

COMMISSIONER'S COURT
Regular Session
January 10, 2023

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 Stovall, County Judge, at 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, Commissioner Phillip Martin, Precinct 3; Commissioner Steven Harrison, Precinct 4; Bobby Stovall, County Judge, presiding. Bruce Ballard, County Auditor and Becky Landrum, County Clerk were also present. Commissioner David Monroe, Precinct 2 was absent

III. MINUTES

17,927 On the motion by Harrison, second by Martin, for the Court to approve the minutes of, December 27, 2022, Regular Session as written; no one opposed, **Motion carries.**

IV. PUBLIC TESTIMONY Citizens are invited to address the Commissioner's Court on topics not already scheduled for a Public Hearing. Public Testimony may be made by e-mailing 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 Commissioner's 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.

Speakers: Don Schuller Road Surface Problems on CR 2184 and CR 2182

V. OLD BUSINESS

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

None

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.

Move to later in meeting

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

17,928 On the motion by Martin, second by Harrison, for the Court to approve the Accounts Payable; no one opposed, **Motion carries.**

17,929 On the motion by Harrison, second by Martin, for the Court to approve the Line-Item Transfers; no one opposed, **Motion carries. See attachments.**

17,930 On the motion by Harrison, second by Martin, for the Court to approve the Budget Amendments; no one opposed, **Motion carries. See attachments.**

JAIL COUNT:

PAYROLL & PERSONNEL:

<u>CONSTABLE PCT 1</u>	Transfer Ben G. Saxton IV from Hunt County Sheriff to Constable PCT 1 as a full time Deputy Constable @ \$52,406.00, effective 1-9-23
<u>DISTRICT ATTORNEY</u>	Add Katie McVaney, Assistant District Attorney, full time @ \$97,141.00 effective 1-11-23
<u>JAIL</u>	Remove Cody Jones, DO, due to resignation effective 1-11-23
<u>JUVENILE PROBATION</u>	Remove Jose Herrera, Admin Assistant-interpreter due to death, effective 1-9-23
<u>PRECINCT 4</u>	Add Tyler Humphries, Equipment Operator, hourly @ \$17.50 hour effective 1-9-23
<u>SHERIFF'S OFFICE</u>	Remove Dylan Groves, Deputy, due to resignation effective 12-27-22 Remove Matthew Woodlee, Captain, due to resignation effective 12-30-22 Add Dekorya Yvonne Brookins-Pitts, Telecommunication, fulltime @ \$42,900.00 effective 1-6-23 Add Katie M. Spears-Peek, fulltime @ \$42,900.00 effective 1-16-23

<u>TAX OFFICE</u>	Remove Christie Green, Deputy Clerk, due to failure to return to work after FMLA ended, effective 12-29-22
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[17,931](#) On the motion by Hutchins, second by Martin, for the Court to approve Payroll and Personnel; no one opposed, **Motion carries. See attachments**

A Presentation from Freese and Nichols regarding the County wide drainage study – Jorge Gallosa, Freese and Nichols

Put on Old Business Next Meeting: #2 the quarterly interpretation discussing current Agrilife and educational programs – Sara Allen, Texas A&M Agrilife Extension Agent

[17,932](#) On the motion by Harrison, second by Martin, for the court to approve the quarterly report for the Northeast Texas Children’s Museum – Sharline Freeman, Director ; no one opposed, **Motion carries. See attachments**

ADJOURN TO EXECUTIVE SESSION AS NEEDED

[17,933](#) On the motion by Martin, second by Harrison, for the Court to Adjourn to Executive Session at 10:27am; no one opposed, **Motion carries.**

I. 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; County Road 3605 right-of-way; private road 1180 construction request; solar farm economic development negotiation; enterprise; office facility management; jail building discussion; exchange building leases; Spectrum; Frontier Communication; County wide Radio Communications; Subdivision variance; rejected subdivision proposal review; 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 – 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

 The Court exited Executive Session and returned to Regular Session at 10:53am

17,934 On the motion by Harrison, second by Martin, that the final plat for Hayes Estates is approved; no one opposed, **Motion carries.**

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

1. A Bond for Kerry Lee Crews, Justice of the Peace. Bond Number 93EPZ0225, effective 01/01/2023 to 12/31/2026 – Becky Landrum, County Clerk
2. A Bond for Steven M. Harrison, Commissioner. Bond Number 93EKL7882, effective 01/01/2023 to 12/31/2026 – Becky Landrum, County Clerk
3. A Bond for Judge Timothy S. Linden, County Court at Law Judge. Bond Number 71602216, effective 01/01/2023 to 12/31/2026 – Becky Landrum, County Clerk
4. A Bond for Brittini Turner, Treasurer. Bond Number LSM1679112, effective 01/01/2023 to 12/31/2026 – Becky Landrum, County Clerk
5. The continuing education transcript for Randy Wineinger, Tax Assessor/Collector – Becky Landrum, County Clerk
- ~~6. An insurance settlement for a seized vehicle to be placed in the Hunt County Sheriff's Office Federal Forfeiture Account adding a deposit in the amount of \$7,678.59 to the Law Enforcement Equipment line item – Buddy Oxford, Chief Deputy~~
7. The request to bore 9,028' to place 6,539' of (1)-1.25" duct, 2,487' of (2)-1.25" ducts, place (16) 17"X30" HH, (13) 2'X3' HH, and (18) 11"X11"X16" drop box. This request is for road crossings on CR 3602 under normal stipulations in Precinct 3 – Frontier Communication

Pull item #6

17,935 On the motion by Harrison, second by Martin, for the Court to approve Items 1- 7 on the Consent Calendar, except item #6; no one opposed, **Motion carries. See attachments.**

17,936 On the motion by Harrison, second by Martin, for the court to approve an insurance settlement for a seized vehicle to be placed in the Hunt County Sheriff's Office Crime Control Budget Account adding a deposit in the amount of \$7,678.59 to the Law Enforcement Equipment line item – Buddy Oxford, Chief Deputy; no one opposed, **Motion carries.**

17,937 On the motion by Harrison, second by Martin, for the court to approve two (2) new vehicles for Constable in Precinct 1; no one opposed, **Motion carries. See attachments**

17,938 On the motion by Harrison, second by Martin, for the court to the proposal from East Texas Environmental Services; no one opposed, **Motion carries. See attachments**

After public hearing and discussion consider approval of the modification of effective dates for previously adopted tax abatement agreements between Hunt County and Caddo Mills Solar LLC in Reinvestment Zone #6 at property described as 28.74 acres of land located at A0630 LYNCH EXPERIENCE, TRACT 3, ACRES 30, Parcel ID: 218563 and owned by Tony Gavin, Linda Jo Gavin, Steven J. Gavin, and Stacy Plasek, Wieland Solar LLC in Reinvestment Zone #8 at property described as 20.22 acres of land located at A0076 BROWN LEONARD, TRACT 6 ACRES 20.22, Parcel ID: 21536 and owned by Trevor Hand, and Lone Oak Solar LLC in Reinvestment Zone #7 at property described as 156.7 acres of land located at A0539 JACOBS HARVEY (HUNT COUNTY), TRACT 11, ACRES 156.7, Parcel ID: 28006 owned by Robin Rabb Pattison. The improvements contemplated by the agreements include construction of solar distribution facilities with an added value of approximately \$1,600,000 per Caddo Mills and Wieland Solar reinvestment zones and \$800,000 for the Lone Oak Solar reinvestment zone. The hearings will be held on January 10, 2023, at 10:00 a.m. in the Hunt County Auxiliary Courtroom, 2700 Johnson Street, Greenville, Texas during the regular session – Daniel Ray, County Civil Attorney

Public Hearing Open: 11:01

Closed: 11:01

Speakers: None

17,939 On the motion by Harrison, second by Martin, for the court to approve the modification of effective dates for previously adopted tax abatement agreements between Hunt County and Caddo Mills Solar LLC in Reinvestment Zone #6 at property described as 28.74 acres of land located at A0630 LYNCH EXPERIENCE, TRACT 3, ACRES 30, Parcel ID: 218563 and owned by Tony Gavin, Linda Jo Gavin, Steven J. Gavin, and Stacy Plasek, Wieland Solar LLC in Reinvestment Zone #8 at property described as 20.22 acres of land located at A0076 BROWN LEONARD, TRACT 6 ACRES 20.22, Parcel ID: 21536 and owned by Trevor

Hand, and Lone Oak Solar LLC in Reinvestment Zone #7 at property described as 156.7 acres of land located at A0539 JACOBS HARVEY (HUNT COUNTY), TRACT 11, ACRES 156.7, Parcel ID: 28006 owned by Robin Rabb Pattison. The improvements contemplated by the agreements include construction of solar distribution facilities with an added value of approximately \$1,600,000 per Caddo Mills and Wieland Solar reinvestment zones and \$800,000 for the Lone Oak Solar reinvestment zone; no one opposed, **Motion carries. See attachments**

17,940 On the motion by Martin, second by Harrison, for the court to approve the request to construct power distribution facilities which will be in the ROW of CR 3226 under normal stipulations in Precinct 3 – Farmers Electric; no one opposed, **Motion carries. See attachments**

17,941 On the motion by Harrison, second by Martin, for the court to approve the preliminary plat for Escobar Estates, Phase 2 in Precinct 4 – Rafael Escobar; no one opposed, **Motion carries.**

The replat of Lot 9 Jacobia Estates, in Precinct 4 – Jose Luis Zavala Merino

Public Hearing Open: 11:04

Closed: 11:04

Speakers: None

17,942 On the motion by Harrison, second by Martin, for the court to approve the replat of Lot 9 Jacobia Estates, in Precinct 4; no one opposed, **Motion carries.**

17,943 On the motion by Harrison, second by Martin, for the court to approve the final plat for Hancock Addition in Precinct 4 – Stovall & Associates; no one opposed, **Motion carries.**

ADJOURN TO EXECUTIVE SESSION AS NEEDED

17,944 On the motion by Hutchins, second by Harrison, for the Court to Adjourn to Executive Session at 11:06 am; no one opposed, **Motion carries.**

II. 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; County Road 3605 right-of-way; private road 1180 construction request; solar farm economic development negotiation; enterprise; office facility management; jail building discussion; exchange building leases; Spectrum; Frontier Communication; County wide Radio Communications; Subdivision variance; rejected subdivision proposal review; 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 – 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

 The Court exited Executive Session and returned to Regular Session at 12:03 pm

III. Take Action on any Item Discussed in Executive Session as needed.

None

ADJOURN

17,945 On the motion by Martin, second by Harrison, for the Court to adjourn at 12:03 p.m. on January 10, 2023, no one opposed, **Motion carries.**

I hereby attest to the accuracy of this record.



Becky Landrum
Hunt County Clerk

