notice on the Courthouse door and the County Clerk's Office of Milam County, Texas, at a place readily accessible to the general public at all times on the 24th day of July 2020 and said Notice remained so posted continuously for at least 72 hours preceding the schedule time of said Meeting.

Dated this 24th day of July 2020
County Clerk of Milam County, Texas



JODI MORGAN
County Clerk

Jodi Morgan
By: [Signature]

If during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting the Commissioners 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 27TH day of July A. D. 2020, 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:

Due to the recent outbreak of the COVID-19; this meeting was conducted by video, phone and in court with limited seating. Call 1 571 317 3122 access code 598 047 637 or to join by video at

<https://global.gotomeeting.com/join/934846117015797>

This meeting was also recorded facebook live and the link to listen is

<https://www.facebook.com/936061816592485/live/>

**STEVE YOUNG, MILAM COUNTY JUDGE
RICHARD "OPEY" WATKINS, COMMISSIONER PRECINCT NO.1
DONALD SHUFFIELD, COMMISSIONER PRECINCT NO. 2
JOHN FISHER, COMMISSIONER PRECINCT NO. 3
JEFF MUEGGE, COMMISSIONER PRECINCT NO. 4
JODI MORGAN, COUNTY CLERK**

SUPPORTING DOCUMENTS MAY BE VIEWED ON THE WEBSITE

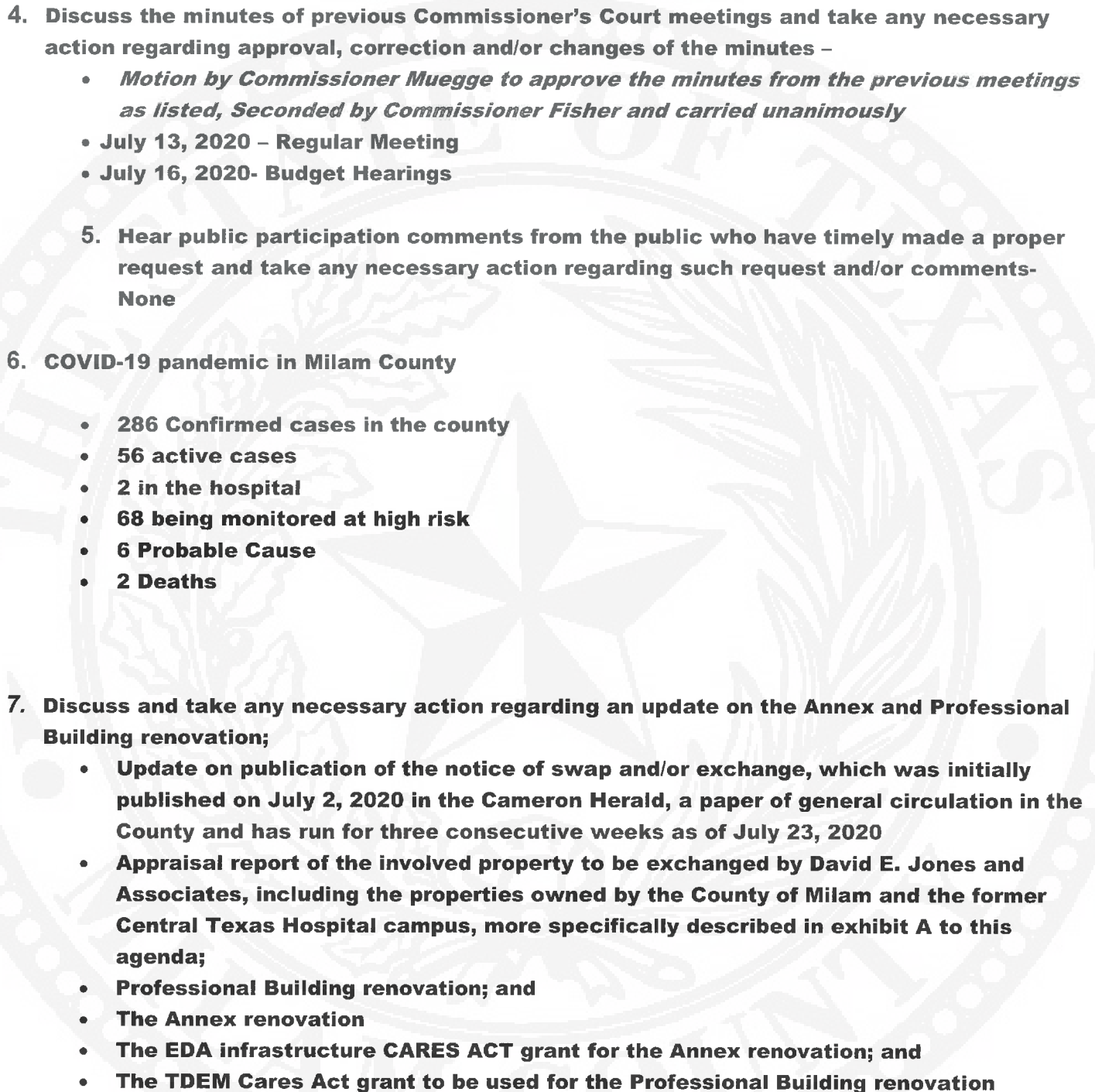
WWW.MILAMCOUNTY.NET

or in the Minutes of the Commissioners Court recorded in the

Milam County Clerk's Office

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 a quorum- 10:00a.m.**
- 2. Prayer.**
- 3. Pledge of Allegiance to the U.S. Flag and Texas Flag.**

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- The background of the page features a large, faint watermark of the official seal of Milam County, Texas. The seal is circular and contains a five-pointed star in the center, surrounded by a wreath. The words "MILAM COUNTY TEXAS" are inscribed around the perimeter of the seal.
4. **Discuss the minutes of previous Commissioner's 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 meetings as listed, Seconded by Commissioner Fisher and carried unanimously*
 - **July 13, 2020 – Regular Meeting**
 - **July 16, 2020- Budget Hearings**
5. **Hear public participation comments from the public who have timely made a proper request and take any necessary action regarding such request and/or comments-
None**
6. **COVID-19 pandemic in Milam County**
- **286 Confirmed cases in the county**
 - **56 active cases**
 - **2 in the hospital**
 - **68 being monitored at high risk**
 - **6 Probable Cause**
 - **2 Deaths**
7. **Discuss and take any necessary action regarding an update on the Annex and Professional Building renovation;**
- **Update on publication of the notice of swap and/or exchange, which was initially published on July 2, 2020 in the Cameron Herald, a paper of general circulation in the County and has run for three consecutive weeks as of July 23, 2020**
 - **Appraisal report of the involved property to be exchanged by David E. Jones and Associates, including the properties owned by the County of Milam and the former Central Texas Hospital campus, more specifically described in exhibit A to this agenda;**
 - **Professional Building renovation; and**
 - **The Annex renovation**
 - **The EDA infrastructure CARES ACT grant for the Annex renovation; and**
 - **The TDEM Cares Act grant to be used for the Professional Building renovation**

8. Discuss and take any necessary action pursuant to the Texas Government Code including but not limited to section 263.006 of the Texas Local Government Code to finalize the swap, exchange and acquisition of the former Central Texas Hospital property, previously approved by the Milam County Commissioners Court on June 30, 2020, specifically

a. Discuss and take any necessary action to allow the County Judge to execute the necessary documents to finalize the swap, exchange and acquisition of County property, described by the public notice of exchange of July 2, 2020 pursuant to section 263.006 of the Texas Local Government Code for the approximate 8.49 acre tract of land with all buildings and appurtenances located thereon, specifically described by metes and bounds and a diagram attached to this agenda as exhibit A.

b. Discuss and take action to adopt an order and resolution of the Court authorizing the exchange of the described properties set for in agenda item 8a above; having previously ordered and authorized the publication of a notice in a newspaper of general circulation of the county for the prescribed time; having considered all bids presented in accordance with section 263.006 of the Texas Local Government Code; having acknowledged the receipt of certified appraisals of the exchange properties determining that the fair market value of the properties exchanged is not less than the fair market value of the exchanged properties received; having entered Orders and findings by the Commissioners Court that the exchange of is for a public purpose; and the entry of an Order authorizing the execution by the County Judge of the contracts, leases and deeds for the purpose of completing the exchange transaction.

Motion by Judge Young that The Milam County Commissioners Court will accept the offer of Classic Bank and CFCSUB to exchange County properties in downtown Cameron for the former CTH campus and buildings located thereon as more fully described in the acquisition documents, after finding that the appraised value of the CTH buildings is more than the appraised value of the County buildings as determined by David Jones and associates the week of July 20, 2020; and after finding that the notice of the exchange was posted in a County paper of general circulation, the Cameron Herald for 3 consecutive weeks, beginning on July 2, 2020; and finding that the acquired buildings will be used for public purposes of providing County administrative purposes; and finding that only one bid was received; the Court hereby orders and agrees that the exchange should take place and the acquisition documents signed by the County Judge and representatives from Classic Bank, et.al. , Seconded by Commissioner Fisher and carried unanimously

9. Discuss and take any necessary action to approve a proposed lease agreement with Milam Medical to lease renovated space at the former “Professional Building” for use as an urgent care/medical care/COVID testing facility.

Motion by Commissioner Muegge to approve the lease agreement with Milam Medical to lease renovated space at the former “Professional Building” for use as an urgent care/medical care/COVID testing facility, Seconded by Commissioner Watkins and carried unanimously

10. Discuss and take any necessary action to adopt the following order regarding the voter-approval tax rate be calculated at 8% in the manner provided for by the taxing entity of Milam County

- a. Whereas, Governor Abbott has declared a disaster in the entire State of Texas, including Milam County; and
- b. Whereas, Section 26.04 (c-1), Tax Code, provides that a taxing entity located in an area declared a disaster area by the governor may direct that the voter-approval tax rate be calculated in the manner provided for a special taxing unit;
- c. It is hereby ordered that the voter-approval-tax rate shall be calculated in the manner provided for a special taxing unit at 8% as provided by statute

Motion by Commissioner Shuffield to approve the order regarding the voter approval tax rate to be calculated at 8% in the manner provided for by the taxing entity of Milam County, Seconded by Commissioner Watkins and carried unanimously

11. Discuss and take any necessary action regarding the purchase of a 2019 John Deere 210GLC – for Precinct 1.

Motion by Commissioner Muegge to approve the purchase of a 2019 John Deere 210GLC for Precinct #1, Seconded by Commissioner Fisher and carried unanimously

Cost is \$182,153.23; RDO Equipment is on a Buy Board

12. Discuss and take any necessary action regarding a request for permission for entry and waiver of claims for Rick Schwarz on CR 464/430 in Precinct 4

Motion by Commissioner Muegge to approve the request for permission for entry and waiver of claims for Rick Schwarz on CR 464/430 in Precinct #4, Seconded by Commissioner Fisher and carried unanimously

13. Discuss and take any necessary action to pay the bills of Milam County

Motion by Commissioner Muegge to approve the payment of the bills in the amount of \$308,230.49, Seconded by Commissioner Fisher and carried unanimously

14. Adjourn- Motion by Commissioner Fisher to adjourn at 10:38am, Seconded by Commissioner Muegge and carried unanimously

The above and foregoing Minutes for Monday, July 27, 2020 having been examined and approved in Open Court this _____ day of _____ 2020.

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 July 27, 2020

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

STATEMENT OF APPROVAL

July 27, 2020 Minutes

Approved _____

Commissioner of Precinct No. 1

Commissioner of Precinct No. 2

Commissioner of Precinct No. 3

Commissioner of Precinct No. 4

