

COMMISSIONERS' COURT MEETING

April 26, 2021

BE IT REMEMBERED that the Commissioners' Court of Comanche County, Texas met in a Regular Meeting on the 26th day of April, 2021 with the following members present: Judge Stephanie L. Davis, Presiding; Gary "Corky" Underwood, Commissioner Precinct #1; Russell Gillette, Commissioner Precinct #2; Sherman Sides, Commissioner Precinct #3. Jimmy Dale Johnson, Commissioner Precinct#4 was not present.

Judge Stephanie L. Davis opened the meeting at 9:04 a.m.

Commissioner Underwood gave the invocation.

Commissioner Sides made the motion to approve the Minutes of the April 12, 2021 Commissioners' Court Meeting as presented. Judge Davis seconds the motion. All approved. Motion carried.

Public Comments; None

The Texas A & M University Community Planning Project presented a video discussion of the transportation aspect of the project and residential development at Lake Proctor.

The plan suggested subdivision regulations that encouraged assessments of impacts on groundwater, traffic, watercourses and wetlands. Encourage the development of site-built residential subdivisions with high quality recreational facilities. Encourage the development of housing and infrastructure around Lake Proctor. Update land use and hazard data including flood hazard maps for Comanche, DeLeon and especially in the vicinity of Lake Proctor.

With the current expansion of population in Comanche County and the expected future population increase the road network of the county needs to be improved. Improve east-west highway connectivity and infrastructure in the county. Improvements are also needed to Highways 6 and 16.

The project will probably focus on housing next and then economic development based on community input.

A Public Hearing for the proposed Subdivision Regulations was opened at 10:00 a.m. Craig Willingham, County Attorney, stated the need for updated regulations to address issues such as certification from an engineer that there is sufficient groundwater to support a proposed subdivision as well as surrounding land owners. The local volunteer fire department chief will be required to certify there is sufficient water for fire fighting purposes. The Precinct Commissioner will have approval of the private roads and drainage. The subdivision will require a home owners association to ensure roads are kept up. A variance stipulation was added to grant a variance from the subdivision regulations.

C. H. (Terry) McCall, Retired Justice of the 11th Court of Appeals, encouraged adoption of the Subdivision Regulations as soon as possible and make amendments as needed. McCall stated water is going to be a critical issue with the influx of residents coming from other states. McCall projected 40 million people would be living in Texas by 2030 and 70 million by the year 2050.

Robert Merworth commented that the Middle Trinity Groundwater Conservation District also has authority to regulate water. David Willingham inquired if the term road and street are interchangeable. The County Attorney said yes. No other comments were received.

Commissioner Sides made the motion to adopt the Comanche County Texas Subdivision Regulations as presented. Commissioner Gillette seconds the motion. All approved. Motion passed.

Commissioners Underwood and Gillette made the motion and second to approve an application for an event on the square submitted by Stephanie Womack for Gateway of Hope Comanche. The event will be a fund raiser from 8:00 am to 4:00 pm. On May 16, 2021 and is named GOHC Fish Fry Fundraiser. Commissioner Gillette seconds the motion. All approved. Motion passed.

Commissioner Gillette made the motion to approve an application by Virginia Fleming/Kesleigh representing the Comanche Chamber of Commerce for Shopping on and Around the Courthouse Square on May 6, 2021, June 19, 2021, July 24, 2021, August 21 or August 28, 2021, September 11, 2021 October 16, 2021 and October 30, 2021. Commissioner Sides made the second to the motion. All approved. Motion passed.

Julius Horvath, Core Solar, LLC presented information on a proposed solar farm to be located at 1150 CR286, Gustine Texas on a 1027 acre tract leased from a single landowner. The tract is 11 miles northwest of the City of Hamilton. The project is located entirely in the Hamilton ISD. Core Solar LLP is a 100 Megawatt (MW) utility scale solar energy power generation project. The project will consist of solar panels, trackers, supporting the panels, buried collector wire, inverters to change DC power to AC power, transformers and a substation to collect the project to the utility power lines. All project equipment will be setback from roads, electric lines, wetlands and adjacent property lines approximately 50 feet. Security is provided by a chain link fence from 6-10 ft. height surrounding the project and 24-hour security. A vegetation buffer approximately 15 ft high will screen the project from the view of neighboring landowners. Estimated life of the project is 30-35 years. At the end of life all equipment will be removed and land restore to original condition.

Hecate (HEK-uh-tee) Energy presented information on a proposed solar project in Comanche County to be known as Hecate Energy Dragon Solar Project. The project will be located this will be a 411-megawatt project. The project will connect to ERCOT electricity grid and market through Oncore, through the Comanche 345kV substation. The project is located entirely in the Comanche ISD. 411 MWac is enough to power about 70,000 Texas homes. Community benefits include annual contribution to county tax base, local sourcing of labor, services and material, 300 construction jobs and a minimum of 2 O&M permanent employees and economic activity thru local businesses during the estimated 14-18 month construction process. Hecate basically provides the same features as Core Solar, LLC. Hecate has 40 projects in the U.S. The Hecate project will be comprised of 4000 acres of leased land with 6-7 land owners southeast of the City of Comanche.

Commissioners Gillette and Side made the motion and second to approve the purchase by Precinct #1 of a 2000 shop-built Chevrolet spray truck, SN#1GBK34F8YF450055 for \$4608.00 and a 1999 Ferguson Roller SN 1532 for \$12,216.00 from the Texas Department of Transportation. All approved. Motion passed.

Commissioners Underwood and Sides made the motion and second to acknowledge the Annual Certificate from Flat Top I, LLC stating Wind I, LLC is in compliance with the terms of the August 29, 2016 Tax Abatement Agreement between Comanche County and Flat Top Wind I, LLC. All approved. Motion passed.

There are no updates for the Master Plan for the Courthouse and Old Cora.

There are no updates for the Comanche County Annex properties.

There are no changes to the Interlocal Agreement between the City of DeLeon and Comanche County for the administration of the Cares Act Grant.

There are no changes have been made to the Administrative COVID-19 leave policy.

There are no changes to the Courthouse Corona Virus Policies and Procedures.

Work is ongoing to document and close out FEMA projects DR-4223, DR-4272 and DR-4416.

The Burn Ban remains off at this time.

Sheriff Pounds reported the nurse hours had been approved at 30 hours per week under the Inmate TurnKey Health Contract.

Commissioners Sides and Underwood made the motion and second to approve Officer's Reports as presented. All approved, Motion passed.

Commissioners Gillette and Underwood made the motion and second to approve amendments to the County Budget. All approved. Motion carried.

There are no Emergency Budget Amendments.

Commissioner Sides made the motion to audit accounts due and owing and approve payment there of in the amount of \$205,121.93. Commissioner Gillette made the second to the motion. All approved. Motion passed.

There being no further business to come before the Court, Court was adjourned this the 26th day of April, 2021 with a motion by Commissioner Underwood and a second by Commissioner Sides. All approved. Motion carried.

The foregoing minutes approved by the Comanche County Commissioners' Court on the 10th day of May, 2021.

Stephanie L. Davis

Stephanie L. Davis, County Judge

Attest: *Ruby Lesley*
Ruby Lesley, County Clerk

