

MILAM COUNTY COMMISSIONERS COURT AGENDA
For
Monday, March 9, 2020

Notice is hereby given that a public meeting of the Milam County Commissioners Court will be held on Monday, the 9th day of March, 2020, beginning at 10:00 a.m., in the Commissioners Courtroom, Milam County Courthouse, 102 S. Fannin, Cameron, Texas, at which time the following items will be addressed:

1. Call Meeting to Order and establish quorum.
2. Prayer.
3. Pledge of Allegiance to the U.S. Flag and Texas Flags.
4. Discuss the minutes of the most recent Commissioners Court meetings and take any necessary action regarding approval, correction and/or changes to 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 regarding economic development in Milam County, including limited to:
 - a. Update on Milam County Annex;
 - i. Renovation plan update and plan costs
 - ii. Possible medical clinic for the Professional Building
 - iii. Video regarding the move
 - b. 2020 Milam County Census
 - c. Whinstone update
 - d. Thrasher update, including expenditures
7. Discuss and take any necessary action regarding updating the agreement with the Banks regarding the Milam County Annex.
8. Discuss and take any necessary action regarding a proposed contract with Grantworks to serve as the administrator for a housing buyout grant issued to Milam County.
9. Discuss and take any necessary action regarding a proposal to create a Milam County task force to consider action to assist with better healthcare in Milam County.
10. Discuss and take any necessary action to post public notices in the newspapers of Milam County and written notices to other taxing jurisdictions, specially the Rockdale ISD regarding the creation of a reinvestment zone for Whinstone U.S. and for GMO Gamecenter USA, Inc. Whinstone US, Inc., to be known as the "Milam County Reinvestment Zone No. 4-Whinstone.
11. PUBLIC HEARING: Conduct Public Hearing on the Creation of a Reinvestment Zone for purposes of tax abatement to provide economic development within the county, and possible action to create a reinvestment zone pursuant to Chapter 312 of the Texas Tax Code for Milam County Reinvestment Zone No. 2-Jungmann Solar Project.
12. Discuss and take any necessary action regarding a proposal to create a reinvestment zone pursuant to Chapter 312 of the Texas Tax Code for Milam County Reinvestment Zone No. 2-Jungmann Solar Project.
13. Discuss and take any necessary action regarding a proposed lease of vehicles for the use of the Milam County Sheriff.

14. Discuss and take any necessary action regarding proposed grants for the Sheriff's department, 2 Homeland Security grants and 1 JAG (Justice Grant) all of which have no monetary match from the County.
15. Discuss and take appropriate action on variance to subdivision regulations for property on CR 333, just east of intersection with CR 335.
16. Discuss and take any necessary action on the purchase of a road grader for precinct 3.
17. Discuss and take any necessary action on approval of Pipeline Crossings for Treadstone Energy on CR 353 and CR 358.
18. Discuss and take any necessary action regarding approval of subdivision preliminary plat for El Camino Estates.
19. Discuss and take any necessary action on the Permission for Entry and Waiver of Claims for James Hilton, Precinct 4.
20. Discuss and take any necessary action on the Commissioners Education certificate of completion for Jeff Muegge.
21. Discuss and take any necessary action on the approval of Tax Office Deputation for Lisa Vest.
22. Discuss and take any necessary action regarding the payment of any bills of Milam County.
23. Adjourn.

Dated this the 6th day of March 2020
 Commissioners Court of Milam County, Texas

By [Signature]
 Steve Young, 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 6th day of March, 2020 and said Notice remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

Dated this the 6th day of March 2020
 County Clerk of Milam County, Texas
 Jodi Morgan

By [Signature]

Filed 6 day of March
 in 2020, At 9:30 AM
 JODI MORGAN
 County Clerk, Milam County, Texas
 By [Signature]
 Deputy



JODI MORGAN
 County Clerk

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 9th day of March 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:

**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**

Members of the court absent:

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 QUORUM – 10:00 A.M.**
- 2. Prayer**
- 3. PLEDGE OF ALLEGIANCE – U. S. FLAG, TEXAS FLAG. "HONOR THE TEXAS FLAG, I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE, UNDER GOD, ONE AND INDIVISIBLE.**

4. APPROVE MINUTES OF PREVIOUS MEETINGS – Upon motion duly made by Commissioner Muegge, seconded by Commissioner Fisher and carried unanimously to approve the minutes of the previous meetings.

- **February 24, 2020- Regular Meeting**

5. PUBLIC PARTICIPATION –Danielle Janicek- Clinic & Urgent Care

6. ECONOMIC DEVELOPMENT-

- **Milam County Annex Update**
 - **Cost for plans \$97,482.50**
 - **Plans are 80% complete**
 - **Estimated additional amount of \$20,000 for plans**
 - **Maintenance/Utility Cost- Estimated \$25,000**
 - **Will be reimbursed for those cost at closing**
 - **Final plans expected May 1, 2020**
 - **Looking at Solar for Power**
 - **Solar covered parking**
 - **2 Options for the Solar**
 - **Option 1- Buy panels and install**
 - **Pay off in 7 years**
 - **No cost for Electricity after 7 years**
 - **Panels guaranteed for 20 years**
 - **Option 2**
 - **Lease panels**
 - **No upfront cost for solar**
 - **Monthly payments**
 - **Lease would be less than what we pay now for Electricity**
- **Possible medical clinic for the Professional Building**
 - **Danielle Janicek wants to lease part of the Professional Building for a Clinic on one side and Urgent Care on the other side**
 - **Walk in's welcome**
 - **Radiology**
 - **Scan**
 - **Labs**

- **Urgent Care**
 - **Will have after hours- close at 11:00pm**
 - **If business is good will look at going to 24 hours**
- **Danielle Janicek is a Nurse Practitioner**
- **Census**
 - **March 12 Census letters will go out**
 - **You can fill out online or by mail.**
 - **If neither is done, a Census worker will come to you**
- **Whinstone Update**
 - **Growing quickly; 100 employees hired**
 - **Not contract workers**
 - **9 months ahead of schedule**
 - **Working with workforce to hire people**
 - **Spoke at Buckholts ISD and Cameron ISD about student wanting jobs**
 - **Working with workforce for anyone needing training for jobs at Whinstone**
 - **Building a huge Data Center**
 - **Using all Local Contractors for construction**
 - **Has applied for a Tax Abatement**
- **Sales Tax revenue has doubled from a year ago**
- **Thrasher**
 - **95% complete**
 - **Still hauling Trash**
 - **200 Trips to landfill in Temple**
 - **37 Dumpsters Full**
 - **Woolverton lot cleaned up (next to Thrasher place)**
 - **Will bring in fill dirt**
 - **Need to take down fence**
 - **Out of pocket expenses \$191,937.24 as of Friday, March 6, 2020**
 - **Does not include work done by Commissioners**
 - **Timeline for the remainder of Thrasher Place**
 - **Send Thrasher a letter of total amount owed for work done**
 - **If he doesn't pay; file a lien**
 - **Sell Property**

7. DISCUSS AND TAKE ANY NECESSARY ACTION REGARDING UPDATING THE AGREEMENT WITH THE BANKS REGARDING THE MILAM COUNTY ANNEX-

Upon motion duly made by Commissioner Muegge, seconded by Commissioner Watkins and carried unanimously to approve Lease Agreement with the Banks and Milam County regarding the Annex Building

- **6-month lease**
- **Ends September 9, 2020**

8. DISCUSS AND TAKE NECESSARY ACTION REGARDING A PROPOSED CONTRACT WITH GRANTWORKS TO SERVE AS ADMINISTRATOR FOR A HOUSING BUYOUT GRANT ISSUED TO MILAM COUNTY- Upon motion duly made by Commissioner Muegge, seconded by Commissioner Fisher and carried unanimously to approve the proposed contract with Grantworks to serve as Administrator for a Housing Buyout Grant issued to Milam County

- **Judge Young to serve as administrator**
- **1.3 million in funds**
- **7 Homes part of the buy out**
- **Grantworks will assess value Pre-Harvey for fair market value**
- **It will help with cost to relocate to homes that will not flood**
- **5,000 is an optional moving assistance**
- **Grant is 100% federally funded; no cost to the county**
- **After house is demolished it will go to the County or to the City of Rockdale**
- **Lots can then only be used as green space; drainage ponds, dog parks etc**

9. DISCUSS AND TAKE NECESSARY ACTION REGARDING THE PROPOSAL TO CREATE A MILAM COUNTY TASK FORCE TO CONSIDER ACTION TO ASSIST WITH BETTER HEALTHCARE IN MILAM COUNTY- Upon motion duly made by Judge Young, seconded by Commissioner Muegge and carried unanimously to adopt the Resolution as read to the court. (see attached in completed minutes)

Upon motion duly made by Judge Young, seconded by Commissioner Muegge and carried unanimously to accept the Intention to Appoint a Healthcare Task Force and upon next meeting to decide the criteria.

10. DISCUSS AND TAKE ANY NECESSARY ACTION TO POST PUBLIC NOTICES IN THE NEWSPAPER OF MILAM COUNTY AND WRITTEN NOTICES TO OTHER TAXING JURISDICTIONS, SPECIALLY THE ROCKDALE ISD REGARDING THE CREATION OF A REINVESTMENT ZONE FOR WHINSTONE U.S. AND FOR GMO GAMECENTER USA, INC WHINSTONE US, INC TO BE KNOWN AS THE "MILAM COUNTY REINVESTMENT ZONE NO. 4-WHINSTONE- Upon motion duly made by Judge Young, seconded by Commissioner Watkins and carried unanimously to post public notices in the newspaper of Milam County and written notices to other taxing jurisdictions, specially the Rockdale ISD regarding the creation of a reinvestment zone for Whinstone U.S. and for GMO Gamecenter USA, INC Whinstone US, to be known as the Milam County Reinvestment Zone No. 4 Whinstone

11. PUBLIC HEARING: CONDUCT PUBLIC HEARING ON THE CREATION OF A REINVESTMENT ZONE FOR PURPOSES OF TAX ABATEMENT TO PROVIDE ECONOMIC DEVELOPMENT WITHIN THE COUNTY, AND POSSIBLE ACTION TO CREATE A REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE FOR MILAM COUNTY REINVESTMENT ZONE NO. 2-JUNGMANN SOLAR PROJECT-

- Recessed for Public Hearing at 10:55a.m.
- No Public Comments
- Reconvened back into Commissioners Court at 10:56a.m.

12. DISCUSS AND TAKE ANY NECESSARY ACTION REGARDING A PROPOSAL TO CREATE A REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE FOR MILAM COUNTY REINVESTMENT ZONE NO. 2- JUNGSMANN SOLAR PROJECT- Upon motion duly made by Judge Young, seconded by Commissioner Watkins and carried unanimously to create a reinvestment zone pursuant to Chapter 312 of the Texas Tax Code for Milam County Reinvestment Zone No. 2- Jungsmann Solar Project

13. DISCUSS AND TAKE ANY NECESSARY ACTION REGARDING A PROPOSED LEASE OF VEHICLES FOR THE USE OF THE MILAM COUNTY SHERIFF- Upon motion duly made by Judge Young, seconded by Commissioner Muegge and carried unanimously to approve the proposed lease agreement of Vehicles with Classic Bank for the use of the Milam County Sheriff Department

14. DISCUSS AND TAKE ANY NECESSARY ACTION REGARDING PROPOSED GRANTS FOR THE SHERIFF'S DEPARTMENT, 2 HOMELAND SECURITY GRANTS AND 1 JAG (JUSTICE GRANT) ALL OF WHICH HAVE NO MONETARY MATCH FROM THE COUNTY- Upon motion duly made by Judge Young, seconded by Commissioner Fisher and carried unanimously to approve the proposed Grants for the Sheriff's Department as listed below

- **Advanced Criminal Interdiction & Investigation Equipment Grant**
- **Tactical Team Equipment Project Grant**
- **Vital First-Responder Communication Upgrade Grant**

15. DISCUSS AND TAKE ANY NECESSARY ACTION ON VARIANCE TO SUBDIVISION REGULATIONS FOR PROPERTY ON CR 333, JUST EAST OF INTERSECTION WITH CR 335- Upon motion duly made by Commissioner Shuffield, seconded by Commissioner Fisher and carried unanimously to approve the Subdivision Variance for property on CR 333, just east of intersection with CR 335

16. DISCUSS AND TAKE ANY NECESSARY ACTION ON THE PURCHASE OF A ROAD GRADER FOR PRECINCT 3- Upon motion duly made by Judge Young, seconded by Commissioner Fisher and carried unanimously to approve the purchase of a Road Grader for Precinct 3

- **2018 John Deere**

17. DISCUSS AND TAKE ANY NECESSARY ACTION ON APPROVAL OF PIPELINE CROSSINGS FOR TREADSTONE ENERGY ON CR353 AND CR358- Upon motion duly made by Commissioner Fisher, seconded by Commissioner Watkins and carried unanimously to approve the Pipeline Crossings for Treadstone Energy on CR353 and CR358

18. DISCUSS AND TAKE ANY NECESSARY ACTION REGARDING APPROVAL OF SUBDIVISION PRELIMINARY PLAT FOR EL CAMINO ESTATES- Upon motion duly made by Commissioner Muegge, seconded by Commissioner Fisher and carried unanimously to approve the Preliminary Plat for El Camino Estate

19. DISCUSS AND TAKE ANY NECESSARY ACTION ON THE PERMISSION FOR ENTRY AND WAIVER OF CLAIMS FOR JAMES HILTON, PRECINCT 4- Upon motion duly made by Commissioner Muegge, seconded by Commissioner Fisher and carried unanimously to approve Permission for Entry and Waiver of Claims for James Hilton in Precinct 4

20. DISCUSS AND TAKE ANY NECESSARY ACTION ON THE COMMISSIONERS EDUCATION CERTIFICATE OF COMPLETION FOR JEFF MUEGGE- Upon motion duly made by Judge Young, seconded by Commissioner Fisher and carried unanimously to approve the Commissioners Education Certificate of Completion for Jeff Muegge

21. DISCUSS AND TAKE ANY NECESSARY ACTION ON THE APPROVAL OF TAX OFFICE DEPUTATION FOR LISA VEST- Upon motion duly made by Judge Young, seconded by Commissioner Watkins and carried unanimously to approve the Deputation of Lisa Vest at the Tax Office

22. BILLS- Upon motion duly made by Commissioner Muegge, seconded by Commissioner Fisher and carried unanimously to approve the payment of bills in the amount of \$300,395.00.

23. ADJORN- Upon Motion made by Commissioner Fisher, seconded by Commissioner Watkins and unanimously carried to adjourn the meeting at 11:10 A.M.

The above and foregoing Minutes for Monday, March 9, 2020 having been examined and approved in Open Court this 23rd day of March 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 March 9, 2020

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

STATEMENT OF APPROVAL

March 9, 2020 Minutes

Approved March 23, 2020

Commissioner of Precinct No. 1

Commissioner of Precinct No. 2

Commissioner of Precinct No. 3

Commissioner of Precinct No. 4