

Hunt County Commissioners Court

Agenda for the Hunt County Commissioners Court, meeting in regular session on Tuesday, April 12, 2022, beginning at 10:00 A.M. at 2700 Johnson Street Greenville, Texas, in the Auxiliary Courtroom. Commissioner's Court is both open to the public and streamed online via YouTube. To stream the meeting, follow the "Commissioners Court Live Stream" hyperlink on the county's website: huntcounty.net.

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. MINUTES – March 17, 2022, Special Session**
- IV. MINUTES – March 22, 2022, Regular Session**
- V. PUBLIC TESTIMONY** – Citizens are invited to address the Commissioners Court on topics not already scheduled for a Public Hearing. Public Testimony may be made by e-mailing PublicComments@huntcounty.net. The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the telephonic/video meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request. Speakers are limited to 3 minutes and should conduct themselves in a civil manner. The Commissioners Court cannot take action on items not listed on the agenda in accordance with the Texas Open Meetings Act. Concerns will be addressed by County Staff; they may be placed on a future agenda or addressed by some other course of response.
- VI. OLD BUSINESS**
 - A. ACTION ITEMS** – Discuss and possibly take action on the following:
- VII. NEW BUSINESS**
 - A. CONSENT CALENDAR** – All items listed are considered to be routine by the Commissioner's Court and will be enacted by one motion.
 - 1. Consent to purchase one (1) 2022 Cargo Express 8.5 x 20 Black V-Nose Trailer with listed features per Quote #6868, from Tugger Trailers in the amount of \$11,446.95. Funding from Sheriff's Department Equipment Funds 10-631-2000-4200 – Cheryl Lowry, Purchasing Agent

2. Consent to approve the renewal of the Annual Psychiatric Services Contract for the Hunt County Jail. This service will be performed primarily by video-conference (tele-medicine). Renewal of the annual contract effective date is March 9, 2022 thru March 8, 2023, to Erica Swicegood, MD of Flower Mound, Texas for a monthly fee service fee of \$6,000.00, \$0.575/mileage reimbursement (travel at Hunt County's request) and \$250.00 for Expert Testimony and Physical Jail Visits including driving time and is in addition to mileage reimbursement (at Hunt County's request) – Cheryl Lowry, Purchasing Agent
3. Consent to approve the renewal with DocuSign, Inc., for the Premier Support and eSignatures for all Hunt County Courts, in the amount of \$17,388.00. Effective April 8, 2022 thru April 7, 2023. Funding from County Network Services 10-621-3105-2245 – Cheryl Lowry, Purchasing Agent
4. Consent to Auction 2007 Chevrolet Impala (VIN #2G1WS55R079260576, H/C Tag #13519) from Hunt County Sheriff/Jail inventory. Date and time of Auction to be determined – Cheryl Lowry, Purchasing Agent
5. A request to construct and placement of meter base pole or ground mount meter base which may consist of either or both underground and aerial attachment to new meter base pole (approximately 12' tall from the ground) or ground mount meter base on CR 2426 with normal stipulations in Precinct 2 – Spectrum/Charter
6. A request to construct and placement of meter base pole or ground mount meter base which may consist of either or both underground and aerial attachment to new meter base pole (approximately 12' tall from the ground) or ground mount meter base on CR 2434 with normal stipulations in Precinct 2 – Spectrum/Charter
7. A request to construct and placement of meter base pole or ground mount meter base which may consist of either or both underground and aerial attachment to new meter base pole (approximately 12' tall from the ground) or ground mount meter base on CR 2458 with normal stipulations in Precinct 2 – Spectrum/Charter
8. A request to construct and placement of meter base pole or ground mount meter base which may consist of either or both underground and aerial attachment to new meter base pole (approximately 12' tall from the ground) or ground mount meter base on CR 3430 with normal stipulations in Precinct 3 – Spectrum/Charter

9. A request to construct and placement of meter base pole or ground mount meter base which may consist of either or both underground and aerial attachment to new meter base pole (approximately 12' tall from the ground) or ground mount meter base on CR 3706 with normal stipulations in Precinct 3 – Spectrum/Charter
10. A request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3515 with normal stipulations in Precinct 3 – Spectrum/Charter
11. A request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3516 with normal stipulations in Precinct 3 – Spectrum/Charter
12. A request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3516 with normal stipulations in Precinct 3 – Spectrum/Charter
13. A request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3517 with normal stipulations in Precinct 3 – Spectrum/Charter
14. A request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3521 with normal stipulations in Precinct 3 – Spectrum/Charter
15. A request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3705 with normal stipulations in Precinct 3 – Spectrum/Charter
16. A request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on Nautical Dr. with normal stipulations in Precinct 3 – Spectrum/Charter
17. A request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on Vintage Shores with normal stipulations in Precinct 3 – Spectrum/Charter
18. A request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on West End Lane with normal stipulations in Precinct 3 – Spectrum/Charter

19. A budget amendment to the Hunt County Sheriff's Office Federal Forfeiture Account, adding deposits in the amount of \$27,508.73 to the balance of which \$14,508.73 will be added to the Law Enforcement Equipment line item and \$3,000.00 to be added to the Law Enforcement Awards & Memorials line item and \$10,000.00 to be added to the Support of Community Programs – Buddy Oxford, Chief Deputy
20. A total of 40 continuing education hours for Bruce Ballard, County Auditor thru AICPA as reported to the State Board of Public Accountancy – Becky Landrum, County Clerk

B. ACTION ITEMS – Discuss and possibly take action on the following:

Approval of accounts payable.

Approval of line-item transfers.

Approval of budget amendments.

Approval of payroll and personnel.

1. A presentation on Texas homeowners assistance grants for delinquent property taxes and late mortgage payments – Brandon Lane, Linebarger Law Firm
2. The Treasurer's Monthly Report for December 2021 – Brittni Turner, Treasurer
3. The Treasurer's Monthly Report for January 2022 – Brittni Turner, Treasurer
4. The Treasurer's Monthly Report for February 2022 – Brittni Turner, Treasurer
5. A request to appoint Ken Leonard to serve on the board of the North Central Texas Housing Finance Corporation – Bobby W. Stovall, County Judge
6. To request consolidating Precincts 321 and 322 for the May 7th Constitutional Amendment and Jurisdiction Election – Jeannie Ash, Elections Administrator
7. The County Attorney's office requests a \$2,000.00 stipend plus \$375 in benefits for the administrator, Paige Ashley, and a \$2,000.00 stipend plus \$375 in benefits for Wiley Hollowpeter out of the Pretrial

Intervention Program for the Hunt County Attorney's Office; stipends to be reimbursed by fees collected under Article 102.0121 of the Code of Criminal Procedure – Calvin Grogan, County Attorney

8. To request a contract with West Publishing Corporation for Hunt County Law Library Proflex Patron Access – Bobby W. Stovall, County Judge
9. A Public Hearing to consider and possibly take action regarding proposed Tax Abatement Agreement between Hunt County and NEXUS Commerce Properties, LLC for real property and business personal property located at 400 Maple St., Commerce, Texas 75428 – Daniel Ray, County Civil Attorney
10. A Public Hearing to consider and possibly take action regarding proposed Tax Abatement Agreement between Hunt County and OEP, Inc. for real property located at 116 Maple St., Commerce, Texas 75428 and with Huaru Group Holding, Inc. for business personal property located thereon – Daniel Ray, County Civil Attorney
11. Formal Bid #220-22, Premix Oil and Sand, award to all responsive vendors as per Bid Award Attached and LGC§262.027(e). Twelve (12) month contract, effective April 13, 2022, through April 12, 2023 – Cheryl Lowry, Purchasing Agent
12. Formal Bid #221-22, Clear Span Concrete Bridges and Concrete Box Culverts, award all items to Yoder Bridge, the only responsive vendor. Twelve (12) month contract, effective April 14, 2022, through April 13, 2023 – Cheryl Lowry, Purchasing Agent
13. Formal Bid #222-22, Steel Culverts, award to all responsive vendors as per Bid Award Attached and LGC§262.027(e). Twenty-four (24) month contract, effective April 23, 2022, through April 22, 2024 – Cheryl Lowry, Purchasing Agent
14. Formal Bid #223-22, Road Oil and Emulsion for Seal Coat, award to all responsive vendors as per Bid Award Attached and LGC§262.027(e). Twelve (12) month contract, effective April 23, 2022, through April 22, 2023 – Cheryl Lowry, Purchasing Agent
15. Proposal from Fidlar Technologies for Property Fraud Alert (PFA) software and support services for the County Clerk's Office. Project pricing for PFA software setup and implementation services is

\$11,000.00 and annual support and software maintenance (fixed for three years) \$2,500.00, for a total of \$18,500.00, per TIPS Contract #210602. Funding from County Clerk Real Property Technology 81-611-0300-2340 – Cheryl Lowry, Purchasing Agent

16. A request to reductor approximately 5,000 feet of existing 3-#2 ACSR (primaries) to 3-4/0 ACSR (primaries); along with reductoring 31 inadequate poles will be replaced and a midspan pole will be added for the new conductors. This WR will be located along CR 2134 which will strengthen the feeder ties and provide additional storm resistance – ONCOR Electric Delivery, LLC
17. A request to reductor approximately 9,300 feet of existing 3-#2 ACSR (primaries) and 1-#2 ACSR (neutral) to 3-4/0 AAC (primaries) and 1-#2 AAC (neutral) along CR 2134; along with reductoring, 57 inadequate poles will be replaced for the new conductors. This work will strengthen the feeder ties and provide storm resistance – ONCOR Electric Delivery, LLC
18. The upgrade of approximately 7,392 feet of CR 2510 from rock to oil sand in Precinct 2 at the County's expense – Randy Strait, Precinct 2 Commissioner
19. The upgrade of approximately 2,984 feet of CR 3307 from rock to oil sand in Precinct 3 at the County's expense – Phillip Martin, Precinct 3 Commissioner
20. The upgrade of approximately 834 feet of CR 3406 from rock to oil sand in Precinct 3 at the County's expense – Phillip Martin, Precinct 3 Commissioner
21. The upgrade of approximately 2,100 feet of CR 3408 from rock to oil sand in Precinct 3 at the County's expense – Phillip Martin, Precinct 3 Commissioner
22. The upgrade of approximately 528 feet of Mill St. from rock to oil sand in Precinct 3 at the County's expense – Phillip Martin, Precinct 3 Commissioner
23. The upgrade of approximately 1,246 feet of CR 3419 from rock to oil sand in Precinct 3 at the County's expense – Phillip Martin, Precinct 3 Commissioner

24. The upgrade of approximately 1,610 feet of CR 3826 from rock to oil sand in Precinct 3 at the County's expense – Phillip Martin, Precinct 3 Commissioner
25. The upgrade of approximately 718 feet of CR 4116 from rock to oil sand in Precinct 4 – Steven M. Harrison, Precinct 4 Commissioner
26. The upgrade of approximately 2,165 feet of CR 4310 from dirt to rock in Precinct 4 – Steven M. Harrison, Precinct 4 Commissioner
27. The upgrade of approximately 3,332 feet of CR 4407 from dirt to rock in Precinct 4 – Steven M. Harrison, Precinct 4 Commissioner
28. The upgrade of approximately 1,985 feet of CR 4516 from rock to oil sand in Precinct 4 – Steven M. Harrison, Precinct 4 Commissioner
29. The upgrade of approximately 2,270 feet of CR 4816 from dirt to rock in Precinct 4 at the County's expense – Steven M. Harrison, Precinct 4 Commissioner
30. The request to construct electrical power distribution facilities across CR 2446 in Precinct 2 – Farmers Electric Cooperative
31. The request to construct electrical power distribution facilities across CR 3327 in Precinct 3 – Farmers Electric Cooperative
32. The new Fee schedule for Platting and Development – Brian Toole, County Development
33. The acknowledgement of completion of the road and infrastructure construction and the beginning of the 2-year Warranty Bond for Elizabeth Estates Phase 3 in Precinct 3 – Robert Wyatt & Susan Zachary, Owner/Developer
34. The Final Plat of Hogeye Hill, Phase 1 in Precinct 1 – Eric Evans, Owner
35. The Final Plat of Moss Estates in Precinct 1 – Owens Land Surveying
36. The Final Plat of Bryant Addition in Precinct 3 – Stovall & Associates
37. The Final Plat of Practicraft Addition No. 1 in Precinct 3 – By-Line Surveying

38. The Final Plat of Wieland Estates in Precinct 3 – By-Line Surveying

ADJOURN TO EXECUTIVE SESSION AS NEEDED

VIII. EXECUTIVE SESSIONS

1. As permitted by Texas Government Code §551.071 (1) and (2) Consultation with County Civil Attorney on agenda items requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items; discussion of FY 22-23 budget; county wide radio communications and participation with other government; funding for county road improvements; office facility management; Illegal subdivision and septic system enforcement; jail building discussion; exchange building lease; American Rescue Plan discussion; TWDP Grant; consulting with BKD, and contract revision; 65+ / disabled tax freeze; RV park regulation; state tax abatement reporting; leasing copy machines; Hunt County subdivision regulations and Hunt County Health department regulations; 200 ft. floodplain setback regulation; OSSF regulations – Daniel Ray, County Civil Attorney
2. As permitted by Texas Government Code §551.071 (1) and (2), Consult with Attorney Concerning any Pending or Contemplated Civil or Administrative Litigation by or against Hunt County, including Volkswagen, Fiat, Lehman, Melton, and Johnson lawsuits, and discussion of action related to illegal subdivision and/or health and safety nuisances – Daniel Ray, County Civil Attorney
3. As permitted by Texas Government Code §551.071 (1) and (2) Consultation with County Civil Attorney regarding the disposition of Hunt County property, and property which the County has a legal interest in, including proposed Letter of Intent regarding lease of County property for cell company tower use and TowerPoint Lease letters regarding right of first refusal – Daniel Ray, County Civil Attorney
4. As permitted by Texas Government Code §551.087 Consultation with County Civil Attorney regarding (1) Commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body is conducting development

negotiation's; (2) Deliberate the offer of a financial or other incentive to a business prospect; Project Container – Daniel Ray, County Civil Attorney

ADJOURN TO REGULAR SESSION

TAKE ANY ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION AS NEEDED.

ADJOURN