

COMMISSIONER'S COURT  
**Regular Session**  
**March 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 Becky Landrum, County Clerk were also present.

**III. MINUTES**

**18,052** On the motion by Martin, second by Harrison, for the Court to approve the minutes of, March 14, 2023, Regular Session with amendment to item #18,049, amending the date from January 24, 2023, to *March 14, 2023*; 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.

**V.**

Speakers: Jennifer Fry – Failed subdivision Villages of Lone Oak  
Dennis Carpenter – Praising Sheriff Deputy for job well done.

## **VI. OLD BUSINESS**

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

None

## **VII. 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 amend the Purchase Policy and Procedures Manual Section V, Purchase of Materials and Supplies, Item C – Purchasing Procedures #3. Amend section to read, Purchasing will attempt to obtain three written or phone quotations for purchase order with a value of \$2,500 to \$9,999.99. See attached amendment – Cheryl Lowry, Purchasing Agent

2. Consent to approve the renewal with DocuSign, Inc., for the Premier Support and eSignatures for all Hunt County Courts, in the amount of \$17,388.00. Effective April 8, 2023, thru April 7, 2024. Funding from County Network Services 10-621-3105-2245 – Cheryl Lowry, Purchasing Agent

3. Commissioner David Monroe successfully completing continuing education hours for the V.G. Young Institute of County Government 2023 School for County Commissioners – Becky Landrum, County Clerk

4. A Certificate of Completion for Brittni Turner, Treasurer for 2 hours of Texas Public Funds Investment Act – Becky Landrum, County Clerk

5. A Certificate of Compliance for Brittni Turner, as required by Texas Local Government Code, for 20 hours of Continuing Education for 2022 – Becky Landrum, County Clerk

18,053 On the motion by Martin, second by Harrison, for the Court to approve Items 1-5 on the Consent Calendar; no one opposed, **Motion carries. See attachments.**

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

18,054 On the motion by Martin, second by Harrison, for the Court to approve the Accounts Payable; no one opposed, **Motion carries.**

18,055 On the motion by Harrison, second by Martin, for the Court to approve the Line-Item Transfers; no one opposed, **Motion carries. See attachments.**

18,056 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:**

|  |   |
|--|---|
| <b><u>COUNTY JUDGE</u></b>               | Raise Jessica Sims, Exec Admin Asst from \$49,500.00 to \$52,000.00 effective 3-30-23 |
| <b><u>JUVENILE PROBATION</u></b>         | Add Bianca Rojas, CAO/Transport, fulltime @ \$35,000.00 effective 4-3-23              |
| <b><u>PRECINCT 2</u></b>                 | Add Kristopher Dodson, equipment operator, fulltime @ \$44,000.00 effective 4-3-23    |
| <b><u>PRECINCT 4 ROAD AND BRIDGE</u></b> | Rehire Cordell Britt, hourly part time @ \$17.00, effective 4-3-23                    |
| <b><u>TAX OFFICE</u></b>                 | Remove Kathy Brooks, Deputy Clerk, G-4 due to resignation effective 3-16-23           |

[18,057](#) On the motion by Hutchins, second by Monroe, for the Court to approve Payroll and Personnel and payroll report for 3-4-23 and 3-18-23; no one opposed, **Motion carries. See attachments.**

[18,058](#) On the motion by Martin, second by Harrison, for the court to approve a proclamation for Child Abuse Prevention and Awareness Month, April 2023 – Kelly Reed, CASA volunteer trainer and supervisor; no one opposed, **Motion carries. See attachments.**

[18,059](#) On the motion by Harrison, second by Martin, for the court to approve a proclamation for Fentanyl Poisoning and Awareness on April 14, 2023 – Misty Little; no one opposed, **Motion carries. See attachments.**

A presentation from Project Panther, Pink Solar LLC – Jose Beceiro, Pink Solar LLC

[18,060](#) On the motion by Harrison, second by Martin, for the court to approve two donations in the amount of \$350 and \$750 to Hunt County Children’s Advocacy Center Crisis Center of Northeast Texas given from the County Attorney’s office – Calvin Grogan, County Attorney; no one opposed, **Motion carries. See attachments.**

[18,061](#) On the motion by Hutchins, second by Monroe, for the court to adopt the Budget Calendar FY 23-24 – Bobby W. Stovall, County Judge; no one opposed, **Motion carries. See attachments.**

[18,062](#) On the motion by Martin, second by Harrison, for the court to approve the 2023 Hunt County Historical Commission Appointments as follows: Carol Taylor, John Armstrong, Andrew Baker, John Byrd, Joe Carroll Johnson, Roy Smiley, Bobby Stovall, Joseph McCowan, Doug Shomette, Bettina Zvaunt, Susan Lanning, Reggie Loftin, Clay Woods, Judy Woods, Rev.

B. K. Thomas, Sparkee Sasek, Marc Coker, Tho Shelton, and Jessica Sims – Carol Taylor, President; no one opposed, **Motion carries. See attachments.**

\_\_\_\_\_ After public hearing and discussion consider approval of Services Agreement and Amendment to the August 26, 2022, System Purchase Agreement between L3Harris and Hunt County for the Hunt County Public Safety Radio System – Daniel Ray, County Civil Attorney  
Speakers: Barry Black, Trot Communications Group, Terry Jones, Hunt County Sheriff

Public Hearing Open 11:25

Public Hearing closed 11:25

**18,063** On the motion by Martin, second by Harrison, for the court to approve the Services Agreement and Amendment to the August 26, 2022, System Purchase Agreement between L3Harris and Hunt County for the Hunt County Public Safety Radio System; no one opposed, **Motion carries. See attachments.**

**18,064** On the motion by Harrison, second by Martin, for the court to approve the letter of agreement between Hunt County, Texas A&M University and Cereal Crops Research Incorporated – Travis Ball, Director of Procurement Services, Contracts, Texas A&M University; no one opposed, **Motion carries. See attachments.**

**18,065** On the motion by Hutchins, second by Monroe, for the court to accept a proposal from J Reynolds, A Tecta American Company, LLC, Commercial Roofing & Waterproofing, for roofing repairs at the Hunt County Justice Center. Proposal total amount of \$61,091.00, per TIPS Contract #211001. Funding from Building Repair & Maintenance, 2801 Stuart, Jail – 1641800-2261 – Cheryl Lowry, Purchasing Agent; no one opposed, **Motion carries. See attachments.**

**18,066** On the motion by Martin, second by Harrison, for the court to approve the upgrade of approximately 2,400 feet of Ideal Circle from rock to oil sand in Precinct 3 at County's Expense – Phillip Martin, Precinct 3 Commissioner; no one opposed, **Motion carries.**

**18,067** On the motion by Martin, second by Harrison, for the court to accept Precinct 3 road inventory revisions (correction letters, no upgrades), see attached – Phillip Martin, Precinct 3 Commissioner; no one opposed, **Motion carries. See attachments.**

A variance for road upgrade for Private Road 3844 due to proposed 2 lot plat in Precinct 3 – Gary Scott

\_\_\_\_\_ Item Fails for lack of motion

**18,068** On the motion by Hutchins, second by Monroe, for the court to approve the final plat for Soto Ranchettes, Ph 2 in Precinct 1 – By-Line Surveying; no one opposed, **Motion carries.**

18,069 On the motion by Monroe, second by Hutchins, for the court to Conditionally approve the final plat of Flinn Addition in Precinct 2 upon developer meeting the road standards, - Stovall and Associates; no one opposed, **Motion carries.**

18,070 On the motion by Martin, second by Harrison, for the court to Conditionally approve the final plat of Jacob Thomas Estates, in Precinct 3, upon receipt of escrow money for widening of road – McIlrath Properties, LLC; no one opposed, **Motion carries.**

18,071 On the motion by Harrison, second by Martin, for the court to accept the high bids received on Resale Properties as follows:

**Account # Purchaser Bid Amount**

87827, 87828, 27829, Mario Alberto Blanco **\$27,000.00**

87830, 87831, 87832

**Property Description:** Whiskers Retreat Installment#2, Lot 13, 13B, 14, 14B, 15, 15B  
9453 Red Bird Circle, Hawk Cove

86592, 86616 Steven J Grob & Martha Patricia Grob **\$7,500.00** **Property Description:**  
Whiskers Retreat Installment#1 Lot 10-10A, Lot 27, Amy Drive,  
Hawk Cove

R33770 Chuck Smith/Northeast Texas Farmer Co-op **\$120,715.00** **Property Description:**  
500 Forrester St, Greenville  
; no one opposed, **Motion carries. See attachments.**

**ADJOURN TO EXECUTIVE SESSION AS NEEDED**

18,072 On the motion by Martin, second by Harrison, for the Court to Adjourn to Executive Session at 11:37 am; 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; private road 1180 construction request; American Rescue Plan discussion; solar farm economic development negotiation; enterprise; office facility management; jail building discussion; exchange building leases; animal shelter; Spectrum; Frontier Communication; Legislative update; office infrastructure planning and land purchase; information management contract; architect RFQ; road damage & health & safety violations to County Road 4510 & surrounding areas; rejected subdivision proposal review; APAR engineer consultant

contract; Black Jack recycling variance request; Hunt County subdivision regulations; road naming policy resolution; County wide Radio Communications; window restoration; OSSF regulation review; purchasing; 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 12:55 pm

#### **IX. Take Action on any Item Discussed in Executive Session as needed.**

18,073 On the motion by Stovall, second by Harrison, for the court to approve the lease with the State of Texas and or Health and Human Services or the Texas Facilities Commission as stated on the lease the name of the state agency as stated on the lease, to a five year lease on the Exchange Building with, under the current lease agreement with the stipulation that they pay an amortized amount of money to reimburse us for the improvements we're making to floors four through seven at their request and that we not approve it until there's an agreement of hours of work or is currently bid by Hunt County which is to do the work during the day and not just on after hours and on weekends; no one opposed, **Motion carries.**

18,074 On the motion by Hutchins, second by Monroe, for the court to authorize the Hunt County Judge to negotiate an extension on property currently under contract; no one opposed, **Motion carries.**

18,075 Regarding minutes item #18,074, On the motion by Stovall, second by Hutchins, to amend the number not to exceed twenty-five thousand dollars for an extension agreement; no one opposed, **Motion carries.**

18,076 On the motion by Stovall, second by Martin, for the court to amend agenda action item number 16 with the account number listed at 27829 was an error and it was 87829; no one opposed, **Motion carries.**

**ADJOURN**

18,077 On the motion by Martin, second by Harrison, for the Court to adjourn at 12:59 p.m. on March 28, 2023, no one opposed, **Motion carries.**

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



Becky Landrum  
Hunt County Clerk

