

COMMISSIONER'S COURT
Regular Session
August 8, 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: Commissioner David Monroe, Precinct 2, Commissioner Phillip Martin, Precinct 3; Commissioner Steven Harrison, Precinct 4; Bobby Stovall, County Judge, presiding. Mary Corcoran, County Auditor and Becky Landrum, County Clerk were also present.
Commissioners Mark Hutchins, Precinct 1, was absent.

III. MINUTES

18,287 On the motion by Harrison, second by Martin, for the Court to approve the minutes of, July 25, 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: Mark White – Friends of Merit

V. OLD BUSINESS

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

1. Water lab tested fees for public and outside entities – Richard Hill & David Alexander, Homeland Security.

Hold for next Regular Court Session.

18,288 On the motion by Stovall, second by Martin, for the court to *Deny* the variance request for Creek Bend Development to allow 20' spacing – Lesley Reel; no one opposed, **Motion carries.**

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 renewal of Annual Generator Maintenance Agreements for Hunt County for the period of August 1, 2023, through July 31, 2024, with Diversified Power Systems, Inc. Annual Preventative Maintenance on the Hunt County site locations will be: Juvenile Center \$550.00, Jail Annex \$315.00, Exchange Building \$710.00, Criminal Center \$875.00 and Radio Tower \$315.00. Services on all the Hunt County named site locations will be at \$290.00 each on the Quarterly Inspection Services – Cheryl Lowry, Purchasing Agent

2. Consent to approve renewal of the Annual Tax Levy Mailing Contract to VariVerge, LLC. Tax Statements Estimate in the amount of \$47,904.00.00, Delinquent Statements Estimate in the amount of \$8,928.00, Laser Printing of Levy Roll Estimate in the amount of \$1,278.68 and Graphic Design in the amount of \$75.00. Total cost \$58,185.68 – Cheryl Lowry, Purchasing Agent

3. Consent to enter into the Renewal Service Contract with Metro-Repro, Inc., effective August 1, 2023, through July 31, 2024. This is for the maintenance on the plat scanner/printer that is used by the County Clerk's Office. Annual Fee is \$2,625.00, to be paid from County Clerk Records Management Equipment Repair & Maintenance Fund 81-611-0300-2231 – Cheryl Lowry, Purchasing Agent

4. Consent to Auction Surplus Inventory on the attached list from Hunt County inventory. Date and time of Auction to be determined – Cheryl Lowry, Purchasing Agent

5. The request for permission to reconductor (1) #4 ACSR to (3)4/0 ACSR from OGG 1845905-6703267 to OGG 1845829-6703267 (10,800 ft), to remove 500 KVA autotransformer at OGG 1845870-6703405, and to install N/O Air Break Switch at OGG 1845829-6706551. Upon completion, solutions 7, 8 and 9 of 2023NCEL 101 will be complete. We are proposing new installation for the

following work points: WP2, WP3, WP4, WP6, WP7, WP9, WP11, WP13, WP15, WP17, WP19, WP21, WP23, WP25, WP27, WP31, WP33, WP35, WP38, WP41, WP43, WP45, WP47, WP49, WP51, WP55, WP57, WP59, WP61, WP63, WP65, WP67, WP71, WP73. One portion of the job does cross the county road. WP1 – WP2 Crosses CR 1107, adjusting angle of the previous crossing. Both poles are class 3 45' poles and the span crossing the street is slacked in Pct. 1 – Oncor Electric Delivery LLC 6. The request for permission for installing (1) 65A S7C Positrol STD fuse in open State at SID 1846149-6698114. We are applying for this county permit due to the replacement of this pole. The work order only consists of 1 Workstation near private property on Hunt County Road 1124 in Pct. 1 – Oncor Electric Delivery LLC

7. The request for permission for reconductor (1)#4 ACSR to (3)4/0 ACSR from 3318943-09627175 to SID 1846360-6699756. Crossing over CR 1124. WP10, which is located at the intersection of FM-36 and CR 1124, will be replaced, and upgraded. The utility line that is crossing the road to WP11 will be reconducted to a large size. WP11 is a new install right along the CR. The total Work Order has 54 Workstations most of which are within TXDOT ROW or private property. However, there is only one instance where a CR is crossed overhead, and a county permit is required in Pct. 1 – Oncor Electric Delivery LLC

[18,289](#) On the motion by Harrsion, second by Martin, for the Court to approve Items 1-7 on the Consent Calendar; no one opposed, **Motion carries. See attachments.**

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

[18,290](#) On the motion by Martin, second by Harrison, for the Court to approve the Accounts Payable; no one opposed, **Motion carries.**

[18,291](#) On the motion by Harrison, second by Martin, for the Court to approve the Line-Item Transfers; no one opposed, **Motion carries. See attachments.**

[18,292](#) On the motion by Harrison, second by Monroe, for the Court to approve the Budget Amendments; no one opposed, **Motion carries. See attachments.**

JAIL COUNT:302

PAYROLL & PERSONNEL:

<u>JUVENILE PROBATION</u>	Add Jeremiah Wood, Transport Officer, G-5 @ \$ 35,000.00 effective 9-21-23
<u>PRECINCT 1</u>	Remove Edgar Clements, due to resignation effective 7-31-23
<u>SHERIFF'S OFFICE</u>	Move from Reserve Status to Full time Deputy, Robert Hunter Shirley, Deputy, G-6 @ \$57,995.00 effective 8-8-23

[18,293](#) On the motion by Monroe, second by Martin, for the Court to approve Payroll and Personnel; no one opposed, **Motion carries. See attachments.**

18,294 On the motion by Harrison, second by Martin, for the court to approve the quarterly report for the City of Commerce Animal Shelter – Jamie Campbell, Finance Director; no one opposed, **Motion carries. See attachments.**

18,295 On the motion by Martin, second by Harrison, for the court to approve the Treasurer's Monthly Report for June 2023 – Brittini Turner, Treasurer; no one opposed, **Motion carries. See attachments.**

3. Orders and Notices of Special Elections for the Texas House of Representatives, District Two, and the Constitutional Amendments Election to be held on Tuesday, November 7, 2023 – Jeanie Ash, Elections Administrator.

Tabled to Old Business Next Meeting

4. A contract between the Hunt County Tax Assessor/Collector and the Riverfield Municipal Utility District No. 1 of Hunt and Collin Counties and is entered into pursuant to Section 6.24 of the Texas Property Tax Code and Sec. 791.011 for the Texas Government Code - Daniel Ray, County Attorney.

Move to Executive Session

18,296 On the motion by Martin, second by Harrison, for the court to approve an Agreement by and between Hunt County and Lubbock County, Texas, acting through the Regional Public Defender Office Local Government Corporation for Capital Cases; previously known as the Regional Public Defender Office; substantive terms and conditions of the agreement, including fees charged to the County are the same as the current interlocal agreement – Bobby W. Stovall, County Judge; no one opposed, **Motion carries. See attachments.**

18,297 On the motion by Stovall, second by Martin, for the court to approve a resolution approving assignment of private activity bond authority to Texas Department of Housing and Community Affairs – Mark Malveaux, MPH Legal; no one opposed, **Motion carries. See attachments.**

18,298 On the motion by Harrison, second by Monroe and Martin, for the court to approve a resolution to proceed with funding agreement for TxDOT to replace the county road bridge on CR 4809 at Pecan Creek – Bobby W. Stovall, County Judge; no one opposed, **Motion carries. See attachments.**

18,299 On the motion by Harrison, second by Martin, for the court to discuss and approve a new employee to be added for this year's budget for Accounting Department under County

Judge's Budget – Bobby W. Stovall, County Judge; no one opposed, **Motion carries. See attachments.**

18,300 On the motion by Martin, second by Monroe, for the court to the request from the Sheriff's Office to send Alan Geer and Virginia Henderson to a two-day hands-on technical training "Radio Programming with RPM 2" in Mobile, Alabama – Buddy Oxford, Chief Deputy; no one opposed, **Motion carries. See attachments.**

10. Approve a real estate purchase on contract for deed for property I.D. number 74492, 87890, 87514, 49007, 48977, 87545, 87546, 87547, 87333, 87334, 87041, 86662, and 87817 – Daniel Ray, County Civil Attorney.

Move to Executive Session

18,301 On the motion by Monroe, second by Martin, for the court to approve the request to construct electrical power distribution facilities which will be in the ROW of CR 2208 in Pct 2 under usual stipulations – Farmers Electric Cooperative; no one opposed, **Motion carries. See attachments.**

18,302 On the motion by Martin, second by Harrison, for the court to approve the civil plans for Oakley Estates in Precinct 3 – MTG Engineers; no one opposed, **Motion carries.**

18,303 On the motion by Martin, second by Harrison, for the court to approve the final plat for Oakley Estates in Precinct 3 – MTG Engineers; no one opposed, **Motion carries.**

14. Transfer of money from fund balance to capital improvement account – Bobby W. Stovall, County Judge.

Move to Executive Session

ADJOURN TO EXECUTIVE SESSION AS NEEDED

18,304 On the motion by Monroe, second by Harrison, for the Court to Adjourn to Executive Session at 10:28 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; Merit VFD building; jail building discussion; Farmersville annexation, ETJ and MDD election; Greenville TIRZ #1 geographic area; exchange building leases; animal shelter; Commerce Animal Shelter Agreement; Odyssey Software; Housing Finance Cooperation; Junkyard Ordinance; Harvest Bend drainage; Revision or termination of interlocal agreement with City of Greenville related to municipal development authority in City's extraterritorial jurisdiction; Legislative update; office infrastructure planning and land purchase; information management contract; RFQ responses for jail and County office architectural/engineering services; road damage & health & safety violations to County Road 4510 & surrounding areas; Huaru tax abatement; Hayes Estates Subdivision; APAR engineer consultant contract; 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; – 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; DC4/Quad; Wave; Bubble; Bluebonnet; MP; 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 12:20 pm

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

18,305 On the motion by Martin, second by Harrison, for the court to approve a contract between the Hunt County Tax Assessor / Collector and the Riverfield Municipal Utility District No. 1 of Hunt and Collin Counties and is entered into pursuant to Section 6.24 of the Texas Property Tax Code and Sec. 791.001 of the Texas Government Code – Daniel Ray, County Attorney; no one opposed, **Motion carries. See attachments.**

18,306 On the motion by Harrison, second by Martin, for the court to approve a real estate purchase on contract for deed for property I.D. numbers 74492, 87890, 87514, 49007, 48977, 87545, 87546, 87547, 87333, 87334, 87041, 86662, and 87817 – Daniel Ray, County Civil Attorney; no one opposed, **Motion carries.**

14. Transfer money from fund balance to capital improvement account – Bobby W. Stovall, County Judge.

Put on Old Business for the next meeting.

18,307 On the motion by Monroe, second by Martin, for the court to approve a notice about the 2023 tax rates being published on our webpage and in the paper; no one opposed, **Motion carries.**

ADJOURN

18,308 On the motion by Martin, second by Monroe and Harrison, for the Court to adjourn at 12:22 p.m. on August 8, 2023, no one opposed, **Motion carries.**

I hereby attest to the accuracy of this record.



Becky Landrum
Hunt County Clerk

