

COMMISSIONER'S COURT
Regular Session
May 9, 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 10:04 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. Stacy Sehl, Interim County Auditor and Becky Landrum, County Clerk were also present.

III. MINUTES

18,128 On the motion by Harrison, second by Martin, for the Court to approve the minutes of, April 25, 2023, Regular Session as written; no one opposed, **Motion carries.**

IV. MINUTES

18,129 On the motion by Hutchins, second by Monroe, for the Court to approve the minutes of, May 2, 2023, Special Session as written; no one opposed, **Motion carries.**

- V. 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: David White, Richard Hill, Michael Lewis, Chris Barnard – Farmersville ETJ
Jason Krug – Harvest Bend Subdivision

VI. OLD BUSINESS

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

1. A Variance for road surface for Private Road 3844 in Precinct 3 – Gary Scott

Gary Scott or representative not in attendance, so this item will be skipped.

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 purchase one (1) Caterpillar Model 140 Motor Grader (Steering Wheel/Old School Levers) Tandem Drive plus Riper with 3 Teeth from Holt in the amount of \$315,385.00, per Quote #308608-01. Pricing per Sourcewell Cooperative Contract #032119. Funding from Precinct 4 Equipment Funds 24-671-3800-4200 – Cheryl Lowry, Purchasing Agent
2. Consent to extend/renew annual contract for the Tire Removal & Recycling for an additional twelve (12) months, beginning June 1, 2023, thru May 31, 2024. Current vendor, 360 Tire Group, LLC agrees to extend/renew current bid as per Bid Renewal attached – Cheryl Lowry, Purchasing Agent
3. Consent to renew annual contract RFB #172-18 for Vehicle Fuel and Oil for Various Hunt County Departments, for an additional twelve (12) months, beginning June 1, 2023, thru May 31, 2024. Current vendor, Douglass Distributing agrees to renew contract as per Bid Renewal attached – Cheryl Lowry, Purchasing Agent

4. Consent to extend/renew annual contract RFB #186-19 for Vehicle Oil Changes, Filter Services and State Inspection for an additional 12 months, beginning June 1, 2023, thru May 31, 2024. Current vendor, Valvoline Express Care agrees to extend current bid as per Bid Award attached – Cheryl Lowry, Purchasing Agent

5. Consent to renew the annual contract with FLEETCOR Technologies Operating Company, LLC d.b.a. Fuelman for county fuel cards. Effective May 23, 2023, through May 22, 2024 – Cheryl Lowry, Purchasing Agent

6. Consent to purchase one (1) New 2023 John Deere 60G from RDO Equipment in the amount of \$102,299.14. Pricing per Sourcewell Cooperative Contract #032119-JDC. Funding from Road & Bridge Pct. 2 Equipment Funds – 22-671-3600-4200 – Cheryl Lowry, Purchasing Agent

7. The renewal of the Department of State Health Services Vital Statistics Contract for the Hunt County Clerk's Office. Contract is for access to the DSHS Vital Event Electronic Registration System for the purpose of issuing individual birth certificates at a rate payable to DSHS at \$1.83 for each Certification of Vital Record printed. Effective September 1, 2023 through August 31, 2028 – Becky Landrum, County Clerk

8. The request for permission to perform utility construction work, overlash new aerial fiber optic cable. Perform directional boring along the roadway in the county right-of-way in order to

install conduit to house fiber optic cable on County Road 3121 under normal stipulations in Precinct 3 – Future Infrastructure LLC, under contract with Spectrum Electric Delivery LLC

9. The request to bore 3116’ of (1)-1.25” duct and 83’ of (2)-1.25” duct; install (8) New 17”x30” Hand Holes (1) New 2’x3’ Hand Hole and (4) New 11”x11”x16” Drop Boxes along Cedar Oaks Trail for fiber placing and splicing under normal stipulations in Precinct 3 – Frontier Communication

10. The request to bore 1531’ of (1)-1.25” duct, install (4) New 17”x30” Hand Holes (3) New 11”x11”x16” Drop Boxes along Red Cedar Trail for fiber placing and splicing under normal stipulations in Precinct 3 – Frontier Communication

11. The request to bore 1138’ of (1)-1.25” duct, 287’ of (2)-1.25” duct, 4475’ of (3)-1.25” duct; 121’ of (3)-1.5” duct, install (16) New 2’x3’ Hand Holes and (5) New 11”x11”x16” Drop Boxes along CR 3514 for fiber placing and splicing under normal stipulations in Precinct 3 – Frontier Communication

[18,130](#) On the motion by Martin, second by Harrison, for the Court to approve Items 1-11 on the Consent Calendar; no one opposed, **Motion carries. See attachments.**

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

[18,131](#) On the motion by Martin, second by Harrison, for the Court to approve the Accounts Payable; no one opposed, **Motion carries.**

[18,132](#) On the motion by Harrison, second by Martin, for the Court to approve the Line-Item Transfers; no one opposed, **Motion carries. See attachments.**

[18,133](#) On the motion by Harrison, second by Hutchins, for the Court to approve the Budget Amendments; no one opposed, **Motion carries. See attachments.**

JAIL COUNT:282

PAYROLL & PERSONNEL:

<u>COUNTY ATTORNEY</u>	Remove Mike Pitts, Assistant County Attorney due to resignation effective 5-08-23
<u>HUMAN RESOURCES</u>	Raise DeeAnn Brierton, Floater from \$12.00 to \$15.00 hourly effective 5-8-23
<u>JAIL</u>	Add William Martello, DO G4, fulltime @ \$44,000.00 effective 5-8-23
<u>JUVENILE PROBATION</u>	Raise Bianca Rojas, Community Activity Officer, from \$35,000.00 to \$38,500.00 step raise due to State Certification effective 5-15-23

PRECINCT 2

Add Joe Browning, Equipment Operator G5, fulltime \$46,000.00 effective 5-8-23
Remove Pat Bostick, Equipment Operator due to termination effective 4-26-23

[18,134](#) On the motion by Hutchins, second by Monroe, for the Court to approve Payroll and Personnel; no one opposed, **Motion carries. See attachments.**

[18,135](#) On the motion by Harrison, second by Hutchins, for the court to accept the quarterly report for the Hunt County Fire Association – Ryan Biggers, Chief, presented by Robert; no one opposed, **Motion carries. See attachments.**

[18,136](#) On the motion by Harrison, second by Monroe and Martin, for the court to accept a Proclamation for Mental Illness and Awareness Month, May 2023 – Calvin Grogan, County Attorney; no one opposed, **Motion carries. See attachments.**

[18,137](#) On the motion by Martin, second by Monroe, for the court to accept the Treasurer’s Monthly Report for March 2023 – Brittini Turner, Treasurer; no one opposed, **Motion carries. See attachments.**

[18,138](#) On the motion by Martin, second by Harrison, for the court to approve Per attorney General Guidelines, request for the County Auditor’s Office to conduct the audit of the FY 2022 Chapter 59 State Asset Forfeiture Report for the Hunt County Constable Office Precinct 4- Matthew Regan, Constable; no one opposed, **Motion carries.**

[18,139](#) On the motion by Hutchins, second by Monroe, for the court to accept the Ratification approval of Lease Amendment with The State of Texas for Floors 4-7 of the Exchange Building – Daniel Ray, County Civil Attorney; no one opposed, **Motion carries. See attachments.**

[18,140](#) On the motion by Martin, second by Harrison, for the court to approve an agreement with the Comptroller to enter into a 126-month payback period for over collected Sales & Use Tax, starting October 2023 – Daniel Ray, County Civil Attorney; no one opposed, **Motion carries. See attachments.**

7. After a public hearing and discussion consider approval of the application for cancellation of the Mirabella Subdivision on Hunt County Road 1042 in accordance with Texas Local Govt. Code Chapter 232.008 (c). Notice was published at least three weeks prior to this hearing as required – Daniel Ray, County Civil Attorney.

Public Hearing Open: 10:49 am

Public Hearing Closed: 10:49 am

Speakers: None

18,141 On the motion by Hutchins, second by Monroe, for the court to approve the application for cancellation of the Mirabella Subdivision on Hunt County Road 1042 in accordance with Texas Local Govt. Code Chapter 232.008 (c). Notice was published at least three weeks prior to this hearing as required – Daniel Ray, County Civil Attorney; no one opposed, **Motion carries.** *See attachments.*

8. After public hearing and discussion consider approval of the tax abatement agreement between Hunt County, Texas, and Farmers Electric Cooperative Inc. ("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. FEC intends to expand its Greenville, Texas headquarters located at 2000 E. I-30 to accommodate the current and future region-wide growth in its service area. The expansion will include additional operations buildings, warehouses, repair shops and a new corporate headquarters building with an estimated \$35 million dollar investment over the next two years – Daniel Ray, County Civil Attorney

Public Hearing Open: 10:54 am

Public Hearing Closed: 10:54 am

Speakers: None

18,142 On the motion by Martin, second by Harrison, for the court to approve the tax abatement agreement between Hunt County, Texas, and Farmers Electric Cooperative Inc. ("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. FEC intends to expand its Greenville, Texas headquarters located at 2000 E. I-30 to accommodate the current and future region-wide growth in its service area. The expansion will include additional operations buildings, warehouses, repair shops and a new corporate headquarters building with an estimated \$35 million dollar investment over the next two years – Daniel Ray, County Civil Attorney; no one opposed, **Motion carries.** *See attachments.*

18,143 On the motion by Hutchins, second by Monroe, for the court to accept the formal bid #235-23, All Hauling, Twelve (12) Month Contract effective May 13, 2023, through May 12, 2024. The Purchasing Department recommends award to CKJ Transport of North Texas per Bid Tabulation Award – Cheryl Lowry, Purchasing Agent; no one opposed, **Motion carries.** *See attachments.*

18,144 On the motion by Monroe and Harrison, second by Martin, for the court to approve the County Judge's Office filing a claim with the Texas Comptroller of Public Accounts for

unclaimed capital credits pursuant to Local Government Code §381.004 and Texas Property Code §74.602 – Bobby W. Stovall, County Judge; no one opposed, **Motion carries. See attachments.**

18,145 On the motion by Monroe, second by Hutchins, for the court to approve the request to construct electrical power distribution facilities which will be in the ROW of CR 2546 in Precinct 2, under normal stipulations – Farmers Electric Cooperative; no one opposed, **Motion carries. See attachments.**

18,146 On the motion by Monroe, second by Hutchins, for the court to approve the request to construct electrical power distribution facilities which will be in the ROW of CR 2708 in Precinct 2, under normal stipulations – Farmers Electric Cooperative; no one opposed, **Motion carries. See attachments.**

18,147 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 3111 in Precinct 3, under normal stipulations – Farmers Electric Cooperative; no one opposed, **Motion carries. See attachments.**

18,148 On the motion by Harrison, second by Monroe, for the court to approve the request to construct electrical power distribution facilities which will be in the ROW of CR 4220 in Precinct 4, under normal stipulations – Farmers Electric Cooperative; no one opposed, **Motion carries. See attachments.**

15. Approval of Lease Amendment with the State of Texas for Floors 2-3 of the Exchange Building – Daniel Ray, County Civil Attorney.

Move Item #15 to Executive Session

16. Approval of access and use agreements related to radio tower on land owned by CCSUD – Daniel Ray, County Civil Attorney.

Move Item #16 to Executive Session

ADJOURN TO EXECUTIVE SESSION AS NEEDED

18,149 On the motion by Martin, second by Harrison, for the Court to Adjourn to Executive Session at 10:57 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; American Rescue Plan discussion; FY 2023/2024 budget; enterprise; office facility management; jail building discussion; Farmersville annexation, ETJ and MDD election; Greenville TIRZ #1 geographic area; exchange building leases; animal shelter; Junkyard Ordinance; Harvest Bend drainage; Legislative update; office infrastructure planning and land purchase; information management contract; architect RFQ; road damage & health & safety violations to County Road 4510 & surrounding areas; Hayes Estates Subdivision; APAR engineer consultant contract; Hunt County Sheriff Deputy salaries; Black Jack recycling variance request; Hunt County subdivision regulations; road naming policy resolution; County wide Radio Communications; window restoration; accounting office; election administration staff; purchasing; Human Resources; employee health insurance; as permitted by Texas Government Code 551.074 Personnel Matters – 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; CT Excavating; McAdow, Halbert; 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 12:08 pm

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

18,150 On the motion by Martin, second by Harrison, for the court to accept the approval of Lease Agreement with the North Central Council of Governments for Floors 2-3 of the Exchange Building – Daniel Ray, County Civil Attorney; no one opposed, **Motion carries. See attachments.**

Move Item #16 to Old Business for next meeting.

Briefing from Daniel Ray on the Farmersville ETJ

ADJOURN

18,151 On the motion by Martin, second by Harrison, for the Court to adjourn at 12:21p.m. on May 9, 2023, no one opposed, **Motion carries.**

I hereby attest to the accuracy of this record.



Becky Landrum
Hunt County Clerk

