

COMMISSIONER'S COURT  
**Regular Session**  
**August 27, 2019**

The Hunt County Commissioner's Court met this day at 10:00 in regular session at 2700 Johnson Street, Greenville, Texas in the Auxiliary Courtroom. Invocation was given by Commissioner Martin. Pledge of Allegiance to the American and Texas Flags was led by Bobby W. Stovall, County Judge.

**I. CALL MEETING TO ORDER**

This meeting of the Hunt County Commissioner's Court was called to order by Bobby W. Stovall, County Judge, at 10:00 a.m.

**II. ROLL CALL**

The following were called and present: Commissioner Eric Evans, Precinct 1; Commissioner Randy Strait, Precinct 2; Commissioner Phillip Martin, Precinct 3; Commissioner Steven Harrison, Precinct 4; County Judge Bobby W. Stovall presiding. Stacy Sehl, Assistant Auditor and Jennifer Lindenzweig, County Clerk.

**III. MINUTES**-August 13, 2019-Regular Session  
August 16, 2019-Budget Hearing  
August 20, 2019-Budget Hearing

**15,716** On the motion by Evans, second by Strait, for the Court to approve the minutes as written for the meetings listed above; no one opposed, **Motion carries**

\_\_\_\_ Public Hearing #1 was opened at 10:02 a.m.

***NOTICE OF PUBLIC HEARING***

Please be advised that a public hearing will be held on Tuesday, August 27, 2019, at 10:00 AM, in the Auxiliary Courtroom, at 2700 Johnson Street, Greenville, Texas, to discuss and possibly take action on:

1. Adoption of the FY 2019-2020 Hunt County Budget.
2. Adoption of the FY 2019-2020 Hunt County Property Tax Rate.
3. Adoption of the FY 2019-2020 Hunt County Clerk's Record Archive Plan.

This budget will raise more total property taxes than last year's budget by \$ 3,611,548 (12.341%), and of that amount \$1,138,655 is tax revenue to be raised from new property added to the tax roll this year.

This hearing is considered an Open Meeting, and shall be conducted as such, therefore the public is welcome to attend. Should you have any questions, please feel free to contact Amanda L. Blankenship at 903-408-4146.

**Public Comments:**

- \_\_\_\_\_ Bryn Slaton-budget & tax rate
- \_\_\_\_\_ John Clark-budget
- \_\_\_\_\_ Public Hearing #1 was closed at 10:12 a.m.
- \_\_\_\_\_ Public Hearing #2 was opened at 10:12 a.m.

***NOTICE OF PUBLIC HEARING***

The Commissioner's Court of Hunt County, Texas will hold a public hearing regarding the designation of certain property as a reinvestment zone, and intent to offer a commercial-industrial tax abatement pursuant to Texas Tax Code, Title 3, Subtitle B, Chapter 312, Subchapter C, Sections 312.401-312.403, said property being described as follows: Being all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, being part of the Lot 1, Block 1 of the Rubbermaid Addition recorded in the Real Property Records of Hunt County in Volume 2012 at Page 12561 and address being 7121 Shelby, Greenville, Texas 75401. Said hearing shall be conducted on Tuesday, August 27, 2019, beginning at 10:00 a.m. in the Auxiliary Courtroom located at 2300 Johnson Street, Greenville, Texas 75401.

This hearing is considered an Open Meeting, and shall be conducted as such, therefore the public is welcome to attend and comment. Should you have any questions, please feel free to contact Amanda Blankenship at 903-408-4146.

- \_\_\_\_\_ Public Hearing #2 was closed at 10:25 a.m.
- \_\_\_\_\_ Public Hearing #3 was opened at 10:25

**Request to Revise Subdivision Plat**

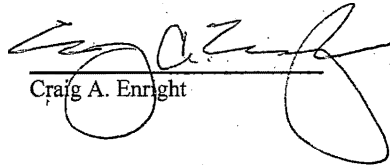
NOW COMES CRAIG A. ENRIGHT, who owns real property in the below-mentioned tracts, and files this Request of the Hunt County Commissioner's Court for permission to revise the Final Plat of Hidden Meadows, Phase One, an Addition to Hunt County, Texas, according to the Plat thereof recorded in Volume 400, Page 1923 of the Plat Records of Hunt County, Texas.

Craig A. Enright is requesting said revisions to revise the following:

1. To relocate the property line between Lots 17 & 18 in order to change the acreage of Lot 17 from 2.30 acres to 2.00 acres and the acreage-of Lot 18 from 3.37 acres to 3.67 acres.

Request dated: July 31, 2019

Respectfully submitted,

  
Craig A. Enright

TO THE PUBLIC:

BE ADVISED that the above referenced Request to Revise Subdivision Plat will be considered and possibly acted upon at a public hearing by the Hunt County Commissioner's Court at their regular meeting in the Commissioner's Courtroom, Courthouse Auxiliary Building, 2700 Johnson Street, Greenville Texas, on August 27, 2019, beginning at 10:00 a.m.

The court will meet at that time to consider the Request and to hear protests to the revision of the plat if any.

\_\_\_\_\_ Public Hearing #3 was closed at 10:26 a.m.

- IV. CITIZENS TO BE HEARD**-During this portion of the meeting, Citizens are invited to address the Commissioners Court on topics not already scheduled for a Public Hearing. Please complete a "Public Participation Form" and present it to the County Judge's Assistant prior to the meeting. 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.

\_\_\_\_\_ None

**V. OLD BUSINESS**

- A. ACTION ITEMS** – Discuss and possibly take action on the following
1. None

**VI. NEW BUSINESS**

- A. CONSENT CALENDAR** – All items listed are considered to be routine by the Commissioners Court and will be enacted by one motion.

1. The purchase of one (1) 2019 Ford Transit 15 Passenger Van from Sam Pack's Five Star Ford for the Hunt County Jail. Pricing per State of Texas – Texas Smartbuy Contract #070/072A1, in the amount of \$32,142.00. Funding from Commissary Funds – Cheryl Lowry, Purchasing Agent

[15,717](#) On the motion by Evans, second by Strait, for the Court to approve consent items as listed; no one opposed, **Motion carries.** *See attachment.*

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

[15,718](#) On the motion by Harrison, second by Evans, move to adopt the FY 2019-2020 Hunt County Budget consisting of:

Total estimated beginning cash of allocated and un-allocated funds **\$27,542,386**

Total budgeted revenues of allocated and un-allocated funds **\$46,593,376**

Total budgeted expenditures of allocated and un-allocated funds **\$61,417,232**

Total estimated ending cash of allocated and un-allocated funds **\$12,718,530.**

**Votes For:** Evans, Strait, Martin, Harrison, Stovall **Votes Against:** None

**Motion carries.** *See attachment.*

**15,719** On the motion by Evans, second by Strait, that in accordance with Section 111.008 of the Texas Local Government Code, the following Order is included in the Minutes of the Commissioners Court:

This budget will raise more revenue from property taxes than last year's budget by an amount of \$3,611,548 which is a 12.341% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$1,138,655.

No one opposed, **Motion carries.**

[15,720](#) On the motion by Martin, second by Evans, in accordance with Section 26.05 of the Tax Code, move that the property tax rate be increased by the adoption of a tax rate of **\$0.508512** cents per \$100 valuation, which is effectively a **7.26** percent increase in the tax rate. **This tax rate will raise more taxes for Maintenance and Operations than last year's tax rate. The tax rate will raise taxes for maintenance and operations on a \$100,000 home by \$5.53.**

**Votes For:** Evans, Strait, Martin, Harrison, Stovall **Votes Against:** None

**Motion carries.** *See attachment.*

**15,721** On the motion by Evans, second by Strait, motion to set the Debt Service tax rate for FY 2019-2020 at \$0.012496 cents per \$100 valuation based on a 100% collection rate; no one opposed, **Motion carries.**

**15,722** On the motion by Harrison, second by Martin, motion to set the Maintenance & Operations tax rate for FY 2019-2020 as follows:

General Fund: \$0.396016 cents per \$100 valuation

R & B #1: \$0.025000 cents per \$100 valuation

R & B #2: \$0.025000 cents per \$100 valuation

R & B #3: \$0.025000 cents per \$100 valuation

R & B #4: \$0.025000 cents per \$100 valuation

For a total M&O rate of \$0.496016 cents per \$100 valuation based on a 95% collection rate.

**“The total tax rate for the fiscal year beginning October 1, 2019 and ending September 30, 2020 is set at \$0.508512 cents per \$100 valuation based on a certified tax roll of \$6,759,695,386.”**

No one opposed, **Motion carries.**

**15,723** On the motion by Harrison, second by Evans, to adopt the overall FY 2019-2020 Hunt County Budget as proposed in the previous motions and adoptions; no one opposed, **Motion carries. *On file in the County Clerk's Office.***

**15,724** On the motion by Evans, second by Strait, for the Court to adopt the FY 2019-2020 Hunt County Clerk's Record Archive Plan-Bobby W. Stovall, County Judge; no one opposed, **Motion carries. *See attachment.***

**15,725** On the motion by Martin, second by Harrison, for the Court to adopt the County Clerk Records Management & Preservation Fee of \$10.00 per LGC §118.0216 and the County Clerk Records Archive Fee of \$10.00 per LGC §118.025-Jennifer Lindenzweig, County Clerk; no one opposed, **Motion carries. *See attachment.***

**15,726** On the motion by Evans, second by Strait, for the Court to approve the order approving the County Clerk's Written Archive Plan for FY 2019-2020-Jennifer Lindenzweig, County Clerk; no one opposed, **Motion carries. *See attachment.***

**15,727** On the motion by Evans, second by Strait, for the Court to approve a resolution for the adoption of the Hunt County Bridge Replacement Program-Bobby W. Stovall, County Judge; no one opposed, **Motion carries. *See attachment.***

**15,728** On the motion by Harrison, second by Martin, for the Court to approve a resolution amending “Guidelines and Criteria for Tax Abatement in a Reinvestment Zone Created in Hunt County” pursuant to Texas Tax Code, Title 3, Subtitle B, Chapter 312, Subchapter A, Section 312.002-Daniel Ray, County Civil Attorney; no one opposed, **Motion carries. See attachment.**

**15,729** Resolutions of the Commissioners Court of Hunt County, Texas to take official action prior to the execution of a municipal agreement to express an intent to be bound by the terms of that municipal agreement if the municipality enters into an agreement under Section 312.204 to designate certain property as a reinvestment zone, and intent to offer a commercial-industrial tax abatement pursuant to Texas Tax Code, Title 3, Subtitle B, Chapter 312, Subchapter C, Sections 312.206(a), 312.401-312.403, said property being described as follows: Being all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, being part of the Lot 1, Block 1 of the Rubbermaid Addition recorded in the Real Property Records of Hunt County in Volume 2012 at Page 12561 and address being 7121 Shelby, Greenville, Texas 75401 – Daniel Ray, County Civil Attorney;

(a) On the motion by Evans, second by Strait, to approve the agreement with Fritz Industries on property tax abatement; no one opposed, **Motion carries. See attachment.**

(b) On the motion by Evans, second by Martin, to approve the agreement with Zume Inc. tax abatement on personal property; no one opposed, **Motion carries. See attachment.**

**15,730** On the motion by Martin, second by Harrison, for the Court to approve a Resolution of the Commissioners Court of Hunt County, Texas to enter into a Chapter 381 Economic Development Agreement for grant of personal property tax rebate in accordance with Article III, Section 52-a of the Texas Constitution and Chapter 381 of the Texas Local Government Code, for a rebate equivalent to any property tax payable to Hunt County on the “assessed value of any “freeport goods” as defined by Texas Tax Code § 11.251 from January 1, 2020 – December 31, 2039 with Zume Inc. – Daniel Ray, County Civil Attorney; no one opposed, **Motion carries. See attachment.**

**15,731** On the motion by Strait, second by Evans, for the Court to approve the request to revise the Final Plat of Hidden Meadows, Phase One, to relocate the property line between Lots 17 & 18 in order to change the acreage of Lot 17 from 2.30 acres to 2.00 acres and the acreage of Lot 18 from 3.37 acres to 3.67 acres – Craig A. Enright; no one opposed, **Motion carries.**

**15,732** On the motion by Martin, second by Harrison, for the Court to approve the construction of electrical power distribution facilities across CR 3401 in Precinct 3 with normal stipulations-Farmers Electric Cooperative; no one opposed **Motion carries. See attachment.**

**15,733** On the motion by Strait, second by Evans, for the Court to approve the Final Plat for David Lane Addition in Precinct 2-Stovall & Associates; no one opposed, **Motion carries.**

**15,734** On the motion by Strait, second by Evans, for the Court to approve the Final Plat of the Re-Plat of Lot 17 & Lot 18 of Hidden Meadows, Phase One, an addition in Precinct 2-Stovall & Associates; no one opposed, **Motion carries**.

**15,735** On the motion by Martin, second by Harrison, for the Court to approve the Final Plat for Stella Marie, an addition in Precinct 3-Stovall & Associates; no one opposed, **Motion carries**.

**15,736** On the motion by Harrison, second by Strait, for the Court to approve the Quarterly Report for the Hunt County Fire Association-Ryan Biggers, Chief; no one opposed, **Motion carries**. *See attachment*.

**15,737** On the motion by Evans, second by Strait, for the Court to approve Budget Amendments for FY 2018-2019-Auditor's Office; no one opposed, **Motion carries**. *See attachment*.

**15,738** On the motion by Martin, second by Harrison, for the Court to approve accounts payable; no one opposed, **Motion carries**.

**15,739** On the motion by Evans, second by Strait, for the Court to approve line item transfers; no one opposed, **Motion carries**. *See attachment*.

**PAYROLL & PERSONNEL:**

Jail count: 319

<b><u>AUDITOR</u></b>	Remove Tammi Byrd due to retirement, effective 8/14/19.
<b><u>COUNTY CLERK</u></b>	Remove Melissa Aven due to termination, effective 8/26/19.
<b><u>JAIL</u></b>	Remove Davonta Cooper due to termination, effective 8/16/19.
<b><u>MAINTENANCE</u></b>	Add James Cast at \$45,000.00, effective 9/3/19.
<b><u>SHERIFF</u></b>	Add Clinton Willoughby, Patrol Deputy, at \$40,770.00, effective 8/25/19.

**15,740** On the motion by Evans, second by Martin, for the Court to approve payroll and personnel; no one opposed **Motion carries**. *See attachment*.

**15,741** On the motion by Evans, second by Strait, for the Court to exit Regular Session and enter into Executive Session at 10:54 a.m.; no one opposed **Motion carries**.

**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 – Daniel Ray, County Civil Attorney

2. As permitted by Texas Government Code §551.072, Deliberations about Real Property, to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person – Daniel Ray, County Civil Attorney
3. As permitted by Texas Government Code §551.071 (1) and (2) Consultation with County Civil Attorney regarding Odyssey software suite and contract on same – Daniel Ray, County Civil Attorney

       The Court exited Executive Session and returned to Regular Session at 11:11 a.m.

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

1. None

**X. ADJOURN**

15,742 On the motion by Strait, second by Evans, for the Court to adjourn at 11:11 a.m. on August 27, 2019; no one opposed **Motion carries.**

Minutes approved the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

Attest:

\_\_\_\_\_  
Hunt County Clerk