

COMMISSIONER'S COURT
Regular Session
April 13, 2021

The Hunt County Commissioner's Court met this day at 10:00 a.m. in regular session at 2700 Johnson Street, Greenville, Texas in the Auxiliary Courtroom.

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. Invocation was given by Commissioner Martin, and the Pledges to the Flags were led by Judge Stovall.

II. ROLL CALL

The following were called and present: Commissioners Mark Hutchins, Precinct 1; Randy Strait, Precinct 2; Phillip Martin, Precinct 3, Steven Harrison, Precinct 4. County Judge Bobby W. Stovall, presiding. Bruce Ballard, Auditor and Jennifer Lindenzweig, County Clerk were also present.

III. MINUTES

16,692 On the motion by Harrison, second by Strait, for the Court to approve the minutes as written; no one opposed, **Motion carries.**

IV. PUBLIC TESTIMONY

___ Pamela Lang-road issues in subdivision and CR 2506

V. OLD BUSINESS

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

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. Certificate of Completion from the VG School for the County Commissioners Courts educational training, 2021 for Mark Hutchins, Precinct 1 Commissioner – Jennifer Lindenzweig, County Clerk
 2. Certificate of Completion for Justin Wade Sheets, Constable Precinct 3, for the Public Information Act as required by Government Code 552.012 – Jennifer Lindenzweig, County Clerk
 3. Certificate of Completion for Justin Wade Sheets, Constable Precinct 3, for the Open Meetings Act as required by Government Code 551.005 – Jennifer Lindenzweig, County Clerk

4. Bond for Troy Randy Meeks, Reserve Deputy Sheriff, in the amount of \$2,000.00, bond #72353348 effective February 1, 2021 through February 1, 2024 – Jennifer Lindenzweig, County Clerk
5. Bond for Eddie Wade Jones, Reserve Deputy Sheriff, in the amount of \$2,000.00, bond #72345961 effective February 23, 2021 through February 23, 2024 – Jennifer Lindenzweig, County Clerk
6. Auction Surplus Inventory on the attached list from Hunt County inventory. Date and time of Auction to be determined – Cheryl Lowry, Purchasing Agent
7. Entering into a Renewal Service Contract with Metro-Repro, Inc., effective May 1, 2021 through April 30, 2022. This is for the maintenance on the plat scanner/printer that is used by the County Clerk's Office. Annual Fee is \$2,535.00, to be paid from County Clerk Records Management Equipment Repair & Maintenance Fund – Cheryl Lowry, Purchasing Agent
8. Consent for Pct. 2 to purchase one (1) Red Ewald 2,000 gallon gravity flow water tank with booms (No H/C tag, Serial #89252) from Pct. 3, in the amount of \$3,000.00. Funding from Road & Bridge Pct. 2 Expendable Equipment Funds – Cheryl Lowry, Purchasing Agent
9. Consent for Pct. 2 to purchase one (1) 1998 International 9200 Truck (H/C #11968, VIN #2HSFMAHR3WC048396) from Pct. 3, in the amount of \$18,000.00. Funding from Road & Bridge Pct. 2 Equipment Funds – Cheryl Lowry, Purchasing Agent

16,693 On the motion by Martin, second by Harrison, for the Court to approve the Consent Calendar as listed; no one opposed, **Motion carries.** *See attachments.*

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

16,694 On the motion by Harrison, second by Hutchins, for the Court to approve a resolution extending and/or modifying the April 28, 2020 COVID-19 related resolution and social distancing guidelines to prevent the spread of COVID-19 – Bobby W. Stovall, County Judge; no one opposed, **Motion carries.** *See attachment.*

16,695 On the motion by Martin, second by Harrison, for the Court to approve the quarterly report for the Boys & Girls Club-Submitted by Kara McLeroy; no one opposed, **Motion carries.** *See attachment.*

P-001 Presentation from Freese and Nichols, Inc. to start the Lake Tawakoni Comprehensive Plan and Lake Zoning Regulations Update project, conduct and issues identification exercise with Commissioner Court, and discuss future meetings and public input – Daniel Harrison. *See attachment.*

16,696 On the motion by Harrison, second by Martin, for the Court to accept the Racial Profiling Report for Hunt County Constable Precinct 3- Wade Sheets, Precinct 3 Constable; no one opposed, *Motion carries. See attachment.*

16,697 On the motion by Martin, second by Harrison, for the Court to approve Formal Bid #211-21, 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, 2021 through April 12, 2022 - Cheryl Lowry, Purchasing Agent; no one opposed, *Motion carries. See attachment.*

16,698 On the motion by Hutchins, second by Strait, for the Court to approve Formal Bid #212-21, Clear Span Concrete Bridges and Concrete Box Culverts, award all items to Yoder Bridge, as per Bid Award Attached. Twelve (12) month contract, effective April 14, 2021 through April 13, 2022 - Cheryl Lowry, Purchasing Agent; no one opposed, *Motion carries. See attachment.*

16,699 On the motion by Strait, second by Hutchins, for the Court to approve Formal Bid #213-21, 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, 2021 through April 22, 2022 - Cheryl Lowry, Purchasing Agent; no one opposed, *Motion carries. See attachment.*

16,700 On the motion by Stovall, second by Harrison, for the Court to approve the proposal from TWR Construction Services for Hunt County Courthouse Window Mock-Up in the amount of \$8,475.00. Funding from Courthouse Capital Improvements 10-611-6500-2233 - Cheryl Lowry, Purchasing Agent; no one opposed, *Motion carries. See attachment.*

16,701 On the motion by Martin, second by Hutchins and Harrison, for the Court to approve a grant award in the amount of \$91,739 to Hunt County from the Texas Indigent Defense Commission for indigent defense services – Bobby W. Stovall, County Judge; no one opposed, *Motion Carries. See attachment.*

16,702 On the motion by Martin, second by Harrison, for the Court to approve a Resolution by and between Hunt County and the Texas Department of Transportation for the replacement of the bridge located at CR 3131 at Cowleech Creek near CR 3132 – Phillip Martin, Precinct 3 Commissioner; no one opposed, *Motion Carries. See attachment*

P-002 Presentation assessing the Hunt County Platting Fees, Plan Review Fees and Plat Application process-Brian Toole, Development Officer. *See attachment*

P-003 Appraisal report of current property housing Precinct 2 barn located at 2020 Gilmer Street, Caddo Mills, Hunt County, Texas 75135; possible relocation/sell of current barn, purchasing new location– Randy Strait, Precinct 2 Commissioner. *See attachment*

16,703 On the motion by Hutchins, second by Strait, for the Court to approve Formal Bid #210-21, Banking Services, Depository Contract; recommendation is to award to American National Bank, the only responsive bidder, effective May 1, 2021 through April 30, 2025, choosing option 1, with the option to renew for a two (2) year extension – Brittini Turner, Treasurer; no one opposed, *Motion carries. See attachment.*

16,704 On the motion by Martin, second by Harrison, for the Court to approve the Treasurer’s Monthly Report for the month of February 2021-Brittini Turner, Treasurer; no one opposed, *Motion carries. See attachment.*

16,705 On the motion by Martin, second by Harrison, for the Court to approve a contract proposal from DocuSign in the amount of \$17,060 effective April 16, 2021 through April 15, 2022 – Joel Littlefield, County Court at Law II Judge; no one opposed, *Motion carries. See attachment.*

16,706 On the motion by Hutchins, second by Strait, for the Court to approve the upgrade of approximately 3,200 feet of CR 1098 from dirt to rock in Precinct 1, money is in escrow – Mark Hutchins, Precinct 1 Commissioner; no one opposed, *Motion carries. See attachment.*

16,707 On the motion by Hutchins, second by Strait, for the Court to approve the upgrade of approximately 1,300 feet of CR 1099 from dirt to rock in Precinct 1, money is in escrow – Mark Hutchins, Precinct 1 Commissioner; no one opposed, *Motion carries. See attachment.*

16,708 On the motion by Harrison, second by Martin and Hutchins, for the Court to approve the upgrade of approximately 2,640 feet of CR 4106 from dirt to rock in Precinct 1, money is in escrow – Steve Harrison, Precinct 4 Commissioner; no one opposed, *Motion carries. See attachment.*

16,709 On the motion by Martin, second by Harrison, for the Court to approve naming private drive, off CR 3311, in Precinct 3 Turner Trail due to 911 addressing – Phillip Martin, Precinct 3 Commissioner; no one opposed, *Motion carries. See attachment.*

16,710 On the motion by Martin, second by Harrison, for the Court to approve a request to construct electrical power distribution facilities across CR 3404 in Precinct 3 with normal stipulations– Farmers Electric Cooperative; no one opposed, *Motion carries. See attachment.*

16,711 On the motion by Harrison, second by Martin, for the Court to approve a request to construct electrical power distribution facilities across CR 4112 in Precinct 4 with normal stipulations– Farmers Electric Cooperative; no one opposed, **Motion carries. See attachment.**

_____ The Judge opened the Public Hearing at 11:11 am.

NOTICE OF PUBLIC HEARING

**Pursuant to Article 6 of the Lake Tawakoni Planning
Commission Zoning Ordinance**

21 APR 15 PM 1:59
V. DEPUTY
CLERK

TO THE PUBLIC:

The Hunt County Commissioners' Court will conduct a public hearing on **Tuesday, April 13, 2021 at 10:00 a.m.** at the Auxiliary Courtroom at 2700 Johnson Street, Greenville, Texas 75401. The purpose of the hearing is to consider the recommendation of the Hunt County Lake Tawakoni Planning Commission to approve a specific use permit allowing a Used Auto Sales Lot on Lot 9 of Bryan's Park Addition along E. Quinlan Parkway.

All citizens are invited to attend these public hearings. Verbal comments from the public regarding the proposed changes are requested and may be presented during the meeting. The public hearing will be conducted in English. Persons interested in attending the hearing who have special communication or accommodation needs, or need an interpreter, are encouraged to contact Mrs. Amanda Blankenship at (903) 408-4146. Requests should be made at least three days prior to the public hearing. Every reasonable effort will be made to accommodate these needs. If you have general questions or concerns regarding the proposed changes, you may also contact Mrs. Amanda Blankenship at (903) 408-4146.

_____ The Public Hearing was closed at 11:12 am.

16,712 On the motion by Martin, second by Harrison, for the Court to accept the recommendation of the Hunt County Lake Tawakoni Planning Commission to approve a specific use permit allowing a Used Auto Sales Lot on Lot 9 of Bryan's Park Addition along E. Quinlan Parkway – Bobby W. Stovall, County Judge; no one opposed, **Motion carries. See attachment.**

_____ The Judge opened the Public Hearing at 11:12 am.

NOTICE OF APPLICATION FOR REPLAT OF
OR PORTIONS THEREOF

TO THE PUBLIC:

Application has been made to revise and replat approximately 15.997 acres of Lot 1, Lot 2, & Lot 4 of Caddo Ranch Estates, an addition to Hunt County, Texas and being all that certain lot, tract or parcel of land situated in the James Hamilton Survey, Abstract No. 519, Hunt County, Texas. More specifically, the owners have proposed adding approximately 1 acre from Lot 1 & Lot 2 to Lot 4 including improvements and structures.

PLEASE BE ADVISED that the above referenced Application for Replat 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, TX, 75401 on April 13, 2021, beginning at 10:00 a.m. The court will meet at that time to consider the Application and hear comments and protests to the revision of the plat.

_____ The Public Hearing was closed at 11:12 am

16,713 On the motion by Martin, second by Harrison, for the Court to approve a Replat of Lot 1R, 2R & 4R of Caddo Ranch Estates in Precinct 3-Leanne Best, Owner; no one opposed, **Motion carries.**

16,714 On the motion by Harrison, second by Martin, for the Court to approve the Final Plat for Boles Estates in Precinct 4-Owens Land Surveying; no one opposed, **Motion carries.**

16,715 On the motion by Strait, second by Hutchins, for the Court to approve the Final Plat for Twin H Ranch in Precinct 2-By-Line Surveying; no one opposed, **Motion carries.**

16,716 On the motion by Martin, second by Harrison, for the Court to approve accounts payable; no one opposed, **Motion carries.**

16,717 On the motion by Harrison, second by Martin, for the Court to approve line-item transfers; no one opposed, **Motion carries. See attachment.**

16,718 On the motion by Harrison, second by Hutchins and Strait, for the Court to approve budget amendments; no one opposed, **Motion carries. See attachment.**

PAYROLL & PERSONNEL:

Jail count: 256

<u>JAIL</u>	Add Jaycee Collett, Detention Officer, at \$37,008.00 effective 4/5/2021. Add Dalton Graham, Detention Officer, at \$37,008.00 effective 4/5/2021. Promote Dawn Rojo to Sergeant, at \$43,018.00 effective 3/7/2021
<u>JUVENILE PROBATION</u>	Transfer Crystal Yoesting, Community Activity Officer, from HCSO at \$32,000.00 effective 4/12/2021
<u>PRECINCT 1</u>	Transfer Johnny Parish, Equipment Operator, from Road Crew at \$37,000.00 effective 4/12/2021.
<u>PRECINCT 4</u>	Add Robert Houghton, Equipment Operator, hourly, at \$18.50 per hour effective 4/5/2021.

16,719 On the motion by Strait, second by Harrison, for the Court to approve payroll and personnel; no one opposed, **Motion carries. See attachment.**

ADJOURN TO EXECUTIVE SESSION AS NEEDED

16,720 On the motion by Harrison, second by Strait, for the Court to exit Regular Session and enter Executive Session at 11:12 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; including discussion of county road reporting requirements and regulations; discussion of county road maintenance; a petition for Emergency Services District; and COVID-19 Legal Update; Hunt County Subdivision Rules & Regulations; Illegal subdivision and septic system enforcement; Joint Elections Commission; NETEX Railroad; Game Room regulations; Establishing Hunt County Elections Commission; creation of Elections Administrator position; elective procedures for County Jail inmates; County Road abandonment – 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 negotiations; (2) Deliberate the offer of a financial or other incentive to a business prospect – Daniel Ray, County Civil Attorney
5. As permitted by Texas Government Code §551.074. Personnel Matters - deliberations and potential action regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee – County Judge’s Executive Administrative Assistant; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee: Appointment of Elections Administrator Designee – Daniel Ray, County Civil Attorney

ADJOURN TO REGULAR SESSION

_____ The Court exited Executive Session and returned to Regular Session at 11:48 a.m.

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

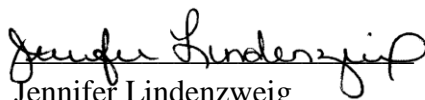
1. None

_____ Commissioner Harrison made an announcement to recognize Jennifer Lindenzweig, County Clerk, as a Nominee by Region 6 Clerks for County Clerk of the Year.

XII. ADJOURN

16,721 On the motion by Strait, second by Martin, for the Court to adjourn at 11:49 a.m. on April 13, 2021; no one opposed **Motion carries.**

I hereby attest to the accuracy of this record.



Jennifer Lindenzweig
Hunt County Clerk