

# COMMISSIONER'S COURT OF MILAM COUNTY, TEXAS

AGENDA FOR MONDAY, April 11, 2022

The Milam County Commissioners Court will convene on Monday, April 11, 2022 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. 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 10:00 a.m. on April 11, 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. Discuss the minutes of previous Commissioner's Court meetings and take any necessary action regarding approval, corrections and/or changes of the minutes of prior Court action.
5. Public Participation:
  - a. The Milam County Commissioners Court will entertain any reasonable request from any citizen who wishes to address the Court, so long as the remarks are made pursuant to respectful decorum, the Texas Government Code and limited to five minutes or less.
6. Information of Interest:
  - a. Milam County Annex Update:
    - i. Breakers received and being installed.
    - ii. Parking lots under construction.
  - b. Milam County Annex Masonic Cornerstone Leveling ceremony will commence at 2:00 April 23, 2022.
    - i. The public is invited.
    - ii. Tours of the new Annex will be available.
  - c. Hazardous Waste Cleanup – April 30, 2022
    - i. Under the direction of Senior Commissioner Jeff Muegge.
    - ii. Dropoff from 8:00 a.m. – 1:00 p.m. at the Precinct 4 headquarters, located at 501 US Highway 79, Thorndale, Texas.
    - iii. Items accepted:
      1. paint
      2. chemicals
      3. fluorescent bulbs
      4. petroleum products

5. pesticides
6. herbicides
7. acids
8. household cleaners
9. antifreeze
10. batteries

**7. Tire Cleanup:**

- a. Discuss and take any necessary action regarding a proposal to enter into an interlocal agreement with the City of Rockdale for County wide tire cleanup/removal as follows:
  - i. The City of Rockdale will provide up to \$50,000.00 for the cleanup/removal, including any related labor costs.
  - ii. The County of Milam would provide a location for the collection of tires.
  - iii. The County of Milam would provide the labor and equipment necessary to unload and load tires for the cleanup/removal.

**8. CDBG Grant CDV-0206:**

- a. Discuss and take any necessary action regarding a resolution to designate authorized signatories for the 2021 Texas CDBG program, grant agreement number CDV21-0206.
- b. Discuss and take any necessary action regarding a resolution adopting the required CDBG Civil Rights policies in connection with the grant.
- c. Discuss and take any necessary action regarding a resolution to proclaim April as Fair Housing Month. This proclamation will help to fulfill Fair Housing activity obligations as required by the grant.

**9. General Land Office Grant:**

- a. Discuss and take any necessary action regarding the use of a General Land Office, CDBG Mitigation, Regional Mitigation Program awarded to Milam County in the amount of \$3,384,500.00.

**10. Cattlemen Solar II LLC:**

- a. Discuss and take any necessary action to retain legal counsel to assist the county with a pending Application for Tax Abatement, including review, negotiation and drafting of all necessary documents, notices and procedures related to a possible tax abatement agreement with Cattlemen Solar Park II LLC.
- b. Discuss and take any necessary action to accept the pending Application for Tax Abatement from Cattlemen Solar Park II LLC and authorize setting date of May 23, 2022 at 10:00 a.m. for a public hearing and publication of notice of such hearing in a newspaper of general circulation on the creation of a reinvestment zone to be known as "Milam County Reinvestment Zone – Cattlemen Solar Park II LLC" for purposes of tax abatement to provide economic development within the county, and to take up for consideration and possible approval an application for tax abatement, deemed to be in due form regarding a capital investment of \$224,000,000, from Cattlemen Solar Park II LLC.
- c. Discuss and take any necessary action to give notice to other taxing jurisdictions of tax abatement pursuant to Chapter 312, Texas Tax Code.

**11. Easement for Bartlett Electric:**

- a. Discuss and take any necessary action regarding an overhead fiber optic easement for Bartlett Electric beginning at the intersection of County Road 421 and County Road 417 ending .7 miles east of County Road 417.

- i. Overhead easement will be a minimum of 14 feet overhead and underground easements to be buried a minimum of 4 feet.

**12. Certificate/Attendance Approval:**

- a. Discuss and take any necessary action to approve the training and certificate of Commissioner training for Commissioner Shuffield.

**13. Charlotte Pipe:**

- a. Discuss and take any necessary action regarding road materials.

**14. Right of Entry and Wavier of Claims:**

- a. Discuss and take any necessary action regarding a right of entry and wavier of claims to allow Milam County to enter the property of Debra Biehle – PCT 4 for road repairs/maintenance.

**15. Elections:**

- a. Discuss and take any necessary action regarding the upcoming elections:
  - i. Order of Primary Runoff Election
  - ii. Notice of Election for Primary Runoff

**16. Subdivision Preliminary Platting:**

- a. Discuss and take any necessary action to approve a proposed preliminary platting for El Camino Real Estates, Phase 2.

**17. Subdivision Variances:**

- a. Discuss and take appropriate action on a request for variance from the subdivision platting requirements for property located on FM 485 east of County Road 250, Appraisal District ID 18808.
- b. Discuss and take appropriate action on a request for variance from the subdivision platting requirements on County Road 455 north of Perry Land, appraisal district ID 73330.
- c. Discuss and take an necessary action regarding a request for a variance from the subdivision platting requirements for property located on County Road 440 north of County Road 440A, appraisal district ID 18993.

**18. Bills of Milam County:**

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

**19. 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 7<sup>th</sup> day of April 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 7<sup>th</sup> day of April 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

Jodi Morgan, Milam County Clerk



**JODI MORGAN**

County Clerk

Filed 7 day of April  
in 2022, At 10A M.

JODI MORGAN

County Clerk, Milam County, Texas

By: Jodi Morgan

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 11<sup>th</sup> day of April A.D. 2022, 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**

**Absent to wit:**

**SUPPORTING DOCUMENTS MAY BE VIEWED ON THE WEBSITE [WWW.MILAMCOUNTY.NET](http://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's Court meetings and take any necessary action regarding approval, corrections and/or changes of the minutes of prior Court action.**

**Motion by Commissioner Shuffield, Seconded by Commissioner Muegge, motion carried unanimously to approve the minutes from the previous court.**

***March 28, 2022 Regular Meeting***

- 5. Public Participation: None**

- 6. Information of Interest:**

- a) Milam County Annex Update:**

- 1. Breakers received and being installed.**
- 2. Parking lots under construction.**

- b) Milam County Annex Masonic Cornerstone Leveling ceremony will commence at 2:00 April 23, 2022.**

- 1. The public is invited.**
- 2. Tours of the new Annex will be available.**

- c) Hazardous Waste Cleanup – April 30, 2022**

- 1. Under the direction of Senior Commissioner Jeff Muegge.**
- 2. Dropoff from 8:00 a.m. – 1:00 p.m. at the Precinct 4 headquarters, located at 501 US Highway 79, Thorndale, Texas.**

- 3. Items accepted:**

- 1. paint**
- 2. chemicals**
- 3. fluorescent bulbs**
- 4. petroleum products**
- 5. pesticides**
- 6. herbicides**
- 7. acids**

- 8. household cleaners
- 9. antifreeze
- 10. batteries

**7. Tire Cleanup:**

a) Discuss and take any necessary action regarding a proposal to enter into an interlocal agreement with the City of Rockdale for County wide tire cleanup/removal as follows:

1. The City of Rockdale will provide up to \$50,000.00 for the cleanup/removal, including any related labor costs.
2. The County of Milam would provide a location for the collection of tires.
3. The County of Milam would provide the labor and equipment necessary to unload and load tires for the cleanup/removal.

**Motion by Commissioner Muegge, Seconded by Commissioner Shuffield, motion carried unanimously to approve an Interlocal Agreement with the City of Rockdale for a County-wide tire cleanup/removal, location to be determined at a later date.**

**8. CDBG Grant CDV-0206:**

a) Discuss and take any necessary action regarding a resolution to designate authorized signatories for the 2021 Texas CDBG program, grant agreement number CDV21-0206.

**Motion by Commissioner Hubnik, Seconded by Commissioner Neal, motion carried unanimously to approve a resolution to designate authorized signatories for the 2021 Texas CDBG program, grant agreement number CDV21-0206**

b) Discuss and take any necessary action regarding a resolution adopting the required CDBG Civil Rights policies in connection with the grant.

**Motion by Commissioner Hunbik, Seconded by Commissioner Neal, motion carried unanimously to approve a resolution adopting the required CDBG Civil Rights policies in connection with the grant**

- c) Discuss and take any necessary action regarding a resolution to proclaim April as Fair Housing Month. This proclamation will help to fulfill Fair Housing activity obligations as required by the grant.**

**Motion by Commissioner Shuffield, Seconded by Commissioner Muegge, motion carried unanimously to proclaim April as Fair Housing Month**

**9. General Land Office Grant:**

- a) Discuss and take any necessary action regarding the use of a General Land Office, CDBG Mitigation, Regional Mitigation Program awarded to Milam County in the amount of \$3,384,500.00.**

**Motion by Commissioner Muegge, Seconded by Commissioner Neal, motion carried unanimously to approve the use of a General Land Office, CDBG mitigation, Regional Mitigation Program awarded to Milam County in the amount of \$3,384,500.00 for County Roads.**

**10. Cattlemen Solar II LLC:**

- a) Discuss and take any necessary action to retain legal counsel to assist the county with a pending Application for Tax Abatement, including review, negotiation and drafting of all necessary documents, notices and procedures related to a possible tax abatement agreement with Cattlemen Solar Park II LLC.**



**Motion by Commissioner Shuffield, Seconded by Commissioner Muegge, motion carried unanimously to retain legal counsel to assist the county with a pending Application for Tax Abatement, including review, negotiation and drafting of all necessary documents, notices and procedures related to a possible tax abatement agreement with Cattlemen Solar Park II LLC.**

- b) Discuss and take any necessary action to accept the pending Application for Tax Abatement from Cattlemen Solar Park II LLC and authorize setting date of May 23, 2022 at 10:00 a.m. for a public hearing and publication of notice of such hearing in a newspaper of general circulation on the creation of a reinvestment zone to be known as “Milam County Reinvestment Zone – Cattlemen Solar Park II LLC” for purposes of tax abatement to provide economic development within the county, and to take up for consideration and possible approval an application for tax abatement, deemed to be in due form regarding a capital investment of \$224,000,000, from Cattlemen Solar Park II LLC.**

**Motion by Commissioner Muegge, Seconded by Commissioner Neal, motion carried unanimously to approve the pending Application for Tax Abatement from Cattlemen Solar Park II LLC and authorize setting date of May 23, 2022 at 5:00 p.m. for a public hearing and publication of notice of such hearing in a newspaper of general circulation on the creation of a reinvestment zone to be known as “Milam County Reinvestment Zone – Cattlemen Solar Park II LLC” for purposes of tax abatement to provide economic development within the county, and to take up for consideration and possible approval an application for tax abatement, deemed to be in due form regarding a capital investment of \$224,000,000, from Cattlemen Solar Park II LLC.**

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

**Motion by Commissioner Muegge, Seconded by Commissioner Neal, motion carried unanimously to give notice to other taxing jurisdictions of tax abatement pursuant to Chapter 312, Texas Tax Code**

**11. Easement for Bartlett Electric:**

- a) **Discuss and take any necessary action regarding an overhead fiber optic easement for Bartlett Electric beginning at the intersection of County Road 421 and County Road 417 ending .7 miles east of County Road 417.**
- i. **Overhead easement will be a minimum of 14 feet overhead and underground easements to be buried a minimum of 4 feet.**

**Motion by Commissioner Muegge, Seconded by Commissioner Neal, motion carried unanimously to approve an easement from Bartlett Electric beginning at the intersection of County Road 421 and County Road 417 ending .7 miles east of County Road 417**

**12. Certificate/Attendance Approval:**

- a) **Discuss and take any necessary action to approve the training and certificate of Commissioner training for Commissioner Shuffield.**

**Motion by Judge Young, Seconded by Commissioner Shuffield, motion carried unanimously to approve the training certificate of Commisisoner training for Commissioner Shuffield**

**13. Charlotte Pipe:**

- a) **Discuss and take any necessary action regarding road materials.**

**Motion by Commissioner Shuffield, Seconded by Commissioner Neal, motion carried unanimously for Precinct 2 to haul off limestone from Charlotte Pipe and to bring in dirt for Charlotte Pipe to backfill in.**

**14. Right of Entry and Wavier of Claims:**

- a) **Discuss and take any necessary action regarding a right of entry and wavier of claims to allow Milam County to enter the property of Debra Biehle – PCT 4 for road repairs/maintenance.**

**Motion by Commissioner Muegge, Seconded by Commissioner Neal, motion carried unanimously for entry and waiver of claims to allow Milam County to enter the property of Debra Biehle- PCT 4 for road repairs/maintenance**

**15. Elections:**

- a) **Discuss and take any necessary action regarding the upcoming elections:**
- 1. Order of Primary Runoff Election**
  - 2. Notice of Election for Primary Runoff**

**Motion by Commissioner Hubnik, Seconded by Commissioner Muegge, motion carried unanimously to approve the Order and Notice of Election for the Primary Runoff**

**16. Subdivision Preliminary Platting:**

- a) **Discuss and take any necessary action to approve a proposed preliminary platting for El Camino Real Estates, Phase 2.**

**Motion by Commissioner Muegge, Seconded by Commissioner Neal, motion carried unanimously to approve the Preliminary Plat for El Camino Real Estate phase 2**

***Jay Beathard- Southwest Milam has stated in writing within 30 days of completion they will provide an additional 15 meters, phase 2 of this subdivision is for an additional 13 lots.***

**17. Subdivision Variances:**

- a) Discuss and take appropriate action on a request for variance from the subdivision platting requirements for property located on FM 485 east of County Road 250, Appraisal District ID 18808.**
- b) Discuss and take appropriate action on a request for variance from the subdivision platting requirements on County Road 455 north of Perry Land, appraisal district ID 73330.**
- c) Discuss and take an necessary action regarding a request for a variance from the subdivision platting requirements for property located on County Road 440 north of County Road 440A, appraisal district ID 18993**

**Motion by Commissioner Neal, Seconded by Commissioner Shuffield, motion carried unanimously to approve the subdivision variances as listed in 17 a-c**

**18. BILLS**

**Motion by Commissioner Muegge, Seconded by Commissioner Shuffield, motion carried unanimously to approve the bills in the amount of \$1,178,479.28.**

**19. ADJOURN:**

**Motion by Commissioner Neal, Seconded by Commissioner Muegge, motion carried unanimously to adjourn at 10:32a.m.**

The above and foregoing Minutes for Monday, April 11, 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 April 11, 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