

Mills County

Commissioners' Court Regular Meeting Minutes

November 24, 2025

This Regular Meeting session of the Mills County Commissioners' Court opened in the due form of law at 9 00 a m in the Mills County Commissioners' Courtroom located at 1011 4th Street, Goldthwaite, Texas 76844

Present in the Courtroom Commissioners Craig Sullivan, Robert Head, Dale Partin and Jason Williams and County Judge Jett Johnson for a legal quorum Also present at the meeting are County Deputy Clerk Joy Nowell, Dean Humphries, Brittany Hammond, David Shaw, Karen Francis, Scott R Esse, Terry Smith, Marcus Kujawa, Pam Watkins, Holle Ragsdale, Mike Crawford

Zoom Kim Avants, Steve Wolaver, Jeff Allen, Attorney, Bill Pentak- Blue Heron, Annette Watson

1 Opening – Pledge of Allegiance & Prayer

The County Judge Jett Johnson opened the meeting leading to the Pledge of Allegiance, and Commissioner Jason Williams led the prayer

2 Review and Act on Minutes of November 10, November 17, 9 00 a m and November 17, 2025, Workshop 9 15 a m

Motion made by Commissioner Robert Head to accept the minutes for November 10, November 17, at 9 am and 9 15 am and seconded by Commissioner Craig Sullivan Approved by all

3 Audience with Individuals – Karen Francis, Scott R Esse, Terry Smith, Mike Crawford

4 Consider and act on approving Accounts Payable

Motion made by Commissioner Jason Williams to approve Accounts Payable and seconded by Commissioner Robert Head Approved by all

5 Public Hearing Regarding Designation of Reinvestment Zone, and related matters

Jeff Allen spoke aloud to open to public speaking

Motion made by County Judge Jett Johnson to close from court at 9 07 a m to go into for the public hearing on the Reinvestment Zone and seconded by Commissioner Craig Sullivan Approved by all

Terry Smith asked the court if their lock in fees affects other projects Where is water coming from for the Solar farm? Have you visited other solar farms? South Santa Anna in Brown County 2500-hundred-acre solar farm If you do grant this, it is going to enable property taxes in county if they go down or stay the same

Karen Wesson Francis talked to the court I own property CR 539 next to the X-ELIO plan I have the option to talk to visit with them all several times I appreciate having to get this option to talk to you again I was present at last week's meeting discussing numbers and percentages and proposed giving the newly created LLC Blue Heron across pecan buoy? Wanted to speak about a little bit on County Attorney Bill Malone comment There are too many unknowns currently I know a proposed 50% abatement with or without and on depreciation percentage I felt that from y'all the is uncertain Please be concerned about narrowing your thoughts I am opposing anything at all given to the solar farm They should be put on tax rolls like everyone else's Ask you to have an independent third-party CPA or accountant to calculate that number for you Has that account validated those numbers? That is my request for you today

Scott Esse talked to the court I have been taking notes on the Childress solar project property I represent a Limited partnership with a neighbor that is north of Childress adjoins against the property I maintain No matter what energy sector or company is all the same One keeps hearing that the project is not going to start or going to kick off until commissioner votes on abatement Project kicks off on October 14, 2025 Construction ends in October The first major category is environmental Our two mains concern one Clous United States Research, come back well Other environmental reclamation or refurbishment Who handles these hiccups, and who cleans them up when they are gone? Category two

Taxation like other they have talked before one that the doing something the Legislatures is outlawing now Where are the offset going to be at our land or property taxes on land that I run? Where is the offset?

Mike Crawford talked to the court Do you know why you would want to have a tax break for a company that changes its name and just starts up? I just started a company 5 years ago in Zephyr, Texas and did not get a tax abatement I employ 10 people in Mills County helping different communities Small communities compare to large companies

Don't see any other to speak on behalf of the public on hearing about the solar farms Motion made by County Judge Jett Johnson to close the public hearing about solar farms and seconded Commissioner Robert Head Motion carried 5-0 Closed at 9 26 a m Motion made by County Jett Johnson to reconvene back to Commissioner Court at 9 26 a m and seconded by Commissioner Craig Sullivan

6 Consider and Act on Reinvestment Zone, and related matters

Via Zoom with us today is Bill Pentak of Blue Heron Red River and Jeff Alan, Attorney for Commissioners court County Judge Jett Johnson considers and acts on proposed solar farms Spoke on if it did pass or not On what percentage on abatement might be and or not to do a polite program County Judge Jett Johnson stated he is not for any abatements Spoke of list of surrounding several counties that are not giving any abatements Jeff Alan, Attorney, just one point to make a finding on if you chose to create the investment zone persuade to tax code which already complete public hearing make binding to solar project would contribute to the retention or the expansion of primary employment or attract major investing zone Comments from Bil Pentak with Blue Heron Red River to say appreciate and it's been an honor to the court for letting me speak in this In terms of the number of counties not giving tax abatements There are 23 counties that are granted tax abatements or pilots You can go to see a spreadsheet list through the website of Texas Comptroller who have been granted abatement pilots Where Brown County is concerned, it did not grant 312 abatements for the solar farms, but the school district granted 313 abatements at the time, which was far bigger Those have gone away because of the legislature Even with tax abatement will receive Mills County at least 17.4 million tax revenue, Mullin ISD almost 19 million dollars that is the revenue they will be able to keep That is, the M&O portion does not have the IN&S in that portion There are 3 yrs roll back when the ag exempt goes away, the taxes must be paid going back 3 yrs As if there was no ag exemption That means Mills County will receive in addition to the first year of taxes one-time payment of \$162,000 thousand and not including Road and Bridge will receive \$33,000, be about a total of \$190,000 thousand dollars This project will be brought to the County County Judge Jett Johnson mentioned that Red River/ Blue Heron is asking for 50% off on abatement That is correct just for the equipment, but we will be paying 100% for the land Because of the ag exemption going away will up to 9,000 to 150,000 so the effect abatement will be 34% Discussion or comment Commissioner Dale Partin asked why the name changed to Bill Pentak The name was the other way around The original project was named Blue Heron When the project developer is creating a project, it must be named They wanted to call after something pulled a name out, but they decided to name that came from the area, so there was a flower in the County Name chiesia County Judge Jett Johnson asks you to have already stated or what the status is Sometime in summer of 2026 Bill Pentak that construction has not started on the site I know that the Consults have hired top explosive experts in the country to try to identify the explosion ordinance The construction has not started until the subject has been obtained Going to vote only in the reinvestment zone

Motion made by accepting the reinvestment zone that was submitted by Blue Heron application for this project Commissioner Jason Williams and questioned by Commissioner Dale Partin what boundaries just land property Attorney Jeff Alan answered what is in the application boundaries Seconded by Commissioner Dale Partin All in favor 3-2 against County Judge Jett Johnson and Robert Head

7 Discussion on Tax Abatement for Blue Heron Solar, L L C , and related matters

Jeff Alan is asking what direction you want to go in discussion with the company about the extents you want to enter it There are a couple of options discussed in our workshop Ideal having a PILOT has some advantages that are fixed amounts

The PILOT is a fixed number It will not impact I know there are concerns about depreciation of the PILOT in a fixed number of County Judge Jett Johnson against tax abatement

The other option is fixed percentage abatement which is to rely on the Appraisal District every year to appraise the project independently come up with what the taxes are due Then those are abatements to what you agree on The main direction we want you to agree on is how you want us to engage with the company on that before considering County Judge Jett Johnson summarizes that the next two steps to be taken is what percentage the abatement will be, and second is what if doing a PILOT program Commissioner Jason Williams explains what he is saying can do a percentage or a PILOT program At one time a commissioner suggested doing another workshop, which County Judge Jett Johnson is all for, but the other question is that doing a PILOT program with this company for those in public is payment in lieu of taxes dollars on tax roll It would be on a contract basis Commissioner Dale Partin will be taxes on land, yes, land will be taxed Jeff Alan the taxes will be on the installation, fixture the panels infrastructure Stated by County Judge Jett Johnson is zero percent I have issues with the PILOT program going bankrupt There's no access to the tax roll for like Carrie Pickering -tax inity to go after I have talked to Attorneys Commissioner Jason Williams asked if there is more than one that has filed for bankruptcy Response from Jeff Alan, Attorney will need to look into finding everyone that has, just so you will be aware of how that happened where they overextended themselves I saw that the operation hadn't stopped What type of abatement are we talking about? We are not taking votes right now Commissioner Dale Partin thinks on PILOT around 40% We then pay property taxes that when all the numbers come the county will benefit more from that Because of where it has gotten into Brown County started with 100% then in 10 years go there at 20% Either flat line either starts high or goes lower For public and anyone who listens to payment in lieu of tax is known for a PILOT program If where to get into contract would be benefit of 10 years a Constance break There are five wind programs in Mills County that were based on this First two talked about the reinvestment zone When the first two were made into whole county investment zone, I was not here Commissioner Dale Partin When they do that, yes one company must get the same as everybody else A few years ago, when wind tribune number three came company was coming in, they decided to put only that area That's the reason I asked is that going to be where the only land the River Red is going to be area, that they would be their acreage only So, it does not lock you in on their acres only Will have to get their own reinvestment zone My place is the perfect example, we have wind turbines on one side of us and subdivisions on the other side And we don't get a penny from any of them You have three ways to do it You accept taxes going up or quit spending money, or you accept things you might not want Mr Alan, back to you I can prepare some figures in the proposed abatement agreement so you can all look at it independently To create some questions or address some of the concerns that were raised in the hearing I can get that to you a have time later to discuss that In presenting this to company obviously in presenting that we are grantee that the vote is discretionary remain of the court That is something that I can provide you with Commissioner Jason Williams, one thing I would like to get clarified is we have all three of you to look at an Independent CPA, Attorney and Blue Heron And all of you have a little bit different figure All three have in little bit different depreciation Is there anyway we can get on a clear to do depreciation rate? Yes, I think we can reach out to the appraisal district to see how they appraise these projects in the schedule they use I understand that the appraisal district does not appraise just the land and not the projects Think that what confusion we get about depreciation plans Go direct to find that depreciation to the Pickard and Abbitt \$267 million project Have Mr Jeff Alan taken care of Schedule for December 29, 2025, or first scheduled meeting in January 2026 Mr Alan to get paperwork to be posted in the paper and to be in close contact with Bill Malone on this

8 Update Status on FEMA Public Assistance Grants, and related matters

David Shaw spoke to court about the first thing is worksheet pcs1 all the changes Worksheets are recorded

Explains Green highlighted – Project Funds Obligated

Blue highlighted – Projects Under Award/Final Review

Orange highlighted – FEMA Estimated Cost Scoping

We have asked for 1 year extension – October 2026

9 Consider and Act on Bids for Salvage Items – Precinct 2, and related matters

Commissioner Precinct Robert Head, there were no bids So, take a scrap

10 Consider and Act on Final Plat for Hoof & Horns Subdivision, and related matters

Marcus for Hoof & Horns Subdivision County Judge Jett Johnson, you do not have everything approved by Don King, surveyor Commissioner Dale Partin says that a commissioner should be on this communication Don King, surveyor, says that he got the maps 15 to review on Wednesday Marcus, we have done everything that the State required of us, and Mr King says we still do not have Commissioner Jason Williams, there is a check list County Attorney fees for subdivision and suggested asking Mr King in writing on what is lacking on the check list Marcus, can we get an itemized on how many hours, etc Is it possible to have a list of everything he needs to get you all on the same page? Commissioner Dale Partin in the subdivision, says you will have all the entrance and drainage in place And there is no

Motion made by Commissioner Jason Williams to table Hoof & Horn Plat for final plat and seconded by County Judge Jett Johnson All in favor I 's have it

11 Commissioners' Requests and Reports

Precinct 1 – Working on Co Road 318 blading and haul material Co Road 317 working on hills that have been washed out

Precinct 2 – Worked on Co Road 312 and ditches getting close to end Worked on equipment, Center track loader

Precinct 3 – All the ground wrap is put down on roads in the Priddy area Talk to Mr Head to get over him in two or three days Try again in January or February Which are county roads in Priddy which have all the ground wrapped around them? This week the shop work catches up

Precinct 4 – Talk about a lot of different county roads 408, 406, 402, 416, 418, 432 We did it right before it rained Worked on the Mack Truck called Robert and Dale for an expandable fixed exhaust plate to replace that Do we have any words on our Shredder? Yes, Dale said when to Waco to pick up parts, but said ship would be between 80 to 100 to shipped I told them to ship it Will be in Waco today Dale does have one other thing on Bridge on 508 channel uprights will be a major concrete cap

12 County Judge Report

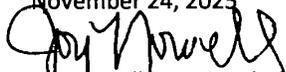
Good rain and everybody have a happy thanksgiving

13 Adjournment

Motion made to adjourn the meeting by County Judge Jett Johnson and seconded by

Commissioner Robert Head All approved by I's

November 24, 2025


Joy Nowell, Deputy Clerk

