

COMMISSIONER'S COURT
Regular Session
February 28, 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 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, Commissioner David Monroe, Precinct 2, Commissioner Phillip Martin, Precinct 3; Commissioner Steven Harrison, Precinct 4; Bobby Stovall, County Judge, presiding. Bruce Ballard, County Auditor and Chad Dawson, Assistant Chief Deputy County Clerk were also present.

III. MINUTES

18,007 On the motion by Hutchins, second by Monroe, for the Court to approve the minutes of, February 14, 2023, 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: Aaron MacAdow- CR 4309 and Hayes Estates
Beth Moreland – Purple Wave Auction
Chelsea Helbert – CR 4309 and Hayes Estates

V. OLD BUSINESS

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

Discuss during Executive Session, move to future meetings.

1. The proposal from Restorhaus for restoration of windows at the Hunt County Courthouse – Bobby W. Stovall, County Judge

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. Consent to approve the (12) twelve-month Preventive Maintenance Agreement for the Variable Refrigerant Volume System (Ductless Split Systems in Courthouse) with Strategic Service Solutions. Preventive Maintenance Agreement is effective February 1, 2023, through January 31, 2024, in the annual amount of \$6,135.89 or equal quarterly installments of \$1,533.97. Funding from line item 10-614-1800-2260, Courthouse Building Other Repair & Maintenance. – Cheryl Lowry, Purchasing Agent
2. Consent to approve the Hunt County Contract for Vending Machines – Effective February 20, 2023, through May 20, 2023, with Lone Star Vending Machines. After May 20, 2023, will renew for (12) twelve months with option to renew yearly – Cheryl Lowry, Purchasing Agent
3. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 2432. Underground in county ROW where no utility easement is present under normal stipulations in Precinct 2 – Spectrum
4. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 2433. Underground in county ROW where no utility easement is present under normal stipulations in Precinct 2 – Spectrum
5. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on Texas Trail. Underground in county ROW where no utility easement is present under normal stipulations in Precinct 2 – Spectrum
6. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3401. Underground in county ROW where no utility easement is present under normal stipulations in Precinct 3 – Spectrum
7. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3403. Underground in county ROW where no utility easement is present under normal stipulations in Precinct 3 – Spectrum

8. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3404. Underground in county ROW where no utility easement is present under normal stipulations in Precinct 3 – Spectrum
9. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3405. Underground in county ROW where no utility easement is present under normal stipulations in Precinct 3 – Spectrum
10. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3406. Underground in county ROW where no utility easement is present under normal stipulations in Precinct 3 – Spectrum
11. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3408. Underground in county ROW where no utility easement is present under normal stipulations in Precinct 3 – Spectrum
12. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on Villages Pkwy West. Underground in county ROW where no utility easement is present under normal stipulations in Precinct 3 – Spectrum
13. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 3430. Underground in county ROW where no utility easement is present under normal stipulations in Precinct 3 – Spectrum
14. The request to construct and placement of fiber which may consist of both underground and/or aerial attachment to existing poles on CR 4211. Underground in county ROW where no utility easement is present under normal stipulations in Precinct 4 – Spectrum

18,008 On the motion by Martin, second by Harrison, for the Court to approve Items 1-14 on the Consent Calendar; no one opposed, **Motion carries. See attachments.**

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

18,009 On the motion by Martin, second by Harrison, for the Court to approve the Accounts Payable; no one opposed, **Motion carries.**

18,010 On the motion by Harrison, second by Martin, for the Court to approve the Line-Item Transfers; no one opposed, **Motion carries. See attachments.**

18,011 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: 300

<u>FACILITIES DEPARTMENT</u>	Add Juan Jesus Gonzalez, Custodian III, fulltime @ \$35,000. Effective 2-27-23
<u>JAIL</u>	Add Brittany Brown, DO G-4, fulltime @ \$44,000.00 effective 2-27-23
<u>PRECINCT 4 ROAD AND BRIDGE</u>	Add Carlos Del Campo, hourly part time @ \$19.50 hr effective 2-20-23
<u>SHERIFF'S OFFICE</u>	Raise Jon Knudson, Sergeant to \$62,534.00 effective 2-19-23 due to promotion. Raise William Whitten, Lieutenant to \$64,627.00 effective 2-19-23 due to promotion. Add Samson Bowman, Deputy @ \$54,495.00 effective 3-6-23 Add Shelby R. Guin, Communications Operator @ \$42,900.00 effective 2-27-23 Add Jason Burns, Deputy @ \$54,495.00 effective 3-6-23
<u>TAX OFFICE</u>	Add Rita Jones, Deputy Clerk G-4 @ \$37,500.00 effective 3-13-23 Remove Angela Webb, Deputy Clerk due to resignation effective 3-3-23

18,012 On the motion by Hutchins, second by Monroe, for the Court to approve Payroll and Personnel; no one opposed, **Motion carries. See attachments**

18,013 On the motion by Martin, second by Harrison, for the court to amend #17,975 from the consent calendar, Item #5 from the agenda on February 14, 2023, a bond for Sheila Linden, Justice for the Peace, Precinct 1, Place 2. Bond # LSM1679090, effective 12/31/2022 to 12/31/2025 to read "A bond for Sheila Linden, Justice of the Peace, Precinct 1, Place 2. Bond #LSM1679090, effective 12/31/2022 to 12-31-2026"; no one opposed, **Motion carries.**

#2 After public hearing and discussion consider approval of the modification of effective dates for previously adopted tax abatement agreements between Hunt County and Frez-N-Stor Greenville LLC (f/n/a North Texas Cold Storage, LLC and f/n/a 5500 Industrial Drive Greenville Texas LLC) (the "tax abatement agreement") pursuant to the requirements of chapter 312 of the Texas Tax Code and the guidelines and criteria for tax abatement in a reinvestment zone created in Hunt County and setting an effective date. Frez-N-Stor intends to build a multi-phase project of several refrigerated and dry storage buildings to provide 3rd party logistics (3PL) storage of products in multi-temp (freezer, refrigerated and ambient) storage. Phase 1 includes construction and outfitting of an approximately 120,000 sf building. Subsequent Phases could include up to 340,000 additional sf. Estimated construction costs are \$22,500,000. Estimated Business Personal Property investment is \$3,550,000 – Greg Sims, Greenville Economic Development

Public Hearing Open: 10:29 am

Public Hearing Closed: 10:30am

18,014 On the motion by Hutchins, second by Monroe, for the court to approve action Item number 2; no one opposed, **Motion carries. See attachments.**

18,015 On the motion by Martin, second by Harrison, for the court to appoint Brandon Brand, It Director, to implement a State-Mandated Cybersecurity training course, through the Texas Department of Information Resources (DIR) at no cost to the county, for all county government employees and elected officials who have access to a government computer system or database, to fulfill the requirements of Texas Government Code 2054.5191 – Bobby W. Stovall, County Judge; no one opposed, **Motion carries. See attachments.**

18,016 On the motion by Harrison, second by Martin, for the court to approve a 6-month extension with the Texas Health and Human Services Commission and the Texas Department of Family and Protective Services for floors 4-7 of the Exchange Building, with new expiration date of September 30, 2023 – Daniel Ray, Hunt County Civil Attorney; no one opposed, **Motion carries. See attachments.**

18,017 On the motion by Hutchins, second by Monroe, for the court to approve widening the road 7 feet for Approximately 1,521.40 feet of CR 1112 of dirt to rock and the rock to oil sand in Precinct 1, money is in escrow – Mark Hutchins, Precinct 1 Commissioner; no one opposed, **Motion carries. See attachments.**

18,018 On the motion by Martin, second by Harrison, for the court to approve the request to construct electrical power distribution facilities which will be in the ROW of CR 2184 under normal stipulations in Precinct 2 – Farmers Electric Cooperative; no one opposed, **Motion carries. See attachments.**

18,019 On the motion by Monroe, second by Harrison, for the court to Deny a variance for road frontage for 6640 Dry Creek Rd due to the tract currently being accessed exclusively by easement in order to divide the tract into two parcels in Precinct 2 – Travis Davenport, Owner; no one opposed, **Motion carries.**

18,020 On the motion by Hutchins, second by Monroe, for the court to approve the construction plans and final plat for Briar Branch Estates, Phase 1 in Precinct 1, Stovall and Associates; no one opposed, **Motion carries.**

18,021 On the motion by Monroe, second by Hutchins, for the court to approve the final plat for Caddo Crossing Addition, Phase 2 in Precinct 2, subject to getting maintenance bond (2 year) – Shane Larue and Zeb Pardue; no one opposed, **Motion carries.**

18,022 On the motion by Monroe, second by Hutchins, for the court to approve the completion of construction for Caddo Crossing Addition, Phase 2 in Precinct 2, subject to getting maintenance bond (2 year) – Brian Toole, County Development; no one opposed, **Motion carries.**

18,023 On the motion by Harrison, second by Martin, for the court to approve the construction plans for Campbell RV Park in Precinct 4 – HRC Consultants; no one opposed, **Motion carries.**

ADJOURN TO EXECUTIVE SESSION AS NEEDED

18,024 On the motion by Martin, second by Harrison, for the Court to Adjourn to Executive Session at 10:52 am; no one opposed, **Motion carries.**

VII. 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; private road 1180 construction request; American Rescue Plan discussion; solar farm economic development negotiation; enterprise; office facility management; jail building discussion; exchange building leases; Spectrum; Frontier Communication; Legislative update; road damage & health & safety violations to County Road 4510 & surrounding areas; rejected subdivision proposal review; APAR engineer consultant contract; Black Jack recycling variance request; Frontier Fiber Broadband; 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; road damage & health & safety violations to County Road 4510 & surrounding areas – 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 12:16 pm

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

18,025 On the motion by Martin, second by Harrison, for the court to authorize the auditor's office to move \$500,000.00 out of ARPA Funding for each Commissioner in Precinct 1, 2 3 and 4, for each of their benefit out of the ARPA money and the auditors can place it in the appropriate Line-Items for them. Total of 2 million dollars for the ARPA money we were allocated; no one opposed, **Motion carries.**

ADJOURN

18,026 On the motion by Martin, second by Harrison, for the Court to adjourn at 12:18 p.m. on February 28, 2023, no one opposed, **Motion carries.**

I hereby attest to the accuracy of this record.



Becky Landrum
Hunt County Clerk

