

On this the 9th day of November, A. D., 2021, the Commissioners' Court of Chambers County, with the following members present, to-wit:

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| Jimmy Gore | Commissioner, Precinct No. 1 |
| Mark Tice | Commissioner, Precinct No. 2 |
| Tommy Hammond | Commissioner, Precinct No. 3 |
| Billy Combs | Commissioner, Precinct No. 4 |
| Heather H. Hawthorne | County Clerk |

With the following members absent, to-wit:

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| Jimmy Sylvia | County Judge |
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met in a REGULAR MEETING, at which time the following items were discussed, considered, passed or adopted, to-wit:

Judge Pro Tem Gore, according to law, opened Court at 9:31 a.m. into Open Session. Commissioners Tice offered prayer. Judge Pro Tem Gore led in the Pledge of Allegiance to the American flag and the Pledge of Allegiance to the Texas flag.

The Court began with Citizen's Comments. Martin Gonzalez introduced himself to the Court as the new TxDot District Engineer.

Gloria Roemer gave a comment on the ballfield projects. She told the Court that citizens have told her they were grateful that the county is getting new fields but wished they had more input in the design of the fields.

Rachel Hisler asked to make her citizen's comment when the item came up on the Agenda.

The Court then turned to Agenda Item 18.1, discuss and consider 2022 Chambers County PTO (Paid Time Off) Policy. After a presentation by Interim Human Resource Director Chelsie Crainer and discussion, the Court tabled the item.

Following the discussion, the Court moved to Agenda Item 1.1, discuss and consider approving the proposal from TNP (Teague Nall & Perkins) for right-of-way acquisition for the Justice Center Project for \$262,450.00.

21-11-323 Motion made by Combs and seconded by Tice to approve the proposal from TNP (Teague Nall & Perkins) for right-of-way acquisition for

the Justice Center Project for \$262,450.00. Comments by Purchasing Agent George Barrera.

Passed; Insert.

The Court then turned to Agenda Item 2.1, discuss and consider Sheriff's Office Inmate Trust Fund 2020 Auditor Report.

21-11-324 Motion made by Tice and seconded by Hammond to approve the Sheriff's Office Inmate Trust Fund 2020 Auditor Report. Comments by Assistant Auditor Lyndsey Davis.

Passed; Insert.

After the vote, the Court moved to several items under Road & Bridge, beginning with Agenda Item 3.1, discuss and consider approving Southwinds Bridge Easement Agreement.

21-11-325 Motion made by Hammond and seconded by Combs to approve the Southwinds Bridge Easement Agreement. Comments by County Engineer Cory Taylor and County Attorney Ashley Cain Land.

Passed; Insert.

Agenda Item 3.2, discuss and consider the right-of-way sale/abandonment of a part of Shady Glen Drive in Oak Island, was tabled. Comments by County Engineer Cory Taylor, Floodplain Administrator and 911 Coordinator Brad Wilber and James Gibson of Trinity Bay Conservation District.

Agenda Item 3.3, discuss and consider proceeding with Frontier Communications utility application with Chambers County, was moved to executive session.

21-11-326 Motion made by Combs and seconded by Hammond to require Atlas 14 for all development within Chambers County. Comments by County Engineer Cory Taylor and James Gibson of Trinity Bay Conservation District.

Passed.

County Engineer Cory Taylor then gave an update on various Road & Bridge projects. Taylor told the Court that the north section of FM 1409 is nearing completion, pending TxDot approval. He estimated it would be open

before Thanksgiving. He said the FM 1409 bridge should be open by September or October of 2022.

Agenda Item 3.6, discuss and consider revising the Chambers County Subdivision Regulations requirement for Green Space buffer zones in Commercial Development was tabled.

21-11-327 Motion made by Combs and seconded by Tice to approve reduction of thoroughfare setback requirements along FM 565 from SH 146 to FM 31180 to 50 feet that includes any development improvements. Comments by County Engineer Cory Taylor.

Passed.

Agenda Item 19.33, approve a Change Order from Cowboy Asphalt Services, LLC to overlay Needlepoint Phase 2 under the current contract for Needlepoint Road overlay in the amount of \$129,082.00, was discussed.

21-11-328 Motion made by Combs and seconded by Tice to approve a Change Order from Cowboy Asphalt Services, LLC to overlay Needlepoint Phase 2 under the current contract for Needlepoint Road overlay in the amount of \$129,082.00. Comments by County Engineer Cory Taylor and Purchasing Agent George Berrera.

Passed.

Agenda Item 19.31, approve Interlocal Agreement with Mont Belvieu Water Development Board, was also discussed.

21-11-329 Motion made by Combs and seconded by Hammond to approve the Interlocal Agreement with Mont Belvieu Water Development Board. Comments by County Engineer Cory Taylor.

Passed.

The Court then took up several items under Economic Development & Tourism, beginning with Agenda Item 5.1, discuss and consider awarding the Hankamer Wastewater Treatment Plant Project, GLO Contract No. 20-065-07-C010 to MK Constructors.

21-11-330 Motion made by Tice and seconded by Hammond to award the Hankamer Wastewater Treatment Plant Project, GLO Contract No. 20-065-

07-C010 to MK Constructors. Comments by Director of Economic Development and Grant Administrator Samantha Humphrey and James Gibson of Trinity Bay Conservation District.

Passed; Insert.

21-11-331 Motion made by Hammond and seconded by Combs to deny a HOT Fund Grant contract extension for Marsh Fest through December 31, 2021. Comments by Director of Economic Development and Grant Administrator Samantha Humphrey and County Clerk Heather Hawthorne.

Passed; Insert.

21-11-332 Motion made by Combs and seconded by Hammond to approve an Interlocal Agreement with Liberty County Water Control District #5 regarding the TWDB (Texas Water Development Board) FIF Countywide Drainage Study. Comments by Director of Economic Development and Grant Administrator Samantha Humphrey.

Passed; Insert.

21-11-333 Motion made by Hammond and seconded by Tice to approve the hiring of a grant management firm for the TDHCA Community Resilience Program. Comments by Director of Economic Development and Grant Administrator Samantha Humphrey.

Passed; Insert.

21-11-334 Motion made by Tice and seconded by Hammond to approve the hiring of an architecture and engineering firm for the TDHCA Community Resilience Program. Comments by Director of Economic Development and Grant Administrator Samantha Humphrey.

Passed; Insert.

21-11-335 Motion made by Combs and seconded by Hammond to accept the Yaraghi Realty, LLC Reinvestment Zone application and set a public hearing for November 23, 2021, at 10 a.m. Comments by B.J. Simon, Economic Development Foundation.

Passed; Insert.

21-11-336 Motion made by Hammond and seconded by Combs to set a public hearing on November 23, 2021, on proposed adoption of guidelines and criteria governing Chapter 312 Tax Abatement Agreements by Chambers County. Comments by B.J. Simon, Economic Development Foundation.

Passed.

After some discussion, the Court tabled Agenda Item 6.1, discuss and consider going out for bids for Fort Anahuac Park boat ramp parking lot repairs.

At 11:12 a.m. to Court took a break. At 11:26 a.m., the Court returned to Open Session.

After the break, the Court took up Agenda Item 1.2, discuss and consider information, evaluate demographics and take possible action regarding redistricting of County political boundaries. County Clerk Heather Hawthorne gave an update on upcoming redistricting. No action taken.

Following the presentation, the Court turned to several items on the Consent Agenda. Citizen Rachel Hisler gave her citizen's comment on Agenda Item 19.20, approve the addition of a new Community Building, additional 400 parking spaces and access drive including additional architectural and engineering fees, materials testing not to exceed the budget of \$7,000,000.00 in addition to previously authorized funding.

Mrs. Hisler expressed concern that the item was on the Consent Agenda as opposed to a regular Agenda Item. She asked from where the "previously authorized funding" was coming.

Citizen Gloria Roemer asked to address the Court regarding similar concerns and was granted time. She asked for clarification on Agenda Item 19.37, approve the addition of 120 parking spaces to the Winnie Baseball Complex, including additional architectural and engineering fees, survey, materials testing and utility relocation not to exceed the budget of \$900,000 in addition to previously authorized funding.

Agenda Items 19.20 and 19.37 were tabled.

Agenda Item 19.21, approve the addition of 120 parking spaces to the Anahuac Baseball Complex, including additional architectural and engineering fees, survey, materials testing and utility relocation not to

exceed the budget of \$900,000 in addition to previously authorized funding, was also discussed at this time.

21-11-337 Motion made by Hammond and seconded by Tice to approve the addition of 120 parking spaces to the Anahuac Baseball Complex, including additional architectural and engineering fees, survey, materials testing and utility relocation at the standard rate of six percent, and not to exceed the budget of \$900,000 in addition to previously authorized funding. Comments by Project Manager Mike Gafford and Project Manager Mike Lessley.

Passed; Insert.

21-11-338 Motion made by Hammond and second by Tice to approve the Consent Agenda, except for Agenda Items 19.21, 19.31, 19.33, which were previously approved, and Agenda Items 19.20 and 19.37, which were tabled and Agenda Item 19.30, which was moved to Executive Session.

Passed; Insert.

At 12:06 p.m., the Court entered into Executive Session, Consultation with Attorney, Section 551.071, Gov. Code, V.T.C.S.; Deliberation Regarding Real Property – Section 551.072, Gov. Code, V.T.C.S; Personnel Section 551.074, Gov. Code, V.T.C.S.; Deliberation regarding security devices or security audits.

The Court returned to Open Session at 1:12 p.m.

Agenda Item 3.3, discuss and consider proceeding with Frontier Communications utility application with Chambers County, was tabled.

21-11-339 Motion made by Combs and seconded by Tice to deny various applications from Frontier Communications for utility construction in the county right-of-ways, and ask Frontier Communications to resubmit said applications with the correct address.

Passed; Insert.

No action was taken on Agenda Item 20.1, discuss and consider personnel issues.

No action was taken on Agenda Item 20.2, discuss and consider the purchase/sale of real property.

No action was taken on Agenda Item 20.3, discuss and consider the School Equalization Tax.

There being no further business, Court adjourned at 1:14 p.m.



ATTEST:

Heather H. Hawthorne

Heather H. Hawthorne, County Clerk

APPROVED:

Jimmy Sylvia

Jimmy Sylvia, County Judge

COMMISSIONERS' COURT MINUTES
REGULAR MEETING
November 9, 2021

Martin Gonzalez and Gloria Roemer
gave citizen's comments.

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consider 2022 Chambers County PTO
(Paid Time Off) Policy was **tabled**.

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TNP (Teague Nall & Perkins) for
right-of-way acquisition for the
Justice Center Project for
\$262,450.00.

21-11-324 Motion to approve the Sheriff's
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Auditor Report.

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Bridge Easement Agreement.

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the right-of-way sale/abandonment of
a part of Shady Glen Drive in Oak
Island, was **tabled**.

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Commercial Development, was
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- 21-11-333 Motion to approve the hiring of a grant management firm for the TDHCA Community Resilience Program.

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- 21-11-336 Motion to set a public hearing on November 23, 2021, on proposed adoption of guidelines and criteria governing Chapter 312 Tax Abatement Agreements by Chambers County.

Agenda Item 6.1, discuss and consider going out for bids for Fort Anahuac Park boat ramp parking lot repairs, was **tabled**.

Agenda Item 1.2, discuss and consider information, evaluate demographics and take possible action regarding redistricting of County political boundaries. **No action taken.**

Citizens Rachel Hisler and Gloria Roemer gave citizen's comment on Agenda Item 19.20 and Agenda Item 19.37.

Agenda Items 19.20 and 19.37 were **tabled**.

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additional architectural and engineering fees, survey, materials testing and utility relocation at the standard rate of six percent, and not to exceed the budget of \$900,000 in addition to previously authorized funding.

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