# COUNTY OF FREESTONE

*Commissioners Court*
*Linda K. Grant, County Judge*
*Andy Bonner, Precinct No. 1*
*Will McSwane, Precinct No. 2*
*Lloyd Lane, Precinct No. 3*
*Clyde Ridge Jr., Precinct No. 4*

*County Courthouse*
*Commissioners Courtroom*
*118 E. Commerce, Rm. 203*
*Fairfield, Texas 75840*
*903/389-3335 Phone*
*903/389-3839 Fax*

## FREESTONE COUNTY COMMISSIONERS COURT

### Notice of Open Meeting

DATE OF MEETING: May 21, 2025
LOCATION: 118 E. COMMERCE, COMMISSIONERS COURTROOM, FAIRFIELD, TEXAS
Pledge of Allegiance, Pledge to the Texas Flag
Call to Order – 9:00 a.m.
Posting in accordance with Chapter 551, Texas Government Code, as amended, known as the Texas Open Meetings Act.

**Members of the Public who wish to speak shall each have 3 minutes to address the Court regarding matters not appearing on the agenda or on an item on the agenda.**
**The Commissioners Court may not deliberate or take action on any item that is not posted. Any discussion of the subject must be limited to providing specific factual information.**

DISCUSS AND CONSIDER ACTION ON THE FOLLOWING ITEMS:

1. Approve minutes of April 28, 2025 special meeting, May 7, 2025 regular meeting.
2. Budget transfers and amendments.
3. Approve and pay bills.
4. Approve payroll.
5. Reports: Senior Services, Justices of the Peace, County Clerk, District Clerk, Auditor, Treasurer, Sheriff, Road Reports, Tax Assessor/Collector, Constables, Veterans Service Officer, Extension Agents, Health, Environmental, and OSSF, Miscellaneous Reports.
6. Burn Ban.
7. Special Road Use Agreements, Contracts, Permits and Bonds and consider Notifications of Telephone Construction.
8. Approve bonds and education certificates of County Officials and Employees.
9. Public hearing on the matter of the proposed designation of certain property in unincorporated Freestone County as a Reinvestment Zone under Subchapter C, Chapter 312 of the Texas Property Tax Code. This designation would allow for tax abatement agreements to be entered into by the County with owners of property within the Reinvestment Zone. The Zone would be designated as Reinvestment Zone No.002A.
10. Discussion, consideration and action on the creation and designation of the County Reinvestment Zone made the subject of the public hearing as County Reinvestment Zone No.002A.
11. Discussion, consideration and action on proposed form of tax abatement agreement with Piedra Solar, LLC; and directive to County Judge to send notice of intent to enter into proposed tax abatement agreement to other taxing entities having taxing authority with regard to the property.
12. Consider Interlocal Cooperative Agreement between Falls County and Freestone County for Housing and Care of Inmates.
13. JAVS Maintenance Contract for August 1, 2025 - July 31, 2026, for District Courtroom System.
14. Award bid for sale of Real Estate on FCR 300 – S.Sanchez A- 33; Parcel #42498
15. Approve Policy Auditor View Only Access to Financial Systems.
16. Approve Property Contribution and Coverage Renewal for FY 2026 from TAC.
17. Addendum to LGS Contract and elected office signatures.
18. Consider Plat or Replat of The Teague Ranch Land Company, LLC Part of the Robert P. Kelly Survey A-351, Tracts 1 through Tract 12.
19. Road & Bridge Pct. 4 to purchase a 2025 Mack Pinnacle P164T Truck through Buyboard in the amount of $156,634.00.
20. Discuss Courthouse Roof.
21. Discuss and Approve TexPool Resolution Amending Authorized Representatives.
22. Discuss AirMedCare.

23. Memorandum of Understanding on the Electronic Recording Agreement and Contingent on the 1295 Form.
24. Discuss Historical Jail Data from Net Data.
25. Executive Session: Personnel Matters in accordance with the Texas Government Code 551.074.
26. Executive Session: Discussion of a Contract Being Negotiated in accordance with the Texas Government Code 551.0725

**Comments from Commissioners Court members.**
**Adjournment.**
**Posted on bulletin board second floor at the Courthouse and on Freestone County website on May 16, 2025.**

FILED FOR RECORD
At 3 ,o'clock P M

MAY 16 2025

RENEE GREGORY
Clerk County Court, Freestone County, Texas
By

**FREESTONE COUNTY COMMISSIONERS COURT**
**NOTICE OF OPEN MEETING**

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**VIDEO OF THIS MEETING MAY BE VIEWED AT:**
**http://www.co.freestone.tx.us/default.aspx?Freestone_County/Commissioners.Court.Recordings**

**A regular meeting of the Freestone County Commissioners Court was held on May 21, 2025, at 9:00 a.m., in the Courtroom of the Freestone County Courthouse, 118 E. Commerce Street in Fairfield, Texas.**

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| Linda Grant | County Judge | Present |
| Andy Bonner | Commissioner, Precinct 1 | Present |
| Will McSwane | Commissioner, Precinct 2 | Present |
| Lloyd Lane | Commissioner, Precinct 3 | Present |
| Clyde Ridge | Commissioner, Precinct 4 | Present |

**1. Approve minutes of April 28, 2025, special meeting and May 7, 2025, regular meeting.**
Comm. Bonner MOVED to approve minutes of April 28, 2025, special meeting and May 7, 2025, regular meeting. Comm. Lane SECONDED the motion.
*ALL AYE* *MOTION CARRIED*

**2. Budget transfers and amendments.**
*NO ACTION*

**3. Approve and pay bills.**
*NO ACTION*

**4. Approve payroll.**
*NO ACTION*

**5. Reports: Senior Services, Justices of the Peace, County Clerk, District Clerk, Auditor, Treasurer, Sheriff, Road Reports, Tax**

**Assessor/Collector, Constables, Veterans Service Officer, Extension Agents, Health, Environmental and OSSF, Miscellaneous Reports.**
Comm. Ridge MOVED to approve reports for April from JP, PCT #3, and District Clerk. Comm. Lane SECONDED the motion.
*ALL AYE* *MOTION CARRIED*

**6. Burn Ban.**
*NO ACTION*

**7. Special Road Use Agreements, Contracts, Permits and Bonds and consider Notifications of Telephone Construction.**
Comm. McSwane MOVED to approve Road Use Agreement #2458, Pinnacle Gas Treating, LLC. The Agreement is contingent on a $40,000.00 Bond. Comm. Ridge SECONDED the motion.
*ALL AYE* *MOTION CARRIED*

**8. Approve bonds and education certificates of County Officials and Employees.**
Comm. Bonner MOVED to accept Certificate of Completion of 20 Hours Justice of the Peace for James Lawrence, Certificate of Completion of 20.5 hours of Educational Training for Karen Craddock, Certificate of Completion of 16.5 hours of Educational Training for Jennifer Lane and Certificate of Completion of 6.75 hours of Educational Training for Jennifer Lane Comm. Lane SECONDED the motion.
*ALL AYE* *MOTION CARRIED*

**9. Public hearing on the matter of the proposed designation of certain property in unincorporated Freestone County as a Reinvestment Zone under Subchapter C, Chapter 312 of the Texas Property Tax Code. This designation would allow for tax abatement agreements to be entered into by the County with owners of property within the Reinvestment Zone. The Zone would be designated as Reinvestment Zone No. 002A.**
Court entered into Public Hearing at 9:12 a.m.
Court came out of Public Hearing at 9:16 a.m.
No comments from the public.

**10. Discussion, consideration and action on the creation and designation of the County Reinvestment Zone made the subject of the public hearing as County Reinvestment Zone No. 002A.**

Comm. Lane MOVED to approve the creation and designation of the County Reinvestment Zone No. 002A. Comm. McSwane SECONDED the motion.
*ALL AYE* *MOTION CARRIED*

**11. Discussion, consideration and action on proposed form of tax abatement agreement with Piedra Solar, LLC; and directive to County Judge to send notice of intent to enter into proposed tax abatement agreement to other taxing entities having taxing authority with regard to the property.**
Comm. McSwane MOVED to approve the proposed form of tax abatement agreement with Piedra Solar, LLC; and directive to County Judge to send notice of intent to enter into proposed tax abatement agreement to other taxing entities having taxing authority with regard to the property. Comm. Bonner SECONDED the motion.
*ALL AYE* *MOTION CARRIED*

**12. Consider Interlocal Cooperative Agreement between Falls County and Freestone County for Housing and Care of Inmates.**
Comm. Lane MOVED to enter into an Interlocal Cooperative Agreement between Falls County and Freestone County for Housing and Care of Inmates. Comm. McSwane SECONDED the motion.
*ALL AYE* *MOTION CARRIED*

**13. JAVS Maintenance Contract for August 1, 2025 – July 31, 2026, for District Courtroom System.**
Comm. Lane MOVED to renew the JAVS Maintenance Contract for August 1, 2025 – July 31, 2026, for District Courtroom System. Comm. Ridge SECONDED the motion.
*ALL AYE* *MOTION CARRIED*

**14. Award bid for sale of Real Estate on FCR 300 – S. Sanchez A-33; parcel #42498.**
Comm. Lane MOVED to accept the bid on the sale of Real Estate on FCR 300 – S. Sanchez A-33; parcel #42498. Comm. Bonner SECONDED the motion.
*ALL AYE* *MOTION CARRIED*

**15. Approve Policy Auditor View Only Access to Financial Systems.**
Comm. Ridge MOVED to approve Policy for Auditor to have View Only Access in the LGS System for financials. Comm. McSwane SECONDED the motion.

*ALL AYE* *MOTION CARRIED*

**16. Approve Property Contribution and Coverage Renewal for FY 2026 from TAC.**

Comm. Lane MOVED to ***TABLE*** approving Property Contribution and Coverage Renewal for FY 2026 from TAC. Comm. Ridge SECONDED the motion.

*ALL AYE* *MOTION CARRIED*

**17. Addendum to LGS Contract and elected office signatures.**

Comm. Lane MOVED to approve the Addendum to LGS Contract and elected office signatures. Comm. McSwane SECONDED the motion.

*ALL AYE* *MOTION CARRIED*

**18. Consider Plat or Replat of The Teague Ranch Land Company, LLC, part of the Robert P. Kelly Survey, A-351, Tracts 1 through Tract 12.**

Comm. Ridge MOVED to approve the Plat or Replat of The Teague Ranch Land Company, LLC, part of the Robert P. Kelly Survey, A-351, Tracts 1 through Tract 12. Comm. Lane SECONDED the motion. Comm. McSwane ABSTAINED his vote.

*ALL AYE* *MOTION CARRIED*

**19. Road & Bridge Pct. 4 to purchase a 2025 Mack Pinnacle P164T Truck through Buyboard in the amount of $156,634.00.**

Comm. Ridge MOVED to approve Road & Bridge Pct. 4 to purchase a 2025 Mack Pinnacle P164T Truck through Buyboard in the amount of $156,634.00. Comm. Lane SECONDED the motion.

*ALL AYE* *MOTION CARRIED*

**20. Discuss Courthouse Roof.**

Comm. Lane stated that there is significant damage to the Courthouse roof. The plaster is falling from the roof on the 4th floor. Not knowing the timeline, do we want to put a new roof on the Courthouse prior to the Courthouse restoration to minimize future damage?

Two quotes have been submitted by Garland and Prime Source. Garland is a manufacturing company and Prime Source is a contractor. Garland is a design, engineering and manufacturing company that specializes in Courthouses, Schools, and Hospitals. They will complete the design and then put it out for bids. They have been in business since 1895. They will remove the old roof down to the wood deck. The life expectancy is 30 years.
Prime Source will remove one of the two roofs, which will be a partial tear-off and repair the roof. The life expectancy is 20 years.

**21. Discuss and Approve TexPool Resolution Amending Authorized Representatives.**

Comm. Bonner MOVED to approve TexPool Resolution Amending Authorized Representatives to be Mandy Chavers and Karen Craddock. Comm. Lane SECONDED the motion.
***ALL AYE*** ***MOTION CARRIED***

**22. Discuss AirMedCare.**

AirMedCare Network providers respond to scene calls and provide hospital-to-hospital transports---carrying seriously ill or injured patients to the nearest appropriate medical facility. Expenses for emergency air medical transport can put stress on your finances. With an AMCN membership, you will have no out-of-pocket expenses only if flown by an AMCN provider. The cost for this service is $70.00 per person per year.

**23. Memorandum of Understanding on the Electronic Recording Agreement and Contingent on the 1295 Form.**

Comm. Lane MOVED to approve the Memorandum of Understanding with Hopdox to record documents electronically. Comm. McSwane SECONDED the motion.
***ALL AYE*** ***MOTION CARRIED***

**24. Discuss Historical Jail Data from Net Data.**

There is a need to keep access to historical jail data. We can probably continue with NetData for approximately one year and then be looking for an alternative method of maintaining our historical jail data.

**25. Executive Session: Personnel Matters in accordance with the Texas Government Code 551.074.**
***NO ACTION***

**26. Executive Session: Discussion of a Contract Being Negotiated in accordance with the Texas Government Code 551.0725.**
Court entered into Executive Session at 11:01 a.m.
Court came out of Executive Session at 11:44 a.m.

Comm. Lane MOVED to adjourn. Comm. Bonner SECONDED the motion.
***ALL AYE*** ***MOTION CARRIED***

I, Renee Gregory, County Clerk of Freestone County, Texas, do hereby certify that the above Commissioner Court Minutes are true and correct record of the proceedings from the Commissioners Court Meeting.

**ATTEST:**

Renee Gregory, County Clerk