

On this the 23rd day of November, A. D., 2021, 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
Billy Combs	Commissioner, Precinct No. 4
Heather H. Hawthorne	County Clerk

With the following members absent, to-wit:

Tommy Hammond	Commissioner, Precinct No. 3
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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 9:34 a.m. into Open Session. Commissioner Tice 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 Citizen's Comments, predominately regarding Agenda Item 16.1, discuss and consider identifying a location for a potential move of the historic Chambers Home and Schilling Office.

Judge Sylvia said one comment submitted was from George "Pudge" Willcox, who opposed Agenda Item 16.1.

Citizen Sheryl Shaw also gave a citizen's comment. She also opposed Agenda Item 16.1. County Clerk Heather Hawthorne and citizen Darlene McPherson also expressed opposition to Agenda Item 16.1.

Judge Sylvia pulled Agenda Item 16.1, saying there had been a miscommunication and it was not his intention to move the buildings. Commissioner Tice echoed the sentiment.

After the item was pulled, citizen Darlene McPherson gave additional citizen's comments, telling the Court the citizens were not getting what they asked for on the ballparks.

She then called for transparency on Agenda Item 1.10, discuss and consider adopting Resolution and Order decreeing the Acquisition of property to be a public necessity and authorizing the acquisition and payment of

compensation for the Chambers County Judicial and Jail center in Anahuac, Texas.

She called for transparency on Agenda Item 1.12, discuss and consider approving payments to Anahuac, Barbers Hill, East Chambers and Goose Creek Independent School Districts for School Equalization Fund and tax abatement adjustments.

She also expressed concern on Agenda Item 7.1, discuss and consider approving additional architectural and engineering costs from PBK Architects in the amount of \$54,000 for the Winnie Baseball field parking, and for Agenda Item 7.2, approve additional architectural and engineering costs from PBK Architects in the amount of \$249,250.00. She said the Court and PBK were not listening.

Following the citizens' comments, the Court turned to Agenda Item 1.4, discuss and consider adopting a Resolution recognizing Charles L. Saunders for his service and sacrifice to the United States of America.

21-11-341 Motion made by Commissioners' Court and seconded by Commissioners' Court to adopt a Resolution recognizing Charles L. Saunders for his service and sacrifice to the United States of America.

Passed; Insert.

Following the vote, the Court took up Agenda Item 1.12, discuss and consider approving payments to Anahuac, Barbers Hill, East Chambers and Goose Creek Independent School Districts for School Equalization Fund and tax abatement adjustments.

21-11-342 Motion made by Gore and seconded by Tice to approve payments to Anahuac, Barbers Hill, East Chambers and Goose Creek Independent School Districts for School Equalization Fund and tax abatement adjustments. Comments by Assistant Budget Officer Aaron Thomas, Judge Sylvia, Barbers Hill Independent School District Superintendent Greg Poole, and East Chambers Independent School District Superintendent Scott Campbell.

Passed; Insert.

Following the vote, the Court turned to Agenda Item 1.8, discuss and consider reverting ownership of 1.8 acres of the Goss Library land back to Barbers Hill ISD, for construction of a new school.

21-11-343 Motion made by Tice and seconded by Combs to approve reverting ownership of 1.8 acres of the Goss Library land back to Barbers Hill ISD, for construction of a new school. Comments by County Clerk Heather Hawthorne and Barbers Hill Independent School District Superintendent Greg Poole.

Passed; Insert.

The Court then turned to Agenda Item 1.11, discuss and consider approval and adoption of the Chambers County Sexual Assault Response Team Plan.

21-11-344 Motion made by Gore and seconded by Tice to adopt the printed version of the Chambers County Sexual Assault Response Team Plan. Comments by Assistant District Attorney Mallory Vargas.

Passed; Insert.

At 10:05 a.m., the Court adjourned from Regular Session and went into a public hearing regarding Agenda Item 1.1, discuss and consider Redistricting Plan for Commissioners Court Precincts. County Clerk Heather Hawthorne presented and recommend adopting the plan.

As there were no public comments, the Court returned to Regular Session at 10:07 a.m.

21-11-345 Motion made by Combs and seconded by Tice to adopt the Redistricting Plan for Commissioners Court Precincts.

Passed; Insert.

At 10:07 a.m., the Court adjourned from Regular Session into a public hearing regarding Agenda Item 1.6, discuss and consider the successful status for countywide polling place program from the Texas Secretary of State for Chambers County, Texas.

Chambers County Clerk Heather Hawthorne discussed the Countywide Polling Program and how it benefitted Chambers County. She told the Court she received positive feedback and was applying for the successful status.

There were no public comments, and the Court returned to Regular Session at 10:10 a.m.

21-11-346 Motion made by Gore and seconded by Combs to adopt a Resolution requesting a successful status for countywide polling place program from the Texas Secretary of State for Chambers County, Texas.

Passed; Insert.

At 10:10 a.m., the Court recessed out of Regular Session and into a public hearing on Agenda Item 5.1, the proposed adoption of guidelines and criteria governing Chapter 312-Tax Abatement Agreements by Chambers County. B.J. Simon Economic Development Foundation, gave an overview.

As there were no public comments, the Court recessed out of the public hearing and back into Regular Session at 10:16 a.m.

21-11-347 Motion made by Combs and seconded by Tice to approve the Resolution adopting guidelines and criteria governing Chapter 312-Tax Abatement Agreements by Chambers County.

Passed; Insert.

At 10:18 a.m., the Court adjourned from Regular Session and entered into a public hearing regarding Yaraghi Realty, LLC-2021 Reinvestment Zone (Agenda Item 5.3).

There were no public comments. The Court recessed out of the public hearing and returned to Regular Session at 10:18 a.m.

21-11-348 Motion made by Gore and seconded by Tice to approve the Order designating the Yaraghi Realty, LLC-2021 Reinvestment Zone. Comments by B.J. Simon, Economic Development Foundation.

Passed; Insert.

At 10:19 a.m., the Court recessed out of Regular Session into a public hearing regarding the TGSCP 7575 Sutton Road, LLC-Tax Abatement Agreement (Agenda Item 5.6). As there were no public comments, the Court recessed out of public hearing and back into Regular Session at 10:21 a.m.

21-11-249 Motion made by Combs and seconded by Tice to approve the TGSCP 7575 Sutton Road, LLC-Tax Abatement Agreement. Comments by B.J. Simon, Economic Development Foundation.

Passed; Insert.

At 10:21 a.m., the Court recessed out of Regular Session and into a public hearing on the TGSCP 6363, LLC-Tax Abatement Agreement (Agenda Item 5.8). B.J. Simon, Economic Development Foundation, requested Agenda Item 5.8 and Agenda Item 5.9, discuss and consider the TGSCP 6363, LLC-Tax Abatement Agreement, be tabled.

At 10:22 a.m. the Court adjourned from the public hearing and returned to Regular Session.

The Court then turned to Agenda Item 5.5, discuss and consider scheduling a public hearing on December 28, 2021, regarding the Yaraghi Realty, LLC-Tax Abatement Agreement.

21-11-350 Motion made by Tice and seconded by Gore to schedule a public hearing on December 28, 2021, at 10:00 a.m. regarding the Yaraghi Realty, LLC-Tax Abatement Agreement.

Passed.

At 10:23 a.m. the Court took a break. The Court returned to session at 10:36 a.m.

The Court then moved to Agenda Item 1.10, discuss and consider adopting Resolution and Order decreeing the Acquisition of property to be a public necessity and authorizing the acquisition and payment of compensation for the Chambers County Judicial and Jail Center in Anahuac.

21-11-351 Motion made by Tice and seconded by Gore to adopt a Resolution and Order decreeing the Acquisition of property to be a public necessity and authorizing the acquisition and payment of compensation for the Chambers County Judicial and Jail Center in Anahuac. Comments by Nathan Brandimarte, outside counsel.

Passed; Insert.

The Court then took up Agenda Item 1.3, discuss and consider amending the Chambers County Personnel Policy to create a basic Uniform and

Appearance Policy to establish a baseline minimum standard for all Chambers County Employees and to include in the Personnel Policy.

21-11-352 Motion made by Tice and seconded by Gore to amend the Chambers County Personnel Policy to create a basic Uniform and Appearance Policy to establish a baseline minimum standard for all Chambers County Employees and to include in the Personnel Policy. Comments by Deputy Emergency Management Coordinator Bill Vola.

Passed; Insert.

The Court moved on to Agenda Item 1.5, discuss and consider voting for members of the Chambers County Appraisal District.

21-11-353 Motion made by Combs and seconded by Tice to appoint Alecia Turner and Joey Presnall to the Chambers County Appraisal District, with a 50-50 split of the vote.

Passed; Insert.

Following the vote, the Court turned to Agenda Item 1.9, discuss and consider appointment to the Transportation Policy Council (TPC January-December 2022) and the Technical Advisory Committee (TAC February 2022-January 2023) for the Houston-Galveston Area Council.

21-11-354 Motion made by Combs and seconded by Tice to appoint Commissioner Combs as the primary member and Cory Taylor as the alternate member to the Transportation Policy Council (TPC January-December 2022) and Cory Taylor as the primary member and Natalie Lopez as the alternative member to the Technical Advisory Committee (TAC February 2022-January 2023) for the Houston-Galveston Area Council.

Passed; Insert.

The Court moved on to Agenda Item 1.13, discuss and consider adopting Resolution naming the Soccer field at the new Westside Complex in honor of Guy E. Matthews.

21-11-355 Motion made by Commissioners' Court and seconded by Commissioners' Court to adopt a Resolution naming the Soccer field at the new Westside Complex in honor of Guy E. Matthews. Comments by Judge Sylvia.

Passed.

Following the vote, the Court moved to Road & Bridge, starting with Agenda Item 3.1, discuss and consider approving Change Order No. 1 in the amount of \$49,910.00 for the addition of 322 SY of spot repairs under the Bayer Road full depth concrete repair contract with Carter Construction, LLC.

21-11-356 Motion made by Combs and seconded by Gore to approve Change Order No. 1 in the amount of \$49,910.00 for the addition of 322 SY of spot repairs under the Bayer Road full depth concrete repair contract with Carter Construction, LLC. Comments by County Engineer Cory Taylor.

Passed; Insert.

21-11-357 Motion made by Tice and seconded by Gore to protest the creation of Chambers County Municipal Utility District 4 in accordance with Texas Water Code 54.0161. Comments by County Engineer Cory Taylor.

Passed; Insert.

Agenda Item 3.3, discuss and consider awarding 2022 Road Materials and 2022 Fuel Bids to the lowest qualified bidder, was pulled. Comments by County Engineer Cory Taylor.

21-11-358 Motion made by Gore and seconded by Combs to approve (but resubmit to Court with requisition and pie chart) Change Order No. 11 in the amount of \$13,576.14 for the quantity adjustments made to earthwork and structure items under the FM 1409 roadway contract with Sterling Delaware Holding Co, Inc. Comments by County Engineer Cory Taylor.

Passed; Insert.

The Court then took up Agenda Item 7.1, discuss and consider approving additional architectural and engineering costs from PBK Architects in the amount of \$54,000.00 for the Winnie Baseball field parking.

21-11-359 Motion made by Tice and seconded by Gore to approve additional architectural and engineering costs from PBK Architects in the amount of \$54,000.00 for the Winnie Baseball field parking. Comments by Project Manager Mike Lessley and Assistant Budget Officer Aaron Thomas.

Passed; Insert.

21-11-360 Motion made by Combs and seconded by Tice to approve additional architectural and engineering costs from PBK Architects in the amount of \$249,250.00 for the Chambers Parkway Complex parking lot and community building. Comments by Project Manager Mike Lessley and Commissioner Combs.

Passed; Insert.

The Court moved to Agenda Item 17.1, discuss and consider approving the 2022-2023 Chambers County Officers Association Collective Bargaining Agreement.

21-11-361 Motion made by Gore and seconded by Tice to approve the 2022-2023 Chambers County Officers Association Collective Bargaining Agreement. Comments by Assistant Budget Officer Aaron Thomas.

Passed.

Agenda Item 18.1, discuss and consider status update of the following job descriptions (County Engineer, County Engineer Graduate and County Road Administrator) was taken into Executive Session.

Agenda Item 18.2, discuss and consider update of the 2022 Chambers County PTO (Paid Time Off) Policy was pulled.

21-11-362 Motion made by Combs and seconded by Tice to approve the Consent Agenda in its entirety.

Passed; Insert.

At 11:02 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.

The Court returned to Open Session at 12:06 p.m.

No action was taken on Agenda Item 18.1, discuss and consider status update of the following job descriptions (County Engineer, County Engineer Graduate and County Road Administrator).



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.

21-11-363 Motion made by Combs and seconded by Tice to engage Orgain Bell & Tucker, LLP to represent the County in filing suit against Frontier Communications for trespass and related claims as to Chambers County School Land in Crockett County, Texas.

Passed.

20-11-364 Motion made by Gore and seconded by Tice to affirm the County's actions in response to the EMS Department Grievances.

Passed.

There being no further business, Court adjourned at 12:07 p.m.

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ATTEST:



*Heather H. Hawthorne*

Heather H. Hawthorne, County Clerk

APPROVED:



Jimmy Sylvia, County Judge

COMMISSIONERS' COURT MINUTES  
REGULAR MEETING  
November 23, 2021

Judge Sylvia said George "Pudge" Willcox, submitted a citizen's comment opposing Agenda Item 16.1, discuss and consider identifying a location for a potential move of the historic Chambers Home and Schilling Office.

Citizen Sheryl Shaw, County Clerk Heather Hawthorne, and citizen Darlene McPherson also opposed Agenda Item 16.1.

Agenda Item 16.1 was pulled.

Citizen Darlene McPherson gave additional citizen's comments on Agenda Items 1.10 and 1.12, calling for transparency. She also expressed displeasure on the ballpark process (general comment and Agenda Item 7.1)

21-11-341 Motion to adopt a Resolution recognizing Charles L. Saunders for his service and sacrifice to the United States of America.

21-11-342 Motion to approve payments to Anahuac, Barbers Hill, East Chambers and Goose Creek Independent School Districts for School Equalization Fund and tax abatement adjustments.

- 21-11-343 Motion to approve reverting ownership of 1.8 acres of the Goss Library land back to Barbers Hill ISD, for construction of a new school.
- 21-11-344 Motion to adopt the printed version of the Chambers County Sexual Assault Response Team Plan.
- 21-11-345 Motion to adopt the Redistricting Plan for Commissioners Court Precincts.
- 21-11-346 Motion to adopt a Resolution requesting a successful status for countywide polling place program from the Texas Secretary of State for Chambers County, Texas.
- 21-11-347 Motion to approve the Resolution adopting guidelines and criteria governing Chapter 312-Tax Abatement Agreements by Chambers County.
- 21-11-348 Motion to approve the Order designating the Yaraghi Realty, LLC-2021 Reinvestment Zone.
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- 21-11-350 Motion to schedule a public hearing on December 28, 2021, at 10:00 a.m. regarding the Yaraghi Realty, LLC-Tax Abatement Agreement.
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property to be a public necessity and authorizing the acquisition and payment of compensation for the Chambers County Judicial and Jail Center in Anahuac.

- 21-11-352 Motion to amend the Chambers County Personnel Policy to create a basic Uniform and Appearance Policy to establish a baseline minimum standard for all Chambers County Employees and to include in the Personnel Policy.
- 21-11-353 Motion to appoint Alecia Turner and Joey Presnall to the Chambers County Appraisal District, with a 50-50 split of the vote.
- 21-11-354 Motion to appoint Commissioner Combs as the primary member and Cory Taylor as the alternate member to the Transportation Policy Council (TPC January-December 2022) and Cory Taylor as the primary member and Natalie Lopez as the alternative member to the Technical Advisory Committee (TAC February 2022-January 2023) for the Houston-Galveston Area Council.
- 21-11-355 Motion to adopt a Resolution naming the Soccer field at the new Westside Complex in honor of Guy E. Matthews.
- 21-11-356 Motion to approve Change Order No. 1 in the amount of \$49,910.00 for the addition of 322 SY of spot repairs

under the Bayer Road full depth concrete repair contract with Carter Construction, LLC.

- 21-11-357 Motion to protest the creation of Chambers County Municipal Utility District 4 in accordance with Texas Water Code 54.0161.

Agenda Item 3.3, discuss and consider awarding 2022 Road Materials and 2022 Fuel Bids to the lowest qualified bidder, was pulled. **No action taken.**

- 21-11-358 Motion to approve (but resubmit to Court with requisition and pie chart) Change Order No. 11 in the amount of \$13,576.14 for the quantity adjustments made to earthwork and structure items under the FM 1409 roadway contract with Sterling Delaware Holding Co, Inc.
- 21-11-359 Motion to approve additional architectural and engineering costs from PBK Architects in the amount of \$54,000.00 for the Winnie Baseball field parking.
- 21-11-360 Motion to approve additional architectural and engineering costs from PBK Architects in the amount of \$249,250.00 for the Chambers Parkway Complex parking lot and community building.
- 21-11-361 Motion to approve the 2022-2023 Chambers County Officers

Association Collective Bargaining Agreement.

Agenda Item 18.2, discuss and consider update of the 2022 Chambers County PTO (Paid Time Off) Policy was pulled.

21-11-362 Motion to approve the Consent Agenda in its entirety.

At 11:02 a.m., the Court entered into Executive Session. The Court returned to Open Session at 12:06 p.m.

**No action** was taken on Agenda Item 18.1, discuss and consider status update of the following job descriptions (County Engineer, County Engineer Graduate and County Road Administrator).

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

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