

COMMISSIONER'S COURT  
**Regular Session**  
May 23, 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 10:00a.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**

18,152 On the motion by Harrison, second by Martin, for the Court to approve the minutes of, May 9, 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: David Mark White – Chaparral Trail

**V. OLD BUSINESS**

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

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

Moved to after Executive Session

## **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 purchase one (1) 2023 Komatsu GD655-6 Motor Grader from Kirby Smith Machinery, Inc. in the amount of \$298,345.00, per Quote #bgylling-1807. Pricing per BuyBoard Cooperative Contract #685-22. Funding from Precinct 2 Equipment Funds 22-671-3600-4200 – Cheryl Lowry, Purchasing Agent 2. Consent to purchase one (1) 2023 Diamond C HDT208 Trailer from Happy Trailers in the amount of \$16,440.00 per Quote #102849. Funding from Precinct 2 Equipment Funds 22-671-3600-4200 – Cheryl Lowry, Purchasing Agent 3. Consent to purchase one (1) 2023 John Deere 770G Motor Grader from RDO Equipment in the amount of \$336,207.25, per Quote #1648346. Pricing per Sourcewell Contract 001723—JDC. Funding from Precinct 3 Equipment Funds 23-671-3700-4200 – Cheryl Lowry, Purchasing Agent

4. Consent to purchase one (1) 2023 Cat Model 953k Track Loader from Holt Cat in the amount of \$206,500.00 with a trade in of a 2019 Caterpillar M314F Wheeled Excavator (H/C #20019, S/N FB401105), in the amount of \$130,000.00 per Quote #319426-01. For a total balance of \$76,500.00. Pricing per Sourcewell Contract #032119. Funding from Precinct 4 ARPA Funds 41-671-4700-3724 – Cheryl Lowry, Purchasing Agent

5. The request to construct and place fiber. This is underground fiber placement. This request is for county road 1065. The proposal is to install 1-2” HDPE in the ROW in Precinct 1 under normal stipulations – NextLink

6. The request permission to construct and place fiber optic duct and fiber optic cables for internet and telephone service inside the county ROW where no utility easement is present. County road Pamela Court in Precinct 2 under normal stipulations – Community Internet Provider

7. The request permission to construct and place fiber optic duct and fiber optic cables for internet and telephone service inside the county ROW where no utility easement is present. County road Terri Court in Precinct 2 under normal stipulations – Community Internet Provider

8. The request permission to construct and place fiber optic duct and fiber optic cables for internet and telephone service inside the county ROW where no utility easement is present. County road Ellen Lane Court in Precinct 2 under normal stipulations – Community Internet Provider

9. The request permission to construct and place fiber optic duct and fiber optic cables for internet and telephone service inside the county ROW where no utility easement is present. County road Sue Gary Court in Precinct 2 under normal stipulations – Community Internet Provider

10. The request permission to construct and place fiber optic duct and fiber optic cables for internet and telephone service inside the county ROW where no utility easement is present. County road Sue Miss Ellie Court in Precinct 2 under normal stipulations – Community Internet Provider

11. The request permission to construct and place fiber optic duct and fiber optic cables for internet and telephone service inside the county ROW where no utility easement is present. County road Sue Bobby Circle in Precinct 2 under normal stipulations – Community Internet Provider

12. The request permission to construct and place fiber optic duct and fiber optic cables for internet and telephone service inside the county ROW where no utility easement is present. County road Ewing Lane in Precinct 2 under normal stipulations – Community Internet Provider

13. The request permission to construct and place fiber optic duct and fiber optic cables for internet and telephone service inside the county ROW where no utility easement is present. County road Southfork Drive in Precinct 2 under normal stipulations – Community Internet Provider

14. The request permission to construct and place fiber optic duct and fiber optic cables for internet and telephone service inside the county ROW where no utility easement is present. County road Southfork Drive North in Precinct 2 under normal stipulations – Community Internet Provider

15. The request permission to construct and place fiber optic duct and fiber optic cables for internet and telephone service inside the county ROW where no utility easement is present. County road JR Drive in Precinct 2 under normal stipulations – Community Internet Provider

16. The request permission to construct and place fiber optic duct and fiber optic cables for internet and telephone service inside the county ROW where no utility easement is present. County road Jock Ewing Circle in Precinct 2 under normal stipulations – Community Internet Provider

17. The request for permission to construct buried conduit and place fiber optic cable within Hunt County R.O.W. This request is for the roads within Hunt County R.O.W., COUNTY ROAD-2509. Underground construction in County ROW, where no utility easement is present. Attached is a location map and construction plans detailing the areas of proposed underground construction within Hunt County R.O.W. All road crossings will have a minimum underground bore depth of 36 inches below road finished grade in Pct. 2 under normal stipulations – Open Infra

18. The request for permission to construct buried conduit and place fiber optic cable within Hunt County R.O.W. This request is for the roads within Hunt County R.O.W., COUNTY ROAD-2512. Underground construction in County ROW, where no utility easement is present. Attached is a location map and construction plans detailing the areas of proposed underground construction within Hunt County R.O.W. All road crossings will have a minimum underground bore depth of 36 inches below road finished grade in Pct. 2 under normal stipulations – Open Infra

19. The request for permission to construct buried conduit and place fiber optic cable within Hunt County R.O.W. This request is for the roads within Hunt County R.O.W., COUNTY ROAD-Harvest Hill Circle. Underground construction in County ROW, where no utility easement is present. Attached is a location map and construction plans detailing the areas of proposed underground construction within Hunt County R.O.W. All road crossings will have a minimum underground bore depth of 36 inches below road finished grade in Pct. 2 under normal stipulations – Open Infra

20. The request for permission to construct buried conduit and place fiber optic cable within Hunt County R.O.W. This request is for the roads within Hunt County R.O.W., COUNTY ROAD-Hillview Drive. Underground construction in County ROW, where no utility easement is present. Attached is a location map and construction plans detailing the areas of proposed underground construction within Hunt County R.O.W. All road crossings will have a minimum underground bore depth of 36 inches below road finished grade in Pct. 2 under normal stipulations – Open Infra

21. The request for permission to construct buried conduit and place fiber optic cable within Hunt County R.O.W. This request is for the roads within Hunt County R.O.W., COUNTY ROAD-2595. Underground construction in County ROW, where no utility easement is present. Attached is a location map and construction plans detailing the areas of proposed underground construction within Hunt County R.O.W. All road crossings will have a minimum underground bore depth of 36 inches below road finished grade in Pct. 2 under normal stipulations – Open Infra

22. The request for permission to construct buried conduit and place fiber optic cable within Hunt County R.O.W. This request is for the roads within Hunt County R.O.W., COUNTY ROAD-2596. Underground construction in County ROW, where no utility easement is present. Attached is a location map and construction plans detailing the areas of proposed underground construction within Hunt County R.O.W. All road crossings will have a minimum underground bore depth of 36 inches below road finished grade in Pct. 2 under normal stipulations – Open Infra

23. The request for permission to construct buried conduit and place fiber optic cable within Hunt County R.O.W. This request is for the roads within Hunt County R.O.W., COUNTY ROAD-Harvest Bend Circle. Underground construction in County ROW, where no utility easement is present. Attached is a location map and construction plans detailing the areas of

proposed underground construction within Hunt County R.O.W. All road crossings will have a minimum underground bore depth of 36 inches below road finished grade in Pct. 2 under normal stipulations – Open Infra

24. The request for permission to construct buried conduit and place fiber optic cable within Hunt County R.O.W. This request is for the roads within Hunt County R.O.W., COUNTY ROAD-Harvest Knoll Circle. Underground construction in County ROW, where no utility easement is present. Attached is a location map and construction plans detailing the areas of proposed underground construction within Hunt County R.O.W. All road crossings will have a minimum underground bore depth of 36 inches below road finished grade in Pct. 2 under normal stipulations – Open Infra

25. The request for permission to construct buried conduit and place fiber optic cable within Hunt County R.O.W. This request is for the roads within Hunt County R.O.W., COUNTY ROAD-Harvest Meadow Circle. Underground construction in County ROW, where no utility easement is present. Attached is a location map and construction plans detailing the areas of proposed underground construction within Hunt County R.O.W. All road crossings will have a minimum underground bore depth of 36 inches below road finished grade in Pct. 2 under normal stipulations – Open Infra

26. The request for permission to construct buried conduit and place fiber optic cable within Hunt County R.O.W. This request is for the roads within Hunt County R.O.W., COUNTY ROAD-Marian Lane. Underground construction in County ROW, where no utility easement is present. Attached is a location map and construction plans detailing the areas of proposed underground construction within Hunt County R.O.W. All road crossings will have a minimum underground bore depth of 36 inches below road finished grade in Pct. 2 under normal stipulations – Open Infra

27. The request for permission to construct buried conduit and place fiber optic cable within Hunt County R.O.W. This request is for the roads within Hunt County R.O.W., COUNTY ROAD-2597. Underground construction in County ROW, where no utility easement is present. Attached is a location map and construction plans detailing the areas of proposed underground construction within Hunt County R.O.W. All road crossings will have a minimum underground bore depth of 36 inches below road finished grade in Pct. 2 under normal stipulations – Open Infra

28. The request to perform the following work in Hunt County ROW on County Road 3706, under normal stipulations. Overlash aerial fiber optic cable to existing poles in Precinct 3 – Future Infrastructure LLC, under contract with Spectrum

29. The request for permission to install telecommunications facilities on behalf of Charter Communications from northwest corner of intersection of Gaillard Lake Estates and CR 3706, running East along the north side of CR 3706, as shown in the attached plans in Pct. 3 under normal stipulations – One Global Telecom, Inc

30. The request for permission to install telecommunications facilities on behalf of Charter Communications from southwest corner of intersection of Gaillard Lake Estates and CR 3706, running North crossing CR 3706 along the west side of Gaillard Lake Estates, as shown in the attached plans in Pct. 3 under normal stipulations – One Global Telecom, Inc

31. The request for permission to install telecommunications facilities on behalf of Charter Communications from southwest corner of intersection of CR 3707 and CR 3706 crossing CR 3706 as shown in the attached plans in Pct. 3 under normal stipulations – One Global Telecom, Inc

32. The request for permission to install telecommunications facilities on behalf of Charter Communications from southwest corner of intersection of Jacobs Ln and CR 3706, running North crossing CR 3706 along the west side of Jacobs Ln, as shown in the attached plans in Pct. 3 under normal stipulations – One Global Telecom, Inc

[18,153](#) On the motion by Harrison, second by Martin, for the Court to approve Items 1-32 on the Consent Calendar; no one opposed, **Motion carries. See attachments.**

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

[18,154](#) On the motion by Martin, second by Harrison, for the Court to approve the Accounts Payable; no one opposed, **Motion carries.**

[18,155](#) On the motion by Harrison, second by Martin, for the Court to approve the Line-Item Transfers; no one opposed, **Motion carries. See attachments.**

[18,156](#) On the motion by Harrison, second by Monroe and Martin, for the Court to approve the Budget Amendments; no one opposed, **Motion carries. See attachments.**

**JAIL COUNT:286**

**PAYROLL & PERSONNEL:**

<b><u>COUNTY CLERK</u></b>	Raise April Vroman, Deputy Clerk from \$41,800.00 to \$42,300.00 effective 5-15-23 Raise Brittney Martin, Deputy Clerk from \$38,896.00 to \$39,396.00 effective 5-15-23 Raise Bradley Trey McIntyre, Deputy Clerk from \$35,000.00 to \$36,000.00 effective 5-15-23
<b><u>HUMAN RESOURCES</u></b>	Add Margaret Gayle Burton, Floater @ \$15.00 hourly w/o retirement effective 6-2-23 Raise Cassidy Austin, H R Administrator from \$53,000.00 to \$58,000.00 effective 5-29-23
<b><u>JAIL</u></b>	Add Averi Cain, DO, G4 @ \$44,000.00 fulltime effective 5-30-23

<b><u>PRECINCT 1 ROAD AND BRIDGE</u></b>	Add Lance Elliot, Equipment Operator @ \$42,000.00 fulltime effective 5-30-23
<b><u>PRECINCT 2</u></b>	Raise Dewayne Brigham, Equipment Operator from \$49,668.00 to \$50,708.00 effective 5-15-23 Raise Kevin Cook, Foreman from \$69,300.00 to \$71,380.00 effective 5-15-23
<b><u>SHERIFF'S OFFICE</u></b>	Add Donna Roten, Deputy @ \$54,495.00 fulltime effective 5-30-23
<b><u>TAX OFFICE</u></b>	Raise Alison Cardon, Deputy Clerk, G5 from \$39,256.00 to \$40,006.00 effective 5-29-23 Raise Maris Rios, Deputy Clerk, G5 from \$40,870.00 to \$42,055.00 effective 5-29-23
<b><u>TREASURER'S OFFICE</u></b>	Raise Brooke Combs, Admin Asst., from \$43,750.00 to \$45,000.00 effective 5-1-23
<b><u>VOTER ADMINISTRATION</u></b>	Add Rachel Pearson, Chief Deputy, @ \$52,000.00 full time, effective 6-12-23

[18,157](#) On the motion by Hutchins, second by Monroe, for the Court to approve Payroll and Personnel; no one opposed, **Motion carries. See attachments.**

[18,158](#) On the motion by Martin, second by Monroe and Harrison, for the court to accept a proclamation declaring June 2023 as Elder Abuse Prevention and Awareness Month – Sue Ellen, Faith Based and Community Engagement Specialist /APS Region 3 East; no one opposed, **Motion carries. See attachments.**

[18,159](#) On the motion by Harrison, second by Martin, for the court to accept the quarterly report for the Northeast Texas Children's Museum – Sharline Freeman, Director; no one opposed, **Motion carries. See attachments.**

[18,160](#) On the motion by Hutchins, second by Monroe, for the court to accept the Treasurer's Report for April 2023 – Brittini Turner, Treasurer; no one opposed, **Motion carries. See attachments.**

[18,161](#) On the motion by Harrison, second by Martin, for the court to accept the quarterly report for the City of Commerce Animal Shelter – Jamie Campbell, Finance Director; no one opposed, **Motion carries. See attachments.**

[18,162](#) On the motion by Hutchins, second by Monroe, for the court to accept the quarterly interpretation discussing current Agrilife events and educational programs – Sara Allen, Mary Shockley, and David Drake, Texas A&M Agrilife Extension Agent; no one opposed, **Motion carries.**

6. Approve real estate purchase on contract for deed for property I.D. number 37311, 37310, 207425, 37302, and 20783 – Daniel Ray, County Civil Attorney
7. A Resolution of amending the Interlocal Agreement between Hunt County and Greenville for Tax Increment Reinvestment Zone Number One – Daniel Ray, County Civil Attorney
8. Approval of access easement agreement with CEHOLA for radio tower access – Daniel Ray, County Civil Attorney

Moved to after Executive Session

18,163 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 2584 in Precinct 2 under normal stipulations – Farmers Electric; no one opposed, **Motion carries. See attachments.**

18,164 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 3220 in Precinct 3 under normal stipulations – Farmers Electric Cooperative; no one opposed, **Motion carries. See attachments.**

18,165 On the motion by Hutchins, second by Monroe, for the court to approve the upgrade of approximately 180 feet of CR 2152 from rock to oil sand in Precinct 1, money is in escrow – Mark Hutchins, Precinct 1 Commissioner; no one opposed, **Motion carries. See attachments.**

18,166 On the motion by Hutchins, second by Monroe, for the court to approve the upgrade of approximately 4,745 feet of CR 2740 from rock to oil sand in Precinct 1 at county's expense – Mark Hutchins, Precinct 1 Commissioner; no one opposed, **Motion carries.**

18,167 On the motion by Hutchins, second by Monroe, for the court to approve the upgrade of approximately 2,112 feet of CR 2750 from rock to oil sand in Precinct 1 at County's expense; no one opposed, **Motion carries.**

18,168 On the motion by Martin, second by Harrison, for the court to approve the final plat of Phillips Ranch No 2 in Precinct 3 – David Phillips, Owner; no one opposed, **Motion carries.**

#### **ADJOURN TO EXECUTIVE SESSION AS NEEDED**

18,169 On the motion by Martin, second by Harrison, for the Court to Adjourn to Executive Session at 10:51 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; 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; Bubble, DC4, Decker, Window 2, Sawtooth Mountain, Keg – 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 12:30 am

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

18,170 On the motion by Martin, second by Harrison, for the court to approve the access and use agreements related to radio tower on land owned by CCSUD- Daniel Ray, County Civil Attorney; no one opposed, **Motion carries. See attachments.**

18,171 On the motion by Harrison, second by Hutchins, for the court approve the real estate purchase on contract for deed for property I.D. number 37311, 37310, 207425, 37302, and 20783. Giving Judge Stovall the appropriate authority to sign all closing documents and to disperse the purchase money funds out of the ARPA funds – Daniel Ray, County Civil Attorney; no one opposed, **Motion carries.**

18,172 On the motion by Hutchins, second by Monroe and Harrison, for the court to accept a resolution of amending the Interlocal Agreement between Hunt County and Greenville for Tax Increment Reinvestment Zone Number One with the stipulation that it is not final until all the other entities approve the same investments zone – Daniel Ray, County Civil Attorney; no one opposed, **Motion carries. See attachments.**

18,173 On the motion by Martin, second by Harrison, for the court approve the access easement agreement with CEHOLA for radio tower access – Daniel Ray, County Civil Attorney; no one opposed, **Motion carries. See attachments.**

Briefing on Farmersville – Daniel Ray, County Civil Attorney

18,174 On the motion by Harrison, second by Martin, for the court approve the salary schedule presented by the Sheriff's Department, effective May 29, 2023. Current Deputy Salary is \$54,495.00 asking for increase to \$57,995.00. Current Sergeant is \$62,534.00 asking for increase to \$69,034.00. Current Lieutenant is \$64,627.00 asking for increase to \$74,627.00. Current Captain \$66,063.00 asking for increase to \$81,063.00. Current Chief Deputy \$67,943.00 asking for increase to \$87,943.00 and removing the stipend from the commissary fund; no one opposed, **Motion carries. See attachments.**

## **ADJOURN**

18,175 On the motion by Monroe, second by Hutchins, for the Court to adjourn at 12:51 p.m. on May 23, 2023, no one opposed, **Motion carries.**

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



Becky Landrum  
Hunt County Clerk

