COUNTY OF FREESTONE

Commissioners Court
Lloyd Lane, County Judge
Andy Bonner, Precinct No. 1
Will McSwane, Precinct No. 2
Richard McGowan, 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: December 17, 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 December 3, 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, consider Notifications of Telephone Construction, and Applications for Plats or Replats.
8. Approve bonds and education certificates of County Officials and Employees.
9. Public Hearing on the proposed Tax Abatement Agreement between Freestone County, Texas and C1 Freestone 1, LLC.
10. Discussion and action on Tax Abatement Agreement between Freestone County, Texas and C1 Freestone 1, LLC.
11. Review TCDRS plan documents for COLA-1 % flat rate. – Mandy Chavers
12. Accept $100.00 from Janet Sue Hoke for Senior Services.
13. Discuss and consider possible action of salary for 77th District Court Reporter.
14. Discuss Pre 65 Retiree Insurance Policy and approve the county paid benefits that are offered.
15. District Clerk Fees for 2026.
16. Review Maintenance and Support Agreement with Justice AV Solutions for County Courtroom Audio Recorder for March 1, 2026, through February 28, 2027.
17. Interlocal Agreement between Freestone County and Kaufman County for housing and care of inmates.
18. Discuss and consider possible action on Memorandum of Understanding between The State of Texas and Freestone County for the State of Texas Emergency Management Assistance Teams (TEMAT).

Comments from Commissioners Court members.
Adjournment.
Posted on bulletin board second floor at the Courthouse and on Freestone County website on December 10, 2025.

FILED FOR RECORD
At 4 o'clock P M
DEC 10 2025
RENEE GREGORY
Clerk County Court, Freestone County, Texas
By

FREESTONE COUNTY COMMISSIONERS COURT
NOTICE OF OPEN MEETING

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 December 17, 2025, at 9:00 a.m., in the Courtroom of the Freestone County Courthouse, 118 E. Commerce Street in Fairfield, Texas.

Lloyd Lane	**County Judge**	**Present**
Andy Bonner	**Commissioner, Precinct 1**	**Present**
Will McSwane	**Commissioner, Precinct 2**	**Present**
Richard McGowan	**Commissioner, Precinct 3**	**Present**
Clyde Ridge	**Commissioner, Precinct 4**	**Present**

1. Approve minutes of December 3, 2025, regular meeting.
Comm. McSwane MOVED to approve minutes of December 3, 2025, regular meeting. Comm. Bonner SECONDED the motion.
ALL AYE ***MOTION CARRIED***

2. Budget transfers and amendments.
Comm. McSwane MOVED to approve Budget transfers and amendments and Certification of Additional Revenue in the amount of $100.00 from Janet Sue Hoke. Comm. Bonner SECONDED the motion.
ALL AYE ***MOTION CARRIED***

3. Approve and pay bills.
Comm. McGowan MOVED to approve and pay bills. Comm. Bonner SECONDED the motion.
ALL AYE ***MOTION CARRIED***

4. Approve payroll.
Comm. Ridge MOVED to approve payroll. Comm. Bonner SECONDED the motion.
ALL AYE ***MOTION CARRIED***

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 accept the reports from JP #1, JP #3, Constable #2, Senior Services, Tax Office, County Clerk and Texas A&M AgriLife Extension for November and plans for December. Comm. McSwane 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. Ridge MOVED to approve the Replat of lots 5, 6 and 7, Southern Oaks Block 3, Phase III of the D. Bratt Survey, A-97 for final plat of lot 5-R, Block 3, Phase III, Southern Oaks. Comm. McGowan SECONDED the motion.

ALL AYE ***MOTION CARRIED***

8. Approve bonds and education certificates of County Officials and Employees.

Comm. Bonner MOVED to accept an education certificate for Jake Fitch for completing the cognitive and skills evaluations with the American Heart Association Heartsaver Adult CPR AED Program. Comm. McSwane SECONDED the motion.

ALL AYE ***MOTION CARRIED***

9. Public Hearing on the proposed Tax Abatement Agreement between Freestone County, Texas and C1 Freestone 1, LLC.

Court entered into Public Hearing at 9:24 a.m.
Court came out of Public Hearing at 10:10 a.m.

Mr. Dixon states that the Abatement is for a Data Center. The initial investment is in the amount of six million dollars in real property. Improvements could increase to over two billion dollars depending on the phases of the Data Center. The Agreement would be fifty-fifty split on tax revenues in the first ten years. Real property improvements would be 850 thousand-dollars annually in Pilots. Agreements with tenants would be significantly more money. Some issues addressed were water issues. There will be an enclosed loop water system. Consistent water use would be general use of water by employees. The projected daily water use would be 1,150 gallons per day. The representative from C1 Freestone 1, LLC., addressed noise issues. He stated that the noise will be at a minimum of 45-50 DB, based on a sound study that has been conducted. They are working with Calpine to manage traffic. Light issues were addressed and stated that all lighting is down lighting. No bright lights would be shining in the sky.
They will use a lot of electricity, and they have an agreement with Calpine and ERCOT should there be a need that they would take the Data Center off of the grid to curtail the load of electricity. They will provide documentation demonstrating the agreement pertaining to the use of electricity.

10. Discussion and action on Tax Abatement Agreement between Freestone County, Texas and C1 Freestone 1, LLC.

Comm. McGowan MOVED to approve the Tax Abatement Agreement between Freestone County, Texas and C1 Freestone 1, LLC, contingent on 50% Abatement to be calculated back into a Pilot Program with payments in lieu of taxes. Comm. Ridge SECONDED the motion.
ALL AYE ***MOTION CARRIED***

11. Review TCDRS plan documents for COLA-1% flat rate. - Mandy Chavers

NO ACTION

12. Accept $100 from Janet Sue Hoke for Senior Services.

Comm. Bonner MOVED to accept a donation in the amount of $100.00 from Janet Sue Hoke for Senior Services. Comm. McGowan SECONDED the motion.

ALL AYE ***MOTION CARRIED***

13. Discuss and consider possible action of salary for 77th District Court Reporter.

Comm. Bonner MOVED to approve a $5,000.00 increase salary for 77th District Court Reporter. Comm. McGowan SECONDED the motion.

ALL AYE ***MOTION CARRIED***

14. Discuss Pre 65 Retiree Insurance Policy and approve the county paid benefits that are offered.

Comm. Bonner MOVED to approve Pre 65 Retiree Insurance Policy and approve the county paid benefits that are offered. Comm. Ridge SECONDED the motion.

ALL AYE ***MOTION CARRIED***

15. District Clerk Fees for 2026.

Comm. McSwane MOVED to approve the Schedule of Court Cost Fees for District Clerk Fees for 2026. Comm. McGowan SECONDED the motion.

ALL AYE ***MOTION CARRIED***

16. Review Maintenance and Support Agreement with Justice AV Solutions for County Courtroom Audio Recorder for March 1, 2026 through February 28, 2027.

Comm. Ridge MOVED to ***TABLE*** the Maintenance and Support Agreement with Justice AV Solutions for County Courtroom Audio Recorder for March 1, 2026 through February 28, 2027. Comm. McGowan SECONDED the motion.

ALL AYE ***MOTION CARRIED***

17. Interlocal Agreement between Freestone County and Kaufman County for housing and care of inmates.

Comm. McGowan MOVED to approve the Interlocal Agreement between Freestone County and Kaufman County for housing and care of inmates. Comm. Bonner SECONDED the motion.

ALL AYE ***MOTION CARRIED***

18. Discuss and consider possible action on Memorandum of Understanding between The State of Texas and Freestone County for the State of Texas Emergency Management Assistance Teams (TEMAT).

Comm. McGowan MOVED to approve the Memorandum of Understanding between The State of Texas and Freestone County for the State of Texas Emergency Management Assistance Teams (TEMAT). Comm. McSwane SECONDED the motion.

ALL AYE ***MOTION CARRIED***

Comm. Bonner MOVED to adjourn. Comm. McGowan 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 a true and correct record of the proceedings from the Commissioners Court Meeting.

ATTEST:

Renee Gregory, County Clerk