

COMMISSIONER'S COURT  
**Regular Session**  
**August 10, 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; Commissioner Steven Harrison, Precinct 4; County Judge Bobby W. Stovall, presiding. Bruce Ballard, Auditor and Christie Wooten, Chief Deputy of County Clerk's Office were also present.

**III. MINUTES**

**16,909** On the motion by Harrison, second by Martin, for the Court to approve the minutes of **JULY 27, 2021** as written; no one opposed, **Motion carries.**

**IV. PUBLIC TESTIMONY**

— Art Burns CR 3110

**V. OLD BUSINESS**

- a. ACTION ITEMS** – Discuss and possibly take action on the following:  
None

**VI. NEW BUSINESS**

**CONSENT CALENDAR** – All items listed are considered to be routine by the Commissioner's Court and will be enacted by one motion.

1. A proposed budget amendment to the Hunt County Sheriff's Office Federal Forfeiture Account, adding a deposit in the amount of \$4,393.46 which will be added to the Law Enforcement Equipment line item – Buddy Oxford, Chief Deputy
2. Renewal of the Meal Service Contract for Hunt County Justice Center for a period of October 1, 2021 through September 30, 2022, with Five Star Correctional Services. Meal prices will remain the same per attached for Hunt County Jail. Five Star will continue to provide the Hunt County Juvenile

Department sack lunches on an as needed basis for Juveniles who must be transported back and forth to court during week days. Price for sack lunches will increase to \$1.289. Cheryl Lowry, Purchasing Agent

3. The purchase of one (1) 2021 Ford F350 Regular Cab from Sam Pack's Five Star Ford in the amount of \$38,645.79. Pricing per Buyboard Cooperative Contract #601-19. Funding from Road & Bridge Pct. #2 Equipment Funds. Cheryl Lowry, Purchasing Agent
4. A transfer from Hunt County Homeland Security / Environmental Enforcement Department of one (1) 2018 Chevrolet Silverado 1500 Truck (H/C Tag #13712, VIN #3GCUKREC1JG261511) to Hunt County Precinct 3. Cheryl Lowry, Purchasing Agent
5. A bond for Becky Landrum, Hunt County Clerk, in the amount of \$150,000.00, bond #72382908, effective August 1, 2021 through July 31, 2023 – Becky Landrum, County Clerk

16,910 On the motion by Hutchins, second by Strait, for the Court to approve the Consent Calendar items 1, 2, 3 and 5; no one opposed. On the motion of Stovall, second by Martin the court approved item #4 after a brief discussion, **Motion carries. See attachments**

## **VII. ACTION ITEMS** – Discuss and possibly take action

The FY 2021 – 2022 Budget – Bobby W. Stovall, Hunt County Judge, postponed until after Executive Session

16,911 On the motion by Hutchins, second by Strait to approve The Certificate of Completion for Becky Landrum, County Clerk, of the Texas Public Information Act – Becky Landrum, County Clerk, **Motion carries. See attachments**

16,912 On the motion by Martin, second by Hutchins to approve The Certificate of Completion for Becky Landrum, County Clerk, of the Texas Open Meetings Act – Becky Landrum, County Clerk, **Motion carries. See attachments.**

16,913 On the motion by Martin, second by Hutchins to accept the re-appointment of Jeanette Moser to the TIRZ board to a new two-year term, effective August 10, 2021 expiring on August 9, 2023, **Motion carries. See attachments.**

16,914 On the motion by Harrison, second by Strait to approve the resolution of the Commissioners Court to contract with Hunt County Health Department Pharmacist Sheila Dawson effective 7-1-2021 thru 12-31-2023 @ \$400.00 per month – Daniel Ray, County Civil Attorney, **Motion carries. See attachments.**

16,915 On the motion by Harrison, second by Martin to accept the acknowledgement of an order signed by the District Judges, setting the salaries for the County Auditor, Assistant Auditors and District Court Reporters – Bobby W. Stovall, County Judge, **Motion carries. See attachments.**

7. The appointment of the Hunt County Variance Assessment Committee – Bobby W. Stovall, County Judge.

\_\_\_\_ Item #7 is tabled for further review.

16,916 On the motion by Hutchins, second by Strait for the upgrade of approximately 3,040 feet of CR 1101 from dirt to rock in Precinct 1, at the county's expense out of Capital Improvement – Mark Hutchins, Precinct 1 Commissioner, **Motion carries. See attachments.**

16,917 On the motion by Hutchins, second by Strait for the upgrade of approximately 6,370 feet of CR 1101 from rock to oil sand in Precinct 1, at the county's expense out of Capital Improvement – Mark Hutchins, Precinct 1 Commissioner, **Motion carries. See attachments.**

16,918 On the motion by Hutchins, second by Strait for the upgrade of approximately 2,300.9 of CR 1118 from rock to oil sand in Precinct 1, money is in escrow – Mark Hutchins, Precinct 1 Commissioner, **Motion carries. See attachments.**

16,919 On the motion by Hutchins, second by Strait for the upgrade of approximately 1,800 feet of CR 1201 from dirt to rock in Precinct 1, at the county's expense out of Capital Improvement – Mark Hutchins, Precinct 1 Commissioner, **Motion carries. See attachments.**

16,920 On the motion by Strait, second by Hutchins for the upgrade of approximately 1 mile of CR 2532 from rock to oil sand in Precinct 2, at the county's expense out of Capital Improvement – Randy Strait, Precinct 2 Commissioner, **Motion carries. See attachments.**

16,921 On the motion by Strait, second by Hutchins for the upgrade of approximately 3696 feet of CR 2180 from rock to oil sand in Precinct 2, at the county's expense out of Capital Improvement – Randy Strait, Precinct 2 Commissioner, **Motion carries. See attachments.**

16,922 On the motion by Martin, second by Harrison for the upgrade of approximately 448.80 feet of Red Cloud from rock to oil sand in Precinct 3, at the county's expense out of Capital Improvement – Phillip Martin, Precinct 3 Commissioner, **Motion carries. See attachments.**

16,923 On the motion by Martin, second by Harrison for the upgrade of approximately 475.20 feet of Geronimo from rock to oil sand in Precinct 3 at the county's expense out of Capital Improvement – Phillip Martin, Precinct 3 Commissioner, **Motion carries. See attachments.**

16,924 On the motion by Martin, second by Harrison for the upgrade of approximately 501.60 feet of Blackfoot from rock to oil sand in Precinct 3 at the county's expense out of Capital Improvement – Phillip Martin, Precinct 3 Commissioner, **Motion carries. See attachments.**

16,925 On the motion by Harrison, second by Martin for the upgrade of approximately 1430 feet of CR 4106 from dirt to rock in Precinct 4 at the county's expense out of Capital Improvement – Steven M. Harrison, Precinct 4 Commissioner, **Motion carries. See attachments.**

16,926 On the motion by Harrison, second by Martin for the upgrade of approximately 2680 feet of CR 4125 from rock to oil sand in Precinct 4 at the county's expense out of Capital Improvement – Steven M. Harrison, Precinct 4 Commissioner, **Motion carries. See attachments.**

16,927 On the motion by Harrison, second by Martin for the upgrade of approximately 1510 feet of CR 4818 from rock to oil sand in Precinct 4 at the county's expense out of Capital Improvement – Steven M. Harrison, Precinct 4 Commissioner, **Motion carries. See attachments.**

16,928 On a motion by Strait, second by Hutchins to approve the request to construct electrical power distribution facilities across CR 2316 in Precinct 2, with normal stipulations—Famers Electric Cooperative, **Motion carries. See attachments.**

16,929 On a motion by Strait, second by Hutchins to approve the Replat of Lots 5 and 6 of Broken Branch Estates in Precinct 2 Public Hearing Opened and Closed with no public comment. – Charlotte Hilton, owner. **Motion carries. See attachments.**

NOTICE OF APPLICATION FOR REPLAT OF  
OR PORTIONS THEREOF

TO THE PUBLIC:

Application has been made to revise and replat approximately 5.24 acres of Lots 5 and 6 of Broken Branch Estates, an addition to Hunt County, Texas and being all that certain lot, tract or parcel of land situated in the Amos Strickland Survey, Abstract No. 941, Hunt County, Texas. More specifically, the owner of Lots 5 and 6 is proposing to move the existing lot line between Lot 5 and Lot 6.

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 August 10, 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.

FILE FOR RECORD  
JENNIFER LINDENHWEIG  
COUNTY CLERK HUNT CO. TX  
21 JUL -9 AM 8:12  
DEPUTY

**16,930** On a motion by Martin, second by Harrison to approve the Preliminary Plat of Wood Creek Addition in Precinct 3 – Stovall & Associates, **Motion carries.**

**16,931** On a motion by Harrison, second by Martin to approve the Preliminary Plat of Cedar Ridge in Precinct 4 – By - Line Surveying, **Motion carries.**

**16,932** On a motion by Hutchins, second by Strait to approve the Final Plat of Worley 1106 Addition in Precinct 1 – Boundary Solutions, **Motion carries.**

Tabled until next meeting The Final Plat of Merritt 1106 Addition in Precinct 1 – Boundary Solutions

**16,933** On a motion by Martin, second by Harrison to approve the Final Plat of Wood Creek Addition in Precinct 3, with owner coming back to the County for acceptance at a later date – Stovall & Associates, **Motion carries.**

**16,934** On a motion by Harrison, second by Strait to approve the Final Plat of Williams Estates in Precinct 4 – By – Line Surveying, **Motion carries.**

**16,935** On a motion by Harrison, second by Martin to approve Final Plat of Radke Addition in Precinct 4 – Mike Radke, owner, **Motion carries.**

**16,936** On a motion by Harrison, second by Martin for the acceptance of high bids received on Resale Properties as follows, **Motion carries. See attachments.**

<u>Account #</u>	<u>Purchaser</u>	<u>Bid Amount</u>
<b>R113323</b>	ELITE PROPERTY INVESTMENTS & CONSULTANTS LLC	\$2,250.00
Property Description:	S3952 MARSHALL O P ADDITION BLK 1W LOT 14-16	
	ACRES .1722 SEC I BLK 1W (WEST SIDE)	
HCAD Situs:	MOSLEY ST COMMERCE, TX 75428	
<b>R95646</b>	BOBBY JOE FULTS	\$1,000.00
Property Description:	S4380 ORIG TOWN OF COMMERCE BLK 46 LOT 2 ACRES .2	
HCAD Situs:	HENRY ST COMMERCE, TX 75428	
<b>R70459</b>	SYNOPTIC SF	\$2,860.00
Property Description:	S4380 ORIG TOWN OF COMMERCE BLK 85 LOT 5C ACRES .1093	
HCAD Situs:	CHAMPION LN COMMERCE, TX 75428	
<b>R113320</b>	SYNOPTIC SF	\$950.00
Property Description:	S3952 MARSHALL O P ADD BLK 1W LOT 10 ACRES .0574 SEC I	
HCAD Situs:	W MOSLEY ST COMMERCE, TX 75428	
<b>R27361</b>	GARY RAGAN AND ELSA RAGAN	\$2,500.00
Property Description:	A0502 HASE P, TRACT 10, ACRES 5.0	
HCAD Situs:	OFF HWY 24 (Landlocked) COMMERCE, TX 75428	
<b>R27362</b>	GARY RAGAN AND ELSA RAGAN	\$2,500.00
Property Description:	A0502 HASE P, TRACT 11, ACRES 5.0	
HCAD Situs:	OFF HWY 24 (Landlocked) COMMERCE, TX 75428	

**16,937** On the motion by Martin, second by Harrison, for the Court to approve Accounts payable; no one opposed, **Motion carries.**

**16,938** On the motion by Harrison, second by Martin, for the Court to approve the Line-Item Transfers; no one opposed, **Motion carries. See attachment.**

**16,939** On the motion by Harrison, second by Strait, for the Court to approve the Budget Amendments; no one opposed, **Motion carries. See attachment.**

**PAYROLL & PERSONNEL:**

Jail count: 281

<b><u>AGRILIFE EXTENSION</u></b>	Add Danelle Mauch Part time to Full time Administrative Asst \$40,477.00 effective August 9,2021
<b><u>COUNTY ATTORNEY</u></b>	Add Sara Steves Intern part time-temp at \$12.00 hourly effective August 16,2021 thru December 10,2021
<b><u>DISTRICT ATTORNEY</u></b>	Remove Kim Dawson, Admin Assistant at \$41,946.00 due to retirement effective August 13,2021
<b><u>FACILITIES DEPARTMENT</u></b>	Remove David Hames, Custodian III due to retirement effective August 9, 2021
<b><u>HEALTH DEPARTMENT</u></b>	Reverse full time to part time Felicia Harper at \$16.00 hourly
<b><u>HOMELAND SECURITY</u></b>	Raise Harold Roseberry Investigator to \$25.00 hourly affective August 9,2021
<b><u>JAIL</u></b>	Remove Sarah Smith due to resignation effective August 5, 2021 Remove Jennifer Wells due to resignation effective August 13, 2020 Add John Galen Brown DO/G4 at \$37,008.00 effective August 9, 2021 Add Chasem Creed DO/G4 at \$37,008.00 effective August 9,2021
<b><u>JP1-1</u></b>	Add Elizabeth Armendariz Court Clerk at \$15.00 hourly effective August 2,2021
<b><u>PRECINCT 4</u></b>	Remove Bo Wright due to resignation effective August 3,2021 Add Juan Hernandez Equipment Operator/G5 at \$40,000.00 effective August 9,2021
<b><u>SHERIFF'S OFFICE</u></b>	Add Kaylee McAree Dispatch/G4 at \$33,116.00 effective August 9,2021

**16,940** On the motion by Strait, second by Hutchins, for the Court to approve Payroll and Personnel; no one opposed, **Motion carries. See attachment.**

**16,941** On the motion by Hutchins, second by Strait, for the Court to Adjourn to Executive Session at 10:55 am; no one opposed, **Motion carries.**

## **ADJOURN TO EXECUTIVE SESSION**

### **VIII. EXECUTIVE SESSIONS**

6. 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; a petition for Emergency Services District; Illegal subdivision and septic system enforcement; County Road abandonment; jail building discussion; discussion of county road upgrade cost schedule; discussion of SGR initial report; bond election timeline discussion; American Rescue Fund charitable organization application discussion; Tax Abatement Guidelines and Criteria – Daniel Ray, County Civil Attorney
7. 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
8. 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
9. 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; Project Mass and Project Diamond – Daniel Ray, County Civil Attorney

## **ADJOURN TO REGULAR SESSION**

**\_\_\_\_\_ The Court exited Executive Session and returned to Regular Session at 12:04 pm**

**16,941a** On the motion by Hutchins, second by Strait for the Court to Recess until 2:00pm, no one opposed, **Motion carries.**

**\_\_\_\_\_ The Court returned to Regular Session at 2:00 pm**

**16,942** On the motion by Harrison, second by Martin for the court to go into Executive Session at 2:00 pm, no one opposed, **Motion carries.**



**ADJOURN TO REGULAR SESSION**

**\_\_\_\_\_ The Court exited Executive Session and returned to Regular Session at 2:33 pm**

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

Regarding FY 2021-2022 Budget, Action item #1; instead of raising tax rates, the county will spend down the Fund Balance.

Public Hearings have been scheduled on August 24, 2021 to discuss the Proposed Budget and on August 31, 2021 to Adopt Proposed Budget.

**X. ADJOURN**

**16,943** On the motion by Strait, second by Hutchins, for the Court to adjourn at 2:39 pm on August 10, 2021, no one opposed,  
**Motion carries.**

**I hereby attest to the accuracy of this record.**



Becky Landrum  
Hunt County Clerk