

# Hunt County Commissioners Court

Agenda for the Hunt County Commissioners Court, meeting in regular session on Tuesday, February 28, 2023, beginning at 10:00 A.M. at 2700 Johnson Street Greenville, Texas, in the Auxiliary Courtroom. Commissioner's Court is open to the public and may also be streamed online via YouTube. To stream the meeting, follow the "Commissioners Court Live Stream" hyperlink on the county's website: [huntcounty.net](http://huntcounty.net).

## **I. CALL MEETING TO ORDER**

## **II. ROLL CALL**

## **III. MINUTES – February 14, 2023, Regular Session**

## **IV. 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](mailto: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.

## **V. OLD BUSINESS**

### **A. ACTION ITEMS** – Discuss and possibly take action on the following:

1. The proposal from Restorhaus for restoration of windows at the Hunt County Courthouse – Bobby W. Stovall, County Judge

## **VI. 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 approve the (12) twelve-month Preventive Maintenance Agreement for the Variable Refrigerant Volume System (Ductless Split Systems in Courthouse) with Strategic Service Solutions. Preventive Maintenance Agreement is effective February 1, 2023 through January 31, 2024, in the annual amount of \$6,135.89 or equal quarterly installments of \$1,533.97. Funding from line item 10-614-1800-2260, Courthouse Building Other Repair & Maintenance. – Cheryl Lowry, Purchasing Agent
2. Consent to approve the Hunt County Contract for Vending Machines – Effective February 20, 2023 through May 20, 2023 with Lone Star Vending Machines. After May 20, 2023, will renew for (12) twelve months with option to renew yearly – Cheryl Lowry, Purchasing Agent
3. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 2432. Underground in county ROW where no utility easement is present in under normal stipulations in Precinct 2 – Spectrum
4. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 2433. Underground in county ROW where no utility easement is present in under normal stipulations in Precinct 2 – Spectrum
5. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on Texas Trail. Underground in county ROW where no utility easement is present in under normal stipulations in Precinct 2 – Spectrum
6. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3401. Underground in county ROW where no utility easement is present in under normal stipulations in Precinct 3 – Spectrum
7. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3403. Underground in county ROW where no utility easement is present in under normal stipulations in Precinct 3 – Spectrum
8. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on

CR 3404. Underground in county ROW where no utility easement is present in under normal stipulations in Precinct 3 – Spectrum

9. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3405. Underground in county ROW where no utility easement is present in under normal stipulations in Precinct 3 – Spectrum
10. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3406. Underground in county ROW where no utility easement is present in under normal stipulations in Precinct 3 – Spectrum
11. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3408. Underground in county ROW where no utility easement is present in under normal stipulations in Precinct 3 – Spectrum
12. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on Villages Pkwy West. Underground in county ROW where no utility easement is present in under normal stipulations in Precinct 3 – Spectrum
13. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3430. Underground in county ROW where no utility easement is present in under normal stipulations in Precinct 3 – Spectrum
14. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 4211. Underground in county ROW where no utility easement is present in under normal stipulations in Precinct 4 – Spectrum

**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. To amend #17,975 from the consent calendar, item #5, from the agenda on February 14, 2023, a bond for Sheila Linden, Justice of the

Peace, Precinct 1, Place 2. Bond number LSM1679090, effective 12/31/2022 to 12/31/2025. To read "A bond for Sheila Linden, Justice of the Peace, Precinct 1, Place 2. Bond number LSM1679090, effective 12/31/2022 to 12/31/2026". The effective date is wrong – Becky Landrum, County Clerk

2. After public hearing and discussion consider approval of the modification of effective dates for previously adopted tax abatement agreements between Hunt County and Frez-N-Stor Greenville LLC (f/n/a North Texas Cold Storage, LLC and f/n/a 5500 Industrial Drive Greenville Texas LLC ) (the "tax abatement agreement") pursuant to the requirements of chapter 312 of the Texas Tax Code and the guidelines and criteria for tax abatement in a reinvestment zone created in Hunt County and setting an effective date. Frez-N-Stor intends to build a multi-phase project of several refrigerated and dry storage buildings to provide 3rd party logistics (3PL) storage of products in multi-temp (freezer, refrigerated and ambient) storage. Phase 1 includes construction and outfitting of an approximately 120,000 sf building. Subsequent Phases could include up to 340,000 additional sf. Estimated construction costs are \$22,500,000. Estimated Business Personal Property investment is \$3,550,000 – Greg Sims, Greenville Economic Development
3. Appointing Brandon Brand, IT Director, to implement a State-Mandated Cybersecurity training course, through the Texas Department of Information Resources (DIR) at no cost to the county, for all county government employees and elected officials who have access to a government computer system or database, to fulfill the requirements of Texas Government Code § 2054.5191 – Bobby W. Stovall, County Judge
4. 6-month lease extension with the Texas Health and Human Services Commission and the Texas Department of Family and Protective Services for floors 4-7 of the Exchange Building, with new expiration date of September 30, 2023 – Daniel Ray, Hunt County Civil Attorney
5. Widening the road 7 feet for approximately 1,521.40 feet of CR 1112 of dirt to rock and the rock to oil sand in Precinct 1, money is in escrow – Mark Hutchins, Precinct 1 Commissioner

6. The request to construct electrical power distribution facilities which will be in the ROW of CR 2184 under normal stipulations in Precinct 2 – Farmers Electric Cooperative
7. A variance for road frontage for 6640 Dry Creek Rd due to the tract currently being accessed exclusively by easement in order to divide the tract into two parcels in Precinct 2 – Travis Davenport, Owner
8. The construction plans and final plat for Briar Branch Estates, Phase 1 in Precinct 1 – Stovall and Associates
9. The final plat for Caddo Crossing Addition, Phase 2 in Precinct 2 – Shane Larue and Zeb Pardue
10. The completion of construction for Caddo Crossing Addition, Phase 2 in Precinct 2 – Brian Toole, County Development
11. The construction plans for Campbell RV Park in Precinct 4 – HRC Consultants

## **ADJOURN TO EXECUTIVE SESSION AS NEEDED**

### **VII. 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; private road 1180 construction request; American Rescue Plan discussion; solar farm economic development negotiation; enterprise; office facility management; jail building discussion; exchange building leases; Spectrum; Frontier Communication; Legislative update; road damage & health & safety violations to County Road 4510 & surrounding areas; rejected subdivision proposal review; APAR engineer consultant contract; Black Jack recycling variance request; Frontier Fiber Broadband; OSSF regulation review; Human Resources; employee health insurance – 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; road damage & health & safety violations to County Road 4510 & surrounding areas – 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 – 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 – Daniel Ray, County Civil Attorney

### **ADJOURN TO REGULAR SESSION**

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

**ADJOURN**