

STATE OF TEXAS §

COUNTY OF HOPKINS §

BE IT REMEMBERED On The 10th, Day Of MARCH, 2026, There Was Conducted A **REGULAR** Public Meeting Of The Honorable Commissioners' Court Of Hopkins County, Texas, On The 1st Floor, Commissioners' Courtroom, In The Courthouse, 118 Church Street, City Of Sulphur Springs, Texas, For The Purpose Of Transacting Any And All Business That May Lawfully Be Brought Before The Same.

THE COURT MET AT:

9:00 A.M.

PRESENT:

ROBERT NEWSOM
COUNTY JUDGE

COMMISSIONER, PRECINCT NO. 1

GREG ANGLIN
COMMISSIONER, PRECINCT NO. 2

TRAVIS THOMPSON
COMMISSIONER, PRECINCT NO. 3

JOE PRICE
COMMISSIONER, PRECINCT NO. 4

ELSIE TORRES
DEPUTY CLERK

ABSENT:
WESLEY MILLER

The Meeting Was Called To Order By Judge Robert Newsom. Fire Marshall, Andy Endsley, Offered An Invocation And Judge Newsom Lead The Court And Audience In Reciting The Pledge Of Allegiance To The American Flag & Texas Flag.

The Court Considered The Following Matters As Posted And Filed For Record In The Office Of The County Clerk On March 04, 2026 At 3:21 P.M. Judge Newsom Declared A Quorum With All Members Being Present With The Exception Of Commissioner Wesley Miller Being Absent.

CONSENT AGENDA

Upon Motion By Commissioner Anglin, Seconded By Commissioner Price, And Carried Unanimously, To Approve Consent Agenda Items.

i) APPROVE PREVIOUS MEETING MINUTES

Regular Minutes – 2/24/2026
Work Sessions – 2/24/2026

ii) APPROVAL OF UTILITY EASEMENTS, BURIAL OF TELEPHONE CABLES AND CONSTRUCTION OF WATER DISTRIBUTION FACILITIES:

a) THE COURT TO CONSIDER AND APPROVE A REQUEST FROM FARMERS ELECTRIC COOPERATIVE TO CONSTRUCT ELECTRICAL POWER DISTRIBUTION FACILITIES WHICH WILL CROSS COUNTY ROAD 2332/BETHAL RD, COUNTY ROAD 2415 AND COUNTY ROAD 4764

A Request From Farmers Electric Cooperative To Construct Electrical Power Distribution Facilities Which Will Cross County Road 2332/Bethal Rd, County Road 2415 And County Road 4764. A Copy Is Attached Hereto And Made A Part Hereof. [\(Ex.1\)](#)

b) THE COURT TO CONSIDER AND APPROVE A REQUEST FROM SPECTRUM/CHARTER TO CONSTRUCT AND PLACEMENT OF UNDERGROUND CONDUIT AND FIBER ON COUNTY ROAD 3506 AND COUNTY ROAD 4759

Upon Motion By Commissioner Thompson, Seconded By Commissioner Price, And Carried Unanimously, To Approve A Request From Spectrum/Charter To Construct And Placement Of Underground Conduit And Fiber On County Road 3506 And County Road 4759. A Copy Is Attached Hereto And Made A Part Hereof. [\(Ex.2\)](#)

CITIZENS COMMENTS

NO ACTION TAKEN

OTHER COUNTY BUSINESS

****THE AGENDA ITEMS WERE DISCUSSED IN THE FOLLOWING ORDER****

vii) THE COURT TO HOLD A PUBLIC HEARING ON THE ESTABLISHING OF THE REINVESTMENT ZONE TO BE KNOWN AS HOPKINS COUNTY BLARNEY SOLAR PROJECT REINVESTMENT #1

Judge Newsom Opened The Public Hearing At 9:04 A.M. On The Establishing Of The Reinvestment Zone To Be Known As Hopkins County Blarney Solar Project Reinvestment #1. Jeff Snowden, Representative For County Started The Presentation With Stating Blarney Solar Submitted An Abatement Request For The County's Consideration Later In Time. But Through The Statutes Where It Cannot Legally Consider An Abatement Until The County Designates A Reinvestment Zone Through A Required Public Hearing. Once It Is Designated, The County Can Then Consider And Approve The Abatements. Chad Young With KSST, Asked If There Was A Location Of Where This Was Taking Place. Jeff Provided A Site Map And List Of Land Owners That Were In The Zone. The Zone Is Located On The North Side Of Cumby. Cumby ISD President, Jason Hudson

Made A Comment Regarding The Benefits That This Will Bring To School District, If The Abatements Do Move Forward It Will Raise Bond Nearly 7 Million Dollars. Shelley Slaughter - Superintendent, Spoke That This Will Also Help Without Having To Increase The INS At All. Kevin Malik Head Development With Groupo Cobra And Involved With Blarney S P Part Of This Project They Understand They Are Different From Other Developments, Intending To Uphold The Project Through Out It's Lifetime. They Are Developing With Intention To Be Neighbors To The County, School District And Any Others Who Would Be Impacted By Project Along With The Tax Abatement There's A Road Use Agreement That Should Improve The Quality Of The County Road Where The Project Would Be Accessed. Commissioner Price Also Commented On The Road That Would Be Used. Jeff Also Added Additional Comment That There Were Attorneys Present At A Previous Meeting With The Company And That There Was As Much Transparency As Possible, That Everyone Was On The Same Page And That Social Media Information That Was Put Out There Is The Same Information They Know And That It's What The Project Is Doing. With Nothing Further To Discuss, Judge Newsom Closed The Public Hearing At 9:11

viii) THE COURT TO CONSIDER AND APPROVE AN ORDER CONCERNING THE ADOPTION AND DESIGNATION OF THE HOPKINS COUNTY BLARNEY SOLAR PROJECT REINVESTMENTS ZONE #1 PURSUANT TO THE COUNTY'S GUIDELINES AND CRITERIA UNDER THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT, CHAPTER 312 OF THE TEXAS TAX CODE

Upon Motion By Commissioner Price, Seconded By Commissioner Thompson, And Carried Unanimously, To Approve An Order Concerning The Adoption And Designation Of The Hopkins County Blarney Solar Project Reinvestments Zone #1 Pursuant To The County's Guidelines And Criteria Under The Property Redevelopment And Tax Abatement Act, Chapter 312 Of The Texas Tax Code. A Copy Is Attached Hereto And Made A Part Hereof. [\(Ex.3\)](#)

ix) THE COURT TO CONSIDER AND APPROVE ENTERING INTO A TAX ABATEMENT AGREEMENT WITH BLARNEY SOLAR PROJECT, LLC

Upon Motion By Commissioner Price, Seconded By Commissioner Thompson, And Carried Unanimously, To Approve Entering Into A Tax Abatement Agreement With Blarney Solar Project, LLC. A Copy Is Attached Hereto And Made A Part Hereof. [\(Ex.3\)](#)

x) THE COURT TO HOLD A PUBLIC HEARING ON THE ESTABLISHING OF THE REINVESTMENT ZONE TO BE KNOWN AS THE HOPKINS COUNTY CEDAR RANGE REINVESTMENT ZONE #1

Judge Newsom Opened The Public Hearing At 9:12 A.M. Jeff Snowden Also Opened The Discussion Of The Reinvestment Zone #1 For Cedar Range. He Displayed A List Of The Parcel Land Owners, An Outline Of The Project And Legal Descriptions. Location Of The Zone Would Be South Of Cumby Below I-30. The Project Was To Be Approximately Valued At 203,000,000.00 Dollars, Jeff Provided Comparisons Of The Impacts As A Location For Single Family Homes Vs A Project. Two Comparisons Were Made, One Based On Taxable Value And The Other Based On 10-Year Revenue. Miller Grove ISD Is Also Impacted By This Project, A Representative From Celestra, Spoke On How This Project Will Provide Significant Benefit To The Surrounding School District. Fire Marshall Andy Endsley Made Comment How A Road Use Agreement And Tax Abatement Would Allow For The Projects To Have An Emergency Management Plan And Allow To The Fire Department To Have A Say For Emergency Management. Had It Been A Private Company, It Would Be Private Land Owners, Private Company And Would Have No Say In Emergency Management, In How To Keep The Vegetation Low For The Prevention Of Fires, And Other Situations. He Also Gave Thanks For A Donation That Was Also Provided To The MGVFD Which Helped Them Tremendously. Also Without The Agreement/Abatements, Negotiated Covenants Wouldn't Be Available For Example Daylight Construction Hours, Vegetation Control, Screen Planning, Road Use And Emergency Training Access. With Nothing Further To Discuss, Judge Newsom Closed The Public Hearing At 9:23 AM.

xi) THE COURT TO CONSIDER AND APPROVE AN ORDER CONCERNING THE ADOPTION AND DESIGNATION OF THE HOPKINS COUNTY CEDAR RANGE REINVESTMENT ZONE #1 PURSUANT TO THE COUNTY'S GUIDELINES AND CRITERIA UNDER THE PROPERTY DEVELOPMENT AND TAX ABATEMENT ACT, CHAPTER 312 OF THE TEXAS TAX CODE

Upon Motion By Commissioner Anglin, Seconded By Commissioner Price, And Carried Unanimously, To Approve An Order Concerning The Adoption And Designation Of The Hopkins County Cedar Range Reinvestment Zone #1 Pursuant To The County's Guidelines And Criteria Under The Property Development And Tax Abatement Act, Chapter 312 Of The Texas Tax Code. A Copy Is Attached Hereto And Made A Part Hereof. [\(Ex.4\)](#)

xii) THE COURT TO CONSIDER AND APPROVE ENTERING INTO A TAX ABATEMENT AGREEMENT WITH CEDAR RANGE, LLC

Upon Motion By Commissioner Anglin, Seconded By Commissioner Price, And Carried Unanimously, To Approve Entering Into A Tax Abatement Agreement With Cedar Range, LLC. A Copy Is Attached Hereto And Made A Part Hereof. [\(Ex.4\)](#)

iii) THE COURT TO CONSIDER AND APPROVE ENTERING INTO AN AGREEMENT TO TERMINATE A 381 ECONOMIC DEVELOPMENT PROGRAM AND AGREEMENT WITH CH SOLTERRA SOLAR, LLC

Upon Motion By Commissioner Thompson, Seconded By Commissioner Price, And Carried Unanimously, To Approve Entering Into An Agreement To Terminate A 381 Economic Development Program And Agreement With CH Solterra Solar, LLC. Jeff Snowden Explained That There Was A Previous Agreement That Has Since Expired, The Performance Of The Developer Is Required To Base The Project In Service By Date On Contract. A New Agreement Is Being Updated. A Copy Is Attached Hereto And Made A Part Hereof. [\(Ex.5\)](#)

iv) THE COURT TO HOLD A PUBLIC HEARING ON THE ESTABLISHING OF THE REINVESTMENT ZONE TO BE KNOWN AS HOPKINS COUNTY CH SOLTERRA SOLAR REINVESTMENT ZONE #1

Judge Newsom Opened The Public Hearing At 9:26 A.M. Judge Newsom Mentioned That A Previous Reinvesting Zone Existed But Due To The Agreement Being Terminated A New One Needed To Be Established And The Action And Values Are Different. With Nothing Further To Discuss, Judge Newsom Closed The Public Hearing At 9:27 A.M.

v) THE COURT TO CONSIDER AND APPROVE AN ORDER CONCERNING THE ADOPTION AND DESIGNATION OF THE HOPKINS COUNTY CH SOLTERRA SOLAR REINVESTMENT ZONE #1 PURSUANT TO THE COUNTY'S GUIDELINES AND CRITERIA UNDER THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT, CHAPTER 312 OF THE TEXAS TAX CODE

Upon Motion By Commissioner Thompson, Seconded By Commissioner Price, And Carried Unanimously, To Approve An Order Concerning The Adoption And Designation Of The Hopkins County CH Solterra Solar Reinvestment Zone #1 Pursuant To The County's Guidelines And Criteria Under The Property Redevelopment And Tax Abatement Act, Chapter 312 Of The Texas Tax Code. Representatives From Saltillo ISD Were In Attendance. Current President On The School Board, Jason Tully Thanked The Solar Projects Because They Were Able To Get New Playground Last Year, This Year They Have Received More Funding. In His 4 Years The District Has Received Nearly Two Million Dollars Without Having To Raise Taxes And Able To Pass Along. Jeff Colley, A Previous Board Member Also Said A Few Words On How These Projects Have Helped A Small School And The Challenges That They Face As A Small School. Superintendent, David Stickels,

Commented On How These Projects Help By Bringing In Funding For The School And Had The Opportunity To Move The Playground From An Open Area To A Safer Spot Behind The School. It Has Help Tremendously And Helped With The Safety Of The Students By Being Able To Move It. A Copy Is Attached Hereto And Made A Part Hereof. [\(Ex.6\)](#)

vi) THE COURT TO CONSIDER AND APPROVE ENTERING INTO A TAX ABATEMENT AGREEMENT WITH CH SOLTERRA SOLAR, LLC

Upon Motion By Commissioner Thompson, Seconded By Commissioner Anglin, And Carried Unanimously, To Approve Entering Into A Tax Abatement Agreement With CH Solterra Solar, LLC. Commissioner Thompson Commented On The Payout Of PILOT And How It Was Going To Be Raised For CH Solterra. It Was Raised From 1400 To 1711. A Modification Will Be Made In The Agreement. A Copy Is Attached Hereto And Made A Part Hereof. [\(Ex.6\)](#)

i) THE COURT TO CONSIDER AND APPROVE A FINAL PLAT FOR COWBOY HILLS

Upon Motion By Commissioner Anglin, Seconded By Commissioner Thompson, And Carried Unanimously, To Approve A Final Plat For Cowboy Hills. Community Developer Steve Hudson Spoke On The Plat. It Is A 3 Lot Subdivision And Is Located On The Intersection Of Highway 11 And CR 2391 In Pct 2. Developer Has Met All Requirements After Meeting With Fire Marshall, Andy Endsley, Commissioner Anglin And Steve Hudson And The Modifications Were Made. The Plat Meets All The Requirements And Staff Recommends For Approval.

ii) THE COURT TO MAKE A MATTER OF RECORD A PROPOSAL FROM RBC, INC FOR HOPKINS COUNTY JAIL

Upon Motion By Commissioner Anglin, Seconded By Commissioner Thompson, And Carried Unanimously, To Make A Matter Of Record A Proposal From RBC, Inc For Hopkins County Jail. This is proposal for the repairs done to the roof, lights and vents. A Copy Is Attached Hereto And Made A Part Hereof. [\(Ex.7\)](#)

xiii) THE COURT TO CONSIDER AND APPROVE THE LIFTING OF THE BURN BAN FOR HOPKINS COUNTY

Upon Motion By Commissioner Anglin, Seconded By Commissioner Price, And Carried Unanimously, To Approve The Lifting Of The Burn Ban For Hopkins County. Fire Marshall Andy Endsley Spoke On The Amount Of Effort And Resources Spent When A Ban Is In Effect. They Have To Respond To Every Single Burn That's Not Authorized. They Have Used Resources Like Social Media And ICALL System To Put Out The Notices Of A Burn Ban In Effect. He Spoke With Texas Foresters Services About Conditions. He Requested The Ban Be Lifted And Cautioned For The Public To Be Careful When Burning And Informing That It Is Fineable Offense To Burn When The Wind Is Predicted To Be 23 Mph Or Greater. It Is Considered Reckless And Could Possibly Go To Jail. A Copy Is Attached Hereto And Made A Part Hereof. [\(Ex.8\)](#)

BUDGET AMENDMENTS AND LINE ITEM TRANSFERS

Upon Motion By Commissioner Thompson, Seconded By Commissioner Price, And Carried Unanimously, To Approve The Following Budget Amendments And Line Item Transfers. Precinct 4 Received The Proceeds From City National Bank For A Loan On An Equipment In The Amount Of \$121,093.00. It Will Be Moved To Their Equipment Budget. A Budget Was Built For The Safe Room. It Was Funded To Do The Match But A Budget Was Not Built. The County Has Received The First Bill From BRG And FUND 33 (For FEMA 4485 Safe Room) Was Created To Pay The Bill And Budgeting Was Based On Phase 1, \$22,992.40

Would Be For Grant Atkin Which Is What GrantWorks Gets And Is Paid 100%, Architect & Engineering - \$405,600.00, Miscellaneous Expenses - \$54,250.00 Being A Total Of \$482,842.00. A Copy Is Attached Hereto And Made A Part Hereof. [\(Ex.9\)](#)

BILLS, REVENUES AND EXPENSES PAYROLL AND FINANCIAL STATEMENTS

All Bills, Revenue, Expenses, Payroll And Financial Statements, On File In The Office Of The County Clerk Were Approved, Upon Motion By Judge Newsom, Seconded By Commissioner Anglin, And Carried Unanimously.

GRANTS

NO ACTION TAKEN

DONATIONS

NO ACTION TAKEN

CONTRACTS

NO ACTION TAKEN

PERSONNEL MATTERS

NO ACTION TAKEN

DISPOSAL OF ASSETS

NO ACTION TAKEN

RESOLUTIONS AND PROCLAMATIONS

i) THE COURT TO CONSIDER AND APPROVE A RESOLUTION REAPPOINTING COUNTY JUDGE ROBERT NEWSOM AS A MEMBER OF THE TAX INCREMENT REINVESTMENT ZONE #2 BOARD OF DIRECTORS

Upon Motion By Commissioner Price, Seconded By Commissioner Thompson, And Carried Unanimously, To Approve A Resolution Reappointing County Judge Robert Newsom As A Member Of The Tax Increment Reinvestment Zone #2 Board Of Directors. Judge Newsom is on this board as a representative of the County. A Copy Is Attached Hereto And Made A Part Hereof. [\(Ex.10\)](#)

THE COURT TO ADJOURN

There Being No Further Business To Come Before The Court, Upon Motion By Commissioner Anglin, Seconded By Commissioner Thompson, And Carried Unanimously, The Meeting Was **ADJOURNED AT 9:44 A.M.**

MINUTES APPROVED AUGUST 11, 2026:

County Judge

Commissioner #1

Commissioner #2

Commissioner #3

Commissioner #4

ATTEST:

**County Clerk and Ex-Officio Clerk
Of the Commissioners' Court of Hopkins County, Texas**