

Hamilton County Commissioner's Court

Regular Session

Tuesday, November 14, 2023

9:00 a.m.

Hamilton County Commissioner's Court met on Tuesday, November 14, 2023, at 9:00 a.m. with the following members present: County Judge James Yates, Commissioners Johnny Wagner, Keith Curry, Lloyd Huggins and Dickie Clary. Judge Yates called the meeting to order and a quorum was established. Clary led the invocation and all followed with the pledges.

There were several open comments:

Mayor Rodney Craddick gave an update on the Community Center stating they served 2,851 meals during the month of October and received \$6,821.70 in donations.

Richard Layne provided his opinion on the Tax Abatement stating he does not agree with a full 100% Tax Abatement.

Mary Gardner and Denise Williams Gillespie addressed the Commissioners and asked for the court to reconsider the budget cut for the Hamilton Library.

The Commissioners Court opened the Public Hearing on the Designation of a 5-acre tract out of the T.W. Walden Survey which is legally described in the Tax Abatement Application filed by Bogart RE Holdings, LLC on October 12, 2023 as a reinvestment Zone. There were no public comments. The Commissioners court discussed the designation of the 5-acre tract for reinvestment zone and D. Clary made a motion to approve and L. Huggins seconded the motion. The 5-acre tract was approved for reinvestment zone with a 4-0 vote, Judge Yates abstained. Commissioner Huggins made a motion to approve the Proposed Tax Abatement Agreement between Bogart RE Holdings, LLC and Hamilton County. Commissioner Clary seconded the motion and the court approved the Tax Abatement Agreement with a 3-1 vote, Commissioner Wagner voted against the Tax Abatement Agreement and Judge Yates abstained from voting.

Commissioner Huggins asked the court for a Line-Item Transfer of \$9,000.00 from 023-614-6100 to account 023-614-5710 for the purchase of a flat bed for the new Precinct 3 truck and a new lawnmower. L. Huggins made a motion to approve and D. Clary seconded the motion, The court approved the transfer with a 4-0 vote, Judge Yates abstained. Commissioner Huggins also requested \$6,000.00 from 023-614-3600 Contract Services to 023-614-1090 Temporary Employees to help repair flood damage. L. Huggins made a motion to approve the transfer and J. Wagner seconded the motion. The court approved the line-item transfer with a 4-0 vote, Judge Yates abstained.

The Commissioners Court Considered the following Consent Agenda:

- *Minutes from previous Commissioners Court meeting, October 24, 2023*
- *Departmental Reports*
- *Expense Register in the amount of \$115,669.63*
- *General Fund in the amount of \$75,310.75*
- *Payroll in the amount of \$86,195.53*
- *Lacy Alexander in Communications Department provided 2 Certificates of Continuing Education*
- *No Culvert Applications*
- *No Building and Use Requests*
- *No Bonds to approve*

Commissioner Huggins made a motion, Commissioner Clary seconded the motion to remove the \$12,000.00 invoice from Robert Half & Associates until further investigation is done on the validity of the invoice. With exception of the \$12,000.00 invoice the consent agenda passed with a 4-0 vote, Judge Yates abstained.

Hamilton County Personnel Update:

*District Clerks Office – Anna Renaud – Full Time
Precinct 1 – Timothy Scott Massingill – Part Time
Precinct 3 – Chance Roy Johnson – Part Time*

Hamilton County Facilities update, the court was informed about a leak in the Juvenile Probation Department on the 3rd floor of the Courthouse found after the 10+ inches of rain Hamilton received.

Lacy Alexander provided an update to the Commissioners Court stating that in the month of October they received 1,521 calls for Service and they are currently on track to exceed their calls for service in 2022. L. Alexander stated that during the last power outage the new generator turned on and worked perfectly allowing Communications department to continue providing service without any interruptions or issues. The DPS will begin remodeling their space at the Annex on December 7, 2023 with completion expected around December 15, 2023.

No action taken on the Burn Ban; it is still lifted at this time.

The court took action on the Revised Motor Fuel Bid Package. D. Clary made a motion to approve and J. Wagner followed with a second. The Revised Motor Fuel Package was approved by a 4-0 vote, Judge yates abstained.

John Rutledge with Pritchard Abbott Industrial Appraisers spoke to the Court in regards to Solar Farm appraisals. The Grizzly Ridge Solar Farm Project will exceed the original projected \$80 million and depreciation will begin in April 2024. The Solar Farm will go on to the Tax Roll in 2024

at roughly \$80 million. The property where the Solar Farm is located used to be Ag Exempt but now is zoned as a Commercial Property within the fenced area.

Ms. Johnie Wardell with Central Counties Services informed the Commissioners Court about the various services and task forces the agency provides to the community. Multiple Hamilton County Law Enforcement agencies have been provided with IPAD's that have the ability to connect to a trained Mental health professional in order to assist an individual that might be in a mental health crisis. The Commissioners Court approved the contract between Central Counties Services and Hamilton County with a vote of 4-0, Judge Yates abstained. Commissioner Huggins made the motion to approve and Commissioner Curry seconded the motion.

Hamilton County Public Library representative Nancy Diaz addressed the court in regards to the budget cut and asked if the court would reconsider their previous action. The library spends roughly \$7,000.00 annually purchasing 300-350 books and will not be able to make that type of purchase without the funding from the County. Nancy Diaz provided information to the court outlining the Hamilton Public Library memberships totals.

Commissioner J. Wagner made a motion to approve the Hamilton County agreement with Hico Volunteer Fire Department as well as the Cranfills Gap Volunteer Fire Department. Commissioner Curry seconded the motion and the court approved the agreement with a 4-0 vote, judge Yates abstained.

The Commissioners court took action on the Interlocal Agreement between Regional Public Defender Office Local Government Corporation (RPDO). L. Huggins made a motion to approve and D. Clary seconded the motion. The court approved the Interlocal Agreement with a 4-0 vote, Judge Yates abstained.

The Commissioners Court discussed and took action on a Resolution for Hamilton County to case votes for Nominee to serve on the Hamilton Appraisal District Board of Directors. Hamilton County Appraisal District Board of Directors had two nominees and two positions to fill receiving a total vote of 1,158. Since there were only two nominees Mr. Gary Haggard and Mr. Vernon McCann will split the vote total with 579 each. Commissioner J. Wagner made a motion to approve and Commissioner K. Curry seconded the motion and the court approved the action with a 4-0 vote, Judge Yates abstained.

After a brief discussion the court decided to hold the Regular Session Commissioners Court on Wednesday, December 27, 2023 at 9:00 am since the Regular Term falls on a holiday.

Commissioner K. Curry made a motion to remove himself from the Hill County Transit District Board of Directors, Commissioner Clary seconded the motion. Judge James Yates will be replacing Commissioner Curry on the Hill County Transit Board of Directors. The court approved the removal and replacement with a 4-0 vote, Judge Yates abstained.

The Court discussed the Allstate Tower Quote and the importance of repairing the Old Tower at Fair Park. DPS, HAM Radio group and Pathway are a few of the agencies that continue to utilize the Old Tower at Fair Park. Required maintenance will be the first repairs with hopes of being able to repaint the tower in the next budget cycle. Pathway will pay for the inspection of the Tower as well as begin paying an increase in rent beginning December 2023. Commissioner L. Huggins made the motion and Commissioner D. Clary seconded the motion. The court approved the Allstate Tower bid with a 4-0 vote, Judge Yates abstained.

Phase II of the Tower project was originally projected to cost \$1 million dollars, because of inflation and construction costs increases it is now projected at 40% more than originally anticipated when quoted in 2020. Sometime in the near future the County will need to enter into a maintenance agreement which is included for the first year but will be \$75,000.00 annually in years 2-5. The Commissioners Court will discuss funding the Maintenance Agreement at a future Commissioners Court Meeting. L. Huggins made a motion to approve Phase II of the Tower project and D. Clary seconded the motion. Phase II of the Tower project passed with a 4-0 vote; Judge Yates abstained.

Discussion on the FY 2023-2024 Budget:


- Commissioner D. Clary suggested Hamilton County change Auditor Firms before the 2023 Audit begins. Request for proposals will be placed on a future agenda.
- The 2021-2022 Audit review should be completed with the next few weeks.

Adjourn at 11:09 am



Judge James Yates

Attest:



County Clerk

