

IN THE COMMISSIONERS COURT OF FALLS COUNTY

THE STATE OF TEXAS TO ALL INTERESTED PARTIES COUNTY OF FALLS

COMMISSIONER'S COURT MINUTES FOR APRIL 28, 2025

1. Proof of posting of notice in accordance with the provisions of Title 5, Chapter 551, Government Code (Vernon's Texas Codes Ann. 1994) as amended, known as the Texas Open Meetings Act.

Judge Elliott requested proof of posting and Sharon Scott, Deputy County Clerk, affirmed the agenda was posted on the north and south doors of the courthouse, as well as the bulletin board in the second floor hallway.

2. Public comments.

There were no comments.

3. Elected official reports.

Commissioner Willberg noted that he had spoken to Jeff Watkins about some county road sign improvements, and that he wished to commend Jeff for his help.

4. **Public Hearing:** Creation of a Reinvestment Zone to be known as Falls County Reinvestment Zone-Energiekontor, in anticipation of Tax Abatement Agreement with Energiekontor US Texas SP 16 LLC.

Representatives from Energiekontor were present and answered questions from the Commissioners. Following the discussion, the hearing ended, and the Court moved onto the next agenda item.

5. Discussion and/or action concerning a reinvestment zone for purposes of tax abatement to provide economic development within the county in accordance with Chapter 312 of the Texas Tax Code, said reinvestment zone to be known as Falls County Reinvestment Zone-Energiekontor and located as described and depicted in the application by Tax Abatement Agreement, and in the public notices published in accordance with Chapter 312 of the Texas Tax Code.

Following a brief discussion, Commissioner Wuebker moved to approve the Reinvestment Zone; Commissioner Albright seconded. Commissioner Willberg voted nay. The motion carried.

6. Discussion and/or action concerning the adoption of a Tax Abatement Agreement with Energiekontor US Texas SP 16 LLC, pursuant to Chapter 312, Texas Tax Code.

Following some questions regarding the abatement of taxes, and the conditions of the Pilot Program, Steve Sharp gave a description of the process. Nita Wuebker moved to approve the agreement. F A Green seconded. Motion carried.

7. Discussion and/or action concerning a Road Use Agreement between Falls County and Energiekontor US Texas SP 16 LLC, to address possible degradation of any county-maintained roads in the construction, operation or maintenance of the Falls County Reinvestment Zone-Energiekontor.

Commissioner Wuebker moved to approve the Road Use Agreement. Commissioner Albright seconded., and the motion passed.

8. Discussion and/or action concerning setting a public hearing date (June 9, 2025) for Riverbend Renewables, LLC.

Following a discussion regarding the proposed location of Riverbend Renewables, Nita Wuebker moved to set the public hearing for June 9, 2025. Jason Willberg seconded. Motion carried unanimously.

9. Discussion and/or action concerning approval of BT Yixon Solar, LLC project Road Use Agreement to prevent degradation of county-maintained roads.

Commissioner Wuebker moved to approve the Yixon Solar LLC Road Use Agreement; Commissioner Willberg seconded. Motion carried.

10. Discussion and/or action concerning GLO grants.

Henry Witt with MRB Group explained that there is currently \$25 million available in grants, and that this application will help the county's ranking for grants available in the future. MRB Group would prepare the county's application at no cost. Commissioner Wuebker moved to approve the county making application. Commissioner Willberg seconded the motion. The motion passed by unanimous vote.

11. Discussion and/or action concerning leasing lot by Annex to NextLink.

Judge Elliott brought up the possibility of leasing the vacant area by the annex to NextLink, with them building a fence, a temporary office building, and graveling that area. They would remove the building and leave the fence and gravel at the end of the lease. Commissioner Green said that he would be happy to get a dollar for the benefits the county would derive. The matter will be brought back next month.

12. Discussion and/or action concerning Unclaimed Property Capital Credits for Counties.

Commissioner Green moved to approve. Commissioner Albright seconded. Motion carried.

13. Discussion and/or action concerning approving county official's bond.

Milton Albright moved to approve, F A Green seconded. The motion carried.

14. Discussion and/or action concerning contract with Kologik.

The Sheriff explained that they have new dispatch equipment through a grant that Deputy Johnson had obtained, and that a new CAD system would be beneficial. F A Green moved to approve the contract. Milton Albright seconded. Following a unanimous vote, the motion carried.

15. Discussion and/or action concerning Tri-County S.U.D. road bores on CR 151.

Milton Albright moved to approve; F A Green seconded the motion. Motion carried.

16. Discussion and/or action concerning Service Agreement for the Statewide Automated Victim Notification Service (SAVNS).

The Judge noted that this pertained to Jessica's duties in the DA's office. Milton Albright moved to approve the agreement. Commissioner Green seconded. Motion carried.

17. Discussion and/or action concerning Interlocal Agreement with Freestone County.

Sheriff Campbell noted that he had thought their previous agreement was still in effect, but had been made aware it needed to be updated. The fee will be \$80 per day, and if the inmate needs medical attention, Freestone County will have to pay those costs. The Commissioners expressed concern regarding billing and payment. Georgie noted that the Sheriff's office will invoice the other county, and either the Treasurer or Auditor will receive the payment and reconcile it with the Sheriff's office fees. The sheriff said their new system will enable much more streamlined billing for out-of-county inmate care. Milton Albright moved to approve the agreement. Nita Wuebker seconded. The motion carried unanimously.

18. Discussion concerning Netdata.

Steve Sharp presented information regarding extending the current contract with NetData, and the length of time that will be required to change to a different system. He also discussed that some of the offices may not desire to change from NetData. He will keep the Commissioners informed of any updates, and Georgie is currently in contact with them regarding the costs of extension of current requirements.

19. Discussion and/or action concerning free trash day.

The suggested date for a trash date is June 7. There will be two locations – Marlin and Lott. No tractor tires will be permitted, but others will be accepted. Milton Albright moved to approve the date. Nita Wuebker seconded, and the motion carried.

20. Review and discussion of Road and Bridge precinct work reports, including Administrator's progress report.

Jeff Jackson was not in the courtroom, but Judge Elliott shared the information. They are currently working on county roads 368 and 257. TX Dot is working on bridge on 109. Call Jeff for any questions.

21. Discussion and/or action concerning the approving of payment of bills, including reimbursements, late charges, the transfer of cash or funds from any line item or departments to another, book transfers and any budget amendments; including but not limited to discussion and action concerning department or non-departmental items with line items that go past their budgeted amounts.

Commissioner Albright moved to approve payment of bills, with any amendments. Commissioner Green seconded. Motion carried.

22. Approval of minutes of prior meetings of Commissioner's Court.

Nita Wuebker moved to approve the minutes as presented. Milton Albright seconded. Motion carried.

23. Adjournment.

The meeting was adjourned at 10:39 a.m.

Signed this 12th day of May, 2025.


Jay T. Elliott, County Judge
F. A. Green, Comm. Pct#2
Nita Wuebker, Comm. Pct#4
Milton Albright, Comm. Pct#1
Jason Willberg, Comm. Pct#3
Sharon Scott, Deputy Co. Clerk