

**COMMISSIONERS COURT**  
**REGULAR SESSION**  
*November 10, 2003*

The Hunt County Commissioners Court met this day at 10:00A.M. with all Commissioners present with Judge Joe Bobbitt presiding. Minutes of the previous meeting were approved as submitted.

OLD BUSINESS:

**8924** On the motion by Phillip Martin, second by Ralph Green, the Court approved the appointment of Lincoln Shane McGee to the Local Board 044 of the Selective Service System upon the recommendation of Commissioner Martin.

**8925** On the motion by Jim Latham, second by Martin, the court set a maximum number of three (3) reserve deputies per Constable/per precinct. The Court also noted the County would pay for the required bond by position, to cost approximately \$150 per year for all positions. Commissioner Martin stressed each constable will need to notify by letter the Personnel Department of any changes with their reserve deputy constables, when they hire on or when the constable is leaving. Agreement was also made by the Court to have changes noted in Personnel & Payroll changes in Commissioners Court Minutes to have a record of these changes.

NEW BUSINESS:

— ‘Discuss and possibly take action on extension of Hunt County Burn Ban – Dorsey Driggers.’ Due to the recommendation of Dorsey Driggers – Emergency Management Officer the Court agreed to drop this item – burn ban is lifted.

— ‘Discuss and possibly take action on approval of regulations concerning burn ban regulations in Hunt County – Dorsey Driggers.’ Dorsey Driggers advised the Court of a letter received from Robert Neighbors requesting stricter rules concerning agricultural burning such as clearing of land and brush piles. Mr. Driggers feels nothing is wrong with our rules that are enforce now, he feels Mr. Neighbors requests are too strict for our area. After much discussion, the Court agreed to place on OLD BUSINESS to allow time for the Court to study requested rules submitted by Mr. Neighbors.

**8926** On the motion by Judge Bobbitt, second by Green, the Court approved request of GISD Superintendent – William Smith to strike off property as requested for the completion of the new Carver Elementary School. GISD is requesting all other entities to

sign off, with Warranty Deed to be filed in the Real Property Records of Hunt County.

*See Attachment.*

**8927** On the motion by Green, second by Martin, the Court approved setting a baseline rate Hunt County will pay for transport services and disaster bags: \$150 for transfer service/ \$75 for disaster bags. The Court agreed to check into buying in bulk for the Disaster Bags – County Auditor to send letter out.

**8928** On the motion by Green, second by Martin, the Court approved the joint agreement between Hunt County and the Master Gardeners for the Heritage Garden of Hunt County. Three Master Gardeners – Lamont Cunningham, Kim Quimby and Stephanie Smith have been appointed as the governing board for this group. The Court agreed in next budget year to establish a line item for this organization. All maintenance costs have been paid at this time. *See Attachments.*

**8929** On the motion by Martin, second by Latham, the court approved the request of FEC Electric to construct electrical power distribution facilities along and across CR3613 in Pct 3 with the usual stipulations.

**8930** On the motion by Green, second by Martin, the Court approved the preliminary plat for Sandy Creek – Phase 1 in PCT 2, which is a restricted development. Commissioner Green stated the drainage plan has been submitted to him.

**8931** On the motion by Judge Bobbitt, second by Latham, the Court approved a fundraiser project for the Hunt County Committee on Aging to be used for their facilities project. David Caldwell was present to discuss this issue with the Court stating they have hired Scott, Singleton, and Fincher – CPA to manage and deposit funds into a checking account which will require dual signatures. The County will act as the escrow fund holder and establish an account. They are to work with the Auditor to make sure funding is used correctly and to assure contributor's money is being spent on this project correctly.

#### HEAR AND DISCUSS REPORTS:

Mike Pierce, Roy McGee and Kenneth Thornton advised the Court of their attendance to a meeting concerning grant funding available for trash collection held in Kaufman County. The Court discussed the Old Esco Building as a possible collection sight, what the EPA issues were and the installation of a fence around this sight (which is under the

umbrella of the EPA). The Court noted this is the time for grant writing, so we need to lay groundwork. Judge Bobbitt stated he would like to have a once a week period to turn in recycling items such as refrigerators, water heaters, etc. Mike Pierce has another meeting to attend, Judge Bobbitt suggested we get a consensus of what kind of recycling business we could have in this location and to start working with the EPA, due to the grant funding deadline of January 25, 2004. For: Latham, Thornton, Martin. Against: None. Motion Carries.

**8932** On the motion by Martin, second by Green, the Court accepted all bids received for Janitorial supplies. To issue un-opened bids to Maintenance Dept. for review. Placed on next court with spread sheets on all bids.

**8933** On the motion by Latham, second by Martin, the Court appointed Commissioner Thornton as Supervisor over the Commissioner's Office.

**8934** On the motion by Martin, second by Latham, the Court approved Accounts Payable. Judge Bobbitt abstained from the vote.

— There were no line item budget transfers.

#### PERSONNEL AND PAYROLL:

The following employees no longer work for Hunt County – Please Remove:

Cameron Thatcher	9-13-03
Philip Huffins	1-31-03
Shirley Smith	9-13-03
Mindy Brown	7-19-03
Benjamin Kinder	3-15-03
Annette Gray	1-18-03
Artie Cook	8-30-03
Gerald Perales	8-30-03
Ebony Morrow	12-21-02
Katrina Sanchez	5-24-03
Alfredo Torres	4-12-03
Chann Wilemon	Never Worked

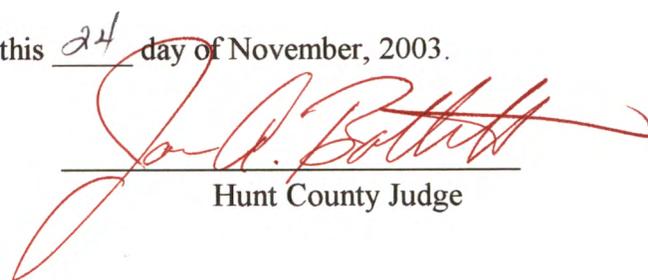
Commissioner Pct 4:	Remove Ernest Henry due to his resignation, Effective 10-31-03
Pct 3:	Add Jenna Creed as part time hourly Clerk at \$5.50 per hour, to work 1 to 1 ½ hours per day, effective 11-3-03.
Personnel:	Change Peggy Little part time hourly Clerical from \$7.25 to \$8.00 per hour, effective 11-10-03.
Sheriff Dept:	Remove George Reep due to his resignation, effective 10-20-03.

	<p>Add Lenda J. Smith as Jailer 1/G4 at \$22,272.00 annually, effective 10-28-03.</p> <p>Add Don Armstrong as Detention Officer/G4 at \$22,273.00 annually, effective 10-28-03.</p> <p>Add Donna Reagan as Detention Officer/G4 at \$22,273.00 annually, effective 10-29-03.</p> <p>Add Casey Northcutt as Detention Officer/G4 at \$22,273.00 annually, effective 10-29-03.</p> <p>Add Reufus Nash as Detention Officer/G4 at \$22,273.00 annually, effective 10-31-03.</p> <p>Add Stephanie Samples as Dispatcher/G4 at \$21,290.00 salary, effective 11-5-03.</p> <p>Add Patty K. Moad as Dispatcher/G4 at \$21,290.00 salary, effective 11-9-03.</p>
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**8935** On the motion by Martin, second by Thornton, the Court approved Personnel and Payroll changes.

\_\_\_\_\_ The Court went into Executive Session at 11:25A.M. with no action taken.

\_\_\_\_\_ Court Adjourned. Minutes approved this 24 day of November, 2003.

  
 \_\_\_\_\_  
 Hunt County Judge

Attest:

  
 \_\_\_\_\_

Hunt County Clerk



October 31, 2003

#1 8926  
**FILED FOR RECORD**  
 at 4 o'clock P M  
 NOV 10 2003  
 LINDA BROOKS  
 County Clerk, Hunt County, Tex.  
 By [Signature]

William C. Smith  
Superintendent

Honorable Judge Joe Bobbitt  
 Hunt County Judge  
 P. O. Box 1097  
 Greenville, TX 75403-1049

Mr. Richard Carter  
 Hunt County Memorial Hospital District  
 Presbyterian Hospital of Greenville  
 P. O. Box 1059  
 Greenville, TX 75403

Dear Sirs:

The Greenville Independent School District is in the process of getting clear title to the property on which the new Carver Elementary School has been built. The property is just off of Lee Street and the address is 2110 College Street. There are parts of this property that were struck off for delinquent taxes and are still in the name of all the taxing authorities in the City of Greenville. We now have a filed deed signed by the City of Greenville, but we also need to get a deed from the Hospital and County into GISD so that GISD will have complete and total interest in this property.

Please execute this deed and return to me so that we can get it to the other taxing authority to consider signing.

Your help in this matter is appreciated. A copy of the deed from the City is enclosed for your reference.

Sincerely,

*William C. Smith*

William C. Smith  
 Superintendent

WCS:cah

Enclosures

GREENVILLE INDEPENDENT  
 SCHOOL DISTRICT

1000 Lee Street  
 Greenville, TX 75403  
 972-431-2200

18/24/2003 15:54 9084541514

ROBERT L SCOTT

PAGE 02

4187

Doc 4187 Bk OR Vol 855 Pg 314

## WARRANTY DEED

Date: Executed to be effective as of March 20, 2002.

Grantor: CITY OF GREENVILLE, TEXAS

Grantor's Mailing Address (including county):  
P. O. Box 1049  
Greenville, Texas 75403  
Hunt County

Grantee: GREENVILLE INDEPENDENT SCHOOL DISTRICT

Grantee's Mailing Address (including county):  
3504 King St.  
Greenville, Texas 75401  
Hunt County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

## Property (including any improvements):

All right, title and interest in the following described real property:

Being all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, being all of Blocks 15, 16, 19 and 20 and part of Blocks 14 and 21, College Hill Addition, an addition to said City according to the plat thereof recorded in the Deed Records of Hunt County in Volume 64 at page 70, and parts of Henry Street, Church Street and Williams Street, and being more particularly described as follows:

BEGINNING at the northeast corner of said Block 16 said corner being at the intersection of the South line of Bourland Street with the West line of College Street;

THENCE S. 00 deg. 05' 35" E. with said west line 828.09 feet to a 1/4 inch iron rod found, for a corner;

THENCE N. 89 deg. 32' 32" W. 557.03 feet to a 1/4 inch iron rod found in the east line of Morgan Street, for a corner;

THENCE N. 00 deg. 05' 35" W. with said east line 37.69 feet to a 1/4 inch iron rod found at the southwest corner of Lot 14 of said Block 21, for a corner;

THENCE N. 89 deg. 54' 25" E. 120.00 feet to the southeast corner of said Lot 14, for a corner;

THENCE N. 00 deg. 05' 35" W. 125.00 feet to the northeast corner of Lot 6 of said Block 21, for a corner;

THENCE S. 89 deg. 54' 25" W. 120.00 feet to the northwest corner of said Lot 6, for a corner in said east line of Morgan Street;

THENCE N. 00 deg. 05' 35" W. with said East line of Morgan Street 665.00 feet to the northwest corner of said Block 19, for a corner in the South line of Bourland Street;

THENCE N. 89 deg. 54' 25" E. with said south line 562.00 feet to the return to the Place of Beginning and containing 10.369 acres of land.

## Reservations from and Exceptions to Conveyance and Warranty:

1. This conveyance is expressly made and accepted subject to all valid and subsisting easements, restrictions, reservations, covenants and conditions relating to said Property, to the extent the same are valid and enforceable against said Property, as the same may be shown by instruments filed of record in the Office of the County Clerk of Hunt County, Texas, and, further, this

conveyance is expressly made and accepted subject to all visible and apparent easements on, over, or across said Property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

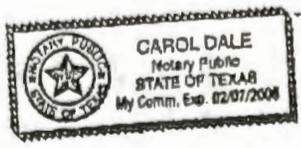
When the context requires, singular nouns and pronouns include the plural.

CITY OF GREENVILLE, TEXAS  
By Edward Thatcher  
Edward Thatcher  
(Name)  
City Manager  
(Title)

ATTEST:  
By [Signature]

THE STATE OF TEXAS )  
COUNTY OF Hunt )

This instrument was acknowledged before me this 20 day of March, 2002, Edward Thatcher,  
City Manager of the City of Greenville, Texas,  
on behalf of the City of Greenville, Texas.

SEAL: 

[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Morgan & Gotcher  
P.O. Box 536  
Greenville, Texas 75783

Urb. Prob. County Clerk  
Hunt County  
My position herein does not restrict the sale of real or personal property of the decedent or testator of the estate of the decedent or testator. It is my duty to file the will and to issue letters testamentary or letters of administration to the executor or administrator of the estate of the decedent or testator.  
FILED BY: [Signature]

Mar 26, 2002  
I hereby certify that this instrument was filed in the public records of the County of Hunt, Texas, on this day of March, 2002, and that the same was duly recorded in the office and book of the said County Clerk, Hunt County, Texas, as indicated herein by me.  
Morgan & Gotcher  
COUNTY CLERK

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Mar 26, 2002  
at 09:51A  
Document Number: 4187  
Amount 11.00  
By: Jannie Roney  
Linda Brown,  
County Clerk,  
Hunt County

Doc 4187 BR Vol 1 Pg 855 515

434

Doc 434 Bk OR Vol 1112 Pg 521

**WARRANTY DEED**

Date: Executed to be effective as of March 20, 2002.

Grantor: HUNT COUNTY, TEXAS, AND HUNT MEMORIAL HOSPITAL DISTRICT

Grantor's Mailing Address (including county):

P. O. Box 1097

Hunt County

Greenville, TX 75403

P. O. Box 1059

Hunt County

Greenville, TX 75403

Grantee: GREENVILLE INDEPENDENT SCHOOL DISTRICT

Grantee's Mailing Address (including county):

William C. Smith, Superintendent

Hunt County

P. O. Box 1022

Greenville, TX 75403

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All right, title and interest in the following described real property:

Being all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, being all of Blocks 15, 16, 19 and 20 and part of Blocks 14 and 21, College Hill Addition, an addition to said City according to the plat thereof recorded in the Deed Records of Hunt County in Volume 64 at page 70, and parts of Henry Street, Church Street and Williams Street, and being more particularly described as follows:

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THENCE S. 89 deg. 54' 25" W. 120.00 feet to the northwest corner of said Lot 6, for a corner in said east line of Morgan Street;

THENCE N. 00 deg. 05' 35" W. with said East line of Morgan Street 665.00 feet to the northwest corner of said Block 19, for a corner in the South line of Bourland Street;

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Reservations from and Exceptions to Conveyance and Warranty:

1. This conveyance is expressly made and accepted subject to all valid and subsisting easements, restrictions, reservations, covenants and conditions relating to said Property, to the extent the same are valid and enforceable against said Property, as the same may be shown by Instruments filed of record in the Office of the County

Doc 434 Bk OR Vol 1112 Pg 522

Clerk of Hunt County, Texas, and, further, this conveyance is expressly made and accepted subject to all visible and apparent easements on, over, or across said Property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

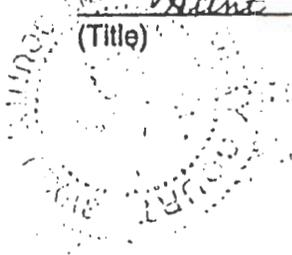
When the context requires, singular nouns and pronouns include the plural.

HUNT COUNTY, TEXAS

By Joe A. Bobbitt  
Joe A. Bobbitt  
(Name)  
Hunt County Judge  
(Title)

ATTEST:

By Linda Brooks  
LINDA BROOKS  
(Name)  
Hunt County Clerk  
(Title)

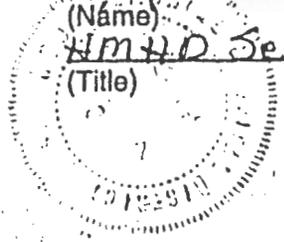


HUNT MEMORIAL HOSPITAL DISTRICT

By Wyman Williams  
Wyman Williams  
(Name)  
HMHOD Board Chairman  
(Title)

ATTEST:

By Jayne Williams  
Jayne Williams  
(Name)  
HMHOD Secretary  
(Title)



Doc 434 Bk OR Vol 1112 Pg 523

THE STATE OF TEXAS )

COUNTY OF \_\_\_\_\_ )

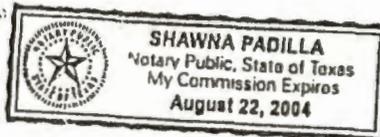
This instrument was acknowledged before me this 10 day of November 2003, by \_\_\_\_\_

\_\_\_\_\_ of Hunt County, Texas, on behalf of Hunt County, Texas.

SEAL:

ORIGINAL

Shawna Padilla  
Notary Public, State of Texas



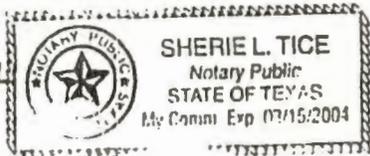
THE STATE OF TEXAS )

COUNTY OF HUNT )

This instrument was acknowledged before me this 18 day December 2003, by Wyman Williams

Board Chairman of Hunt ~~County~~ Memorial Hospital District on behalf of Hunt ~~County~~ Memorial Hospital District.

SEAL:



Sherie L. Tice  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

William C. Smith, Superintendent  
Greenville ISD  
P. O. Box 1022  
Greenville, TX 75403

Doc 434 Bk OR 1112 Pg 523

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Jan 09, 2004  
at 09:21A

Document Number: 434  
Amount .00

By  
Diane Wilburn  
Linda Brooks,  
County Clerk  
Hunt County

STATE OF TEXAS COUNTY OF HUNT

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the same records of Hunt County as stamped herein by me.  
Jan 09, 2004

Linda Brooks, County Clerk  
Hunt County

Per provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin is invalid and unenforceable under FEDERAL LAW, 42(CD)69

DRAFT

# 8728  
FILED FOR RECORD  
at 4 o'clock P M

NOV 10 2003

## Memorandum of Agreement

LINDA BROOKS  
County Clerk, Hunt County, Tex.  
By *Linda Brooks*

This Memorandum of Agreement is entered into between the Hunt County Master Gardener Program (MGP) and the Hunt County Commissioners Court (Commissioners Court).

Background: The MGP is developing and maintaining The Heritage Garden of Hunt County located at 2300 Washington Street. This garden takes up one city block. Beginning in 2003, one fourth of the block is being developed with the intention of expanding to the full city block in the future. This will continue the beautification of the downtown area as we continue to educate North Central Texas gardeners and provide downtown workers with a greenspace.

This agreement shall take effect when authorized representatives of all parties have signed and shall remain in effect until terminated by one or all of the parties. Either party may terminate this agreement upon ninety (90) days prior written notice to the other party.

This agreement may be amended or supplemented by mutual consent of the parties. Such amendment or supplement shall not be binding unless they are in writing and signed by personnel authorized to bind each of the parties.

In consideration for the use of the real property, the MGP shall organize and promote educational use and enjoyment of The Heritage Garden of Hunt County on that real property in the best interests of the general public and consistent with the MGP's mission.

All major improvements will be presented to all parties to this agreement before modifications or construction commences.

Hunt County provides materials and plants for the permanent landscaped areas, provides a water meter and water for irrigation, provides electrical outlets near The Heritage Garden of Hunt County and electricity, mows and edges all grassy areas, maintains all permanent structures such as the retaining wall and fence, provides labor to construct fences and trellis around The Heritage Garden of Hunt County areas as they are built, and provides machinery and operators as needed for additional dirt work.

Master Gardeners design the garden areas and permanent landscape areas for the entire block, provide plants for the garden area, provide ongoing maintenance of the garden area and the permanent landscaped area, provide the center feature of each garden, and provides the designs of fences and trellises when installed for the entire block.

Each party represents and warrants that all necessary approvals for this agreement have been obtained and the persons whose signatures appear below have the authority necessary to execute this agreement on behalf of the parties indicated.

*Sara Allen*  
\_\_\_\_\_  
Hunt County Extension Agent  
Advisor, HCMGP

*Jan A. Bell*  
\_\_\_\_\_  
County Judge  
for Hunt County Commissioner's Court

DRAFT

## Press Release

- The garden has a name
- The Hunt County Master Gardener's demonstration garden has been officially named 'The Heritage Garden of Hunt County'. A three person governors board has been appointed, mission statement written, and committees formed.

### **Mission Statement:**

The Purpose of The Heritage Garden of Hunt County is to educate the gardening public, demonstrate sound gardening techniques, and provide hands on experience for master gardeners.

The Heritage Garden of Hunt County is the winning name for the garden on Washington St. beside the new Extension Office. Master Gardeners will be holding a minimum of three educational activities open to the public each year. Three Master Gardeners (Lamont Cunningham, Kim Quimby, and Stephanie Smith) have been appointed as the governing board of the garden under the advisement of Extension agent Sara Allen. Committees including planning, maintenance and education have been formed. The grand opening for the garden is being scheduled for the spring of 2004.

On Washington St. in downtown Greenville sat an empty block of land one year ago. Today stands a beautiful wrought iron fence, and hundreds of flourishing landscape and bedding plants. The Hunt County Master Gardeners and the Hunt County Commissioners Court have worked together to bring beauty and education to Hunt County. The garden will demonstrate plants which have achieved the status of Texas SuperStars, Earth Kind, and recommend plants from your local Master Gardeners.

For information about The Heritage Garden of Hunt County or about the Hunt County Master Gardener program contact the County Extension Office.  
2217 Washington Street, 903-455-9885

