

On this the 26th day of July, A. D., 2022, the Commissioners' Court of Chambers County, with the following members present, to-wit:

Jimmy Sylvia	County Judge
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:

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

Judge Sylvia, according to law, opened Court at 9:36 a.m. into Open Session. Robert Hall offered prayer. Judge Sylvia led in the Pledge of Allegiance to the American flag and the Pledge of Allegiance to the Texas flag.

The Court began with Agenda Item 17.1, discuss and consider stipend pay for Correctional Nurses.

22-07-248 Motion made by Gore and seconded by Combs to increase the stipend for Correctional Nurses from \$8,000.00 to \$12,000.00. Comments by Jail Administrator Todd Harris, Commissioners Gore and Hammond and Judge Sylvia.

Passed; Insert.

The Court then took up Agenda Item 2.1, discuss and consider approving Chambers County Financial Policy.

22-07-249 Motion made by Combs and seconded by Hammond to approve the Chambers County Financial Policy. Comments by County Auditor Aaron Thomas.

Passed; Insert.

The Court turned to several items under Road & Bridge, beginning with Agenda Item 3.4, discuss and consider vetting BGE, Inc., Busch Hutchinson & Associates, Inc., Freese & Nichols, Inc., Johnson, Mirmiran & Thompson, Inc., and S&B Infrastructure, Ltd. For Engineering Inspection Services on Chambers County roadway and drainage infrastructure projects.

22-07-250 Motion made by Hammond and seconded by Gore to begin vetting BGE, Inc., Busch Hutchinson & Associates, Inc., Freese & Nichols, Inc., Johnson, Mirmiran & Thompson, Inc., and S&B Infrastructure, Ltd. for Engineering Inspection Services on Chambers County roadway and drainage infrastructure projects. Comments by County Engineer Robert Hall, Commissioners Combs and Hammond and County Purchasing Agent George Barrera.

Passed; Insert.

22-07-251 Motion made by Tice and seconded by Combs to approve the Terracon Proposal for material services on Kilgore Parkway widening and extension project in the amount of \$57,340.00. Comments by Assistant County Engineer Cory Taylor and Commissioner Gore.

Passed; Insert.

Following the vote, Assistant County Engineer Cory Taylor gave an update on Kilgore Parkway (Agenda Item 3.6). He told the Court that that lime treating was underway, but the dry weather was not helping the process. Crews were also working on power poles. An additional strip of land on FM 3180 needed to be purchased, Taylor told the Court. No action taken.

Taylor then updated the Court on the cracking of the asphalt on the shoulders of FM 1409 (Agenda Item 3.7). He told the Court the issue was entirely related to drought conditions and that he had reached out to TxDot in an attempt to resolve the issue. Larry Marr of Dannenbaum Engineering said his company had also reached out to TxDot on the issue. He said repairs would likely be made by Texas Sterling and to expect a change order when that happened.

Commissioner Hammond expressed concern that TxDot would hold the County responsible for any repairs made to the roadway. Mr. Taylor said he shared that concern. No action taken.

22-07-252 Motion made by Combs and seconded by Tice to accept the right-of-way donation from Kevin Speer as shown in Exhibit A of the Donation Deed. Comments by Combs, who added that in exchange for the land, Kevin Speer would like the roadway to be renamed in Gordon Speer's honor.

Passed; Insert.

At 10:02 a.m. the Court recessed out of Regular Session and entered into a public hearing regarding changes to the Chambers County Subdivision Manual, Infrastructure Criteria Manual and Drainage Criteria Manual.

Former County Engineer Don Brandon gave a public comment. He expressed concern that the proposed manual still says that Trinity Bay Conservation District would perform drainage reviews within its jurisdiction and let the County know if it was approved. He was concerned that the County would not perform the review. Mr. Brandon pointed out that a representative from TBCD was not even present at the meeting, speculating that they either weren't informed of the meeting or didn't care.

At 10:06 a.m., the Court returned to Regular Session.

22-07-253 Motion made by Combs and seconded by Hammond to adopt the changes to the Chambers County Subdivision Manual, Infrastructure Criterial Manual and Drainage Criteria Manual pending grammar and spelling error corrections and the last sentence on page 69 of the Drainage Criteria Manuel changed to "Commercial and industrial finished floor elevation shall be a minimum of one foot above the 100 year BFE and one foot above the most adjacent storm sewer manhole." Comments by Assistant County Engineer Cory Taylor, who responded to Mr. Brandon's concerns. He told the Court that TBCD was aware of the meeting. He said TBCD could only take care of property that directly drained into Trinity Bay and they would use the same review process that the County does.

Passed; Insert.

Louis Cognata gave a Citizen's Comment on Agenda Item 3.3, discuss and consider approving Chambers County right-of-way and adjoining drainage facilities permit. He requested that an item be placed on the August 9, 2022, Commissioners' Court agenda for a one-time agreement to replace the permit with a separate agreement between the County and High Ridge Estates to more closely mirror a TxDot agreement.

22-07-254 Motion made by Combs and seconded by Tice to approve the Chambers County right-of-way and adjoining drainage facilities permit. Comments by Combs, Hammond, Assistant County Engineer Cory Taylor and Outside Counsel Nathan Brandimart. It was suggested that the Cognatas could apply for a variance.

Passed; Insert.

At 10:29 a.m., the Court recessed out of Regular Session and into a Public Hearing regarding the NRG Cedar Bayou 5, LLC Project Moonshot 2022 Reinvestment Zone.

Former Chambers County Commissioner Rusty Senac gave a public comment in support of the project. He told the Court and the audience that it was important for the State and for the electrical grid.

At 10:31 a.m. the Court recessed out of the Public Hearing and returned to Regular Session.

22-07-255 Motion made by Combs and seconded by Tice to approve the Order designating the NRG Cedar Bayou 5, LLC Project Moonshot 2022 Reinvestment Zone. Comments by B.J. Simon, Economic Development Foundation.

Passed; Insert.

22-07-256 Motion made by Combs and seconded by Hammond to schedule a public hearing for September 13, 2022, regarding the NRG Cedar Bayou 5, LLC Project Moonshot Tax Abatement Agreement. Comments by Combs.

Passed.

At 10:32 a.m., the Court recessed out of Regular Session and into a Public Hearing regarding the Houston Transloading Partners I, LLC Tax Abatement Agreement. The Court heard from Troy Adams, vice president of real estate of NFI, via Zoom. Mr. Adams gave an overview of the company.

At 10:35 a.m., the Court recessed out of the Public Hearing and returned to Regular Session.

22-07-257 Motion made by Combs and seconded by Hammond to approve the Houston Transloading Partners I, LLC Tax Abatement Agreement. Comments by B.J. Simon, Economic Development Foundation, and Combs.

Passed; Insert.

At 10:37 a.m. the Court took a break. Court returned to Open Session at 10:58 a.m.

Following the break, the Court turned to Agenda Item 6.1, discuss and consider adopting uniformed rental rates and rules for all County owned buildings.

22-07-258 Motion made by Combs and seconded by Gore to adopt uniformed rental rates and rules for all County owned buildings. (All rates for previously booked events are to be honored). Comments by Combs, Gore, Hammond and County Clerk Heather Hawthorne.

Passed; Insert.

Agenda Item 8.1, discuss and consider the purchase of three license plate recognition cameras for collection stations from Flock Group, Inc. in the amount of \$8,550.00 was tabled.

Agenda Item 11.1, discuss and consider allowing RISE Broadband to add two additional small microwave dish antennas to the Beach City radio tower to enable them to provide internet service to a large business customer, was tabled.

Agenda Item 11.2, discuss and consider allowing the County Attorney to review our current RISE Broadband agreement for the Beach City tower and consider increasing the rental fee for this site, was pulled.

22-07-259 Motion made by Hammond and seconded by Tice to approve the Consent Agenda, except for Agenda Item 19.5, approve job descriptions, and Agenda Item 19.6, approve payroll changes.

Passed; Insert.

At 11:10 a.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.

Court returned to Regular Session at 12:15 p.m.

22-07-260 Motion made by Combs and seconded by Hammond to approve all payroll change forms and job descriptions except for the assistant court coordinator (job description and payroll change form to be tabled) and to

approve a \$3.00 an hour pay differential for temporary nurses working in the jail.

Passed; Insert.

There being no further business, Court adjourned at 12:16 p.m.

ATTEST:



A handwritten signature in blue ink, reading "Heather H. Hawthorne", written over a horizontal line.

Heather H. Hawthorne, County Clerk

APPROVED:



A handwritten signature in blue ink, reading "Jimmy Sylvia", written over a horizontal line.

Jimmy Sylvia, County Judge

COMMISSIONERS' COURT MINUTES
REGULAR MEETING
July 26, 2022

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- 22-07-249 Motion to approve the Chambers County Financial Policy.
- 22-07-250 Motion to begin vetting BGE, Inc., Busch Hutchinson & Associates, Inc., Freese & Nichols, Inc., Johnson, Mirmiran & Thompson, Inc., and S&B Infrastructure, Ltd. for Engineering Inspection Services on Chambers County roadway and drainage infrastructure projects.
- 22-07-251 Motion to approve the Terracon Proposal for material services on Kilgore Parkway widening and extension project in the amount of \$57,340.00.
- Assistant County Engineer Cory Taylor gave an update on Kilgore Parkway (Agenda Item 3.6) **No action taken.**
- Taylor updated the Court on FM 1409 (Agenda Item 3.7) **No action taken.**
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