

COMMISSIONER'S COURT
Regular Session
November 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 10:03 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; Bobby Stovall, County Judge, presiding. Mary Corcoran, County Auditor and Christie Wooten, Deputy County Clerk were also present. Commissioner Steven Harrison, Precinct 4 was Absent.

III. MINUTES

18,493 On the motion by Hutchins and Martin, second by Monroe, for the Court to approve the minutes of, November 14, 2023, Regular Session as written; no one opposed, **Motion carries.**

IV. MINUTES

18,494 On the motion by Martin, second by Hutchins, for the Court to approve the minutes of, November 15, 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: Mark White – Farmersville
Tommie Nieman – School Conditions

VI. OLD BUSINESS

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

18,495 On the motion by Martin, second by Harrison, for the Court to Consent to enter into the Master Premier Lease Agreement with Supplier CPI Technologies, for the lease of equipment (Copiers & Printers) – Cheryl Lowry, Purchasing Agent; no one opposed, **Motion carries. See Attachment.**

18,496 On the motion by Martin, second by Stovall, for the Court to approve the following nominees for the Hunt County Appraisal District Board of Directors for the year, 2024 term – Bobby W. Stovall, County Judge; no one opposed, **Motion carries. See Attachment.**

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. To accept the donation from Wolfe City Grain, Inc. to Hunt County Precinct 4, for 5,000 tons of raw materials. Hunt County Precinct 4 has agreed to pay for the crushing of the concrete at a rate of \$10.00 per ton – Cheryl Lowry, Purchasing Agent/Commissioner Pct. 4, Steve Harrison
2. 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

18,497 On the motion by Hutchins, second by Monroe, for the Court to approve Items 1-2 on the Consent Calendar; no one opposed, **Motion carries. See attachments.**

3. The request for McKee Utilities to Cross CR 1025 with Lake Ralph Hall Pipeline, under normal stipulations. McKee Utilities will be crossing the road following the attached construction details. The access road will be re-routed during the utility crossing utilizing proper TXDOT detour signage. Construction will take roughly three days with the road detour in place. The contractor will notify the residents of the lane closure in advance in Pct. 1 – Garney Construction

4. The request for McKee Utilities to Cross CR 1026 with Lake Ralph Hall Pipeline, under normal stipulations. McKee Utilities will be crossing the road following the attached construction details. The access road will be re-routed during the utility crossing utilizing proper TXDOT detour signage. Construction will take roughly three days with the road detour in place. The contractor will notify the residents of the lane closure in advance in Pct. 1 – Garney Construction
5. The request for McKee Utilities to Cross CR 1042 with Lake Ralph Hall Pipeline, under normal stipulations. McKee Utilities will be crossing the road following the attached construction details. The access road will be re-routed during the utility crossing utilizing proper TXDOT detour signage. Construction will take roughly three days with the road detour in place. The contractor will notify the residents of the lane closure in advance in Pct. 1 – Garney Construction
6. The request for McKee Utilities to Cross CR 1043 with Lake Ralph Hall Pipeline normal stipulations. McKee Utilities will be crossing the road following the attached construction details. The access road will be re-routed during the utility crossing utilizing proper TXDOT detour signage. Construction will take roughly three days with the road detour in place. The contractor will notify the residents of the lane closure in advance in Pct. 1 – Garney Construction
7. The request for McKee Utilities to Cross CR 1088 with Lake Ralph Hall Pipeline, under normal stipulations. McKee Utilities will be crossing the road following the attached construction details. The access road will be re-routed during the utility crossing utilizing proper TXDOT detour signage. Construction will take roughly three days with the road detour in place. The contractor will notify the residents of the lane closure in advance in Pct. 1 – Garney Construction
8. The request for McKee Utilities to Cross CR 1089 with Lake Ralph Hall Pipeline, under normal stipulations. McKee Utilities will be crossing the road following the attached construction details. The access road will be re-routed during the utility crossing utilizing proper TXDOT detour signage. Construction will take roughly three days with the road detour in place. The contractor will notify the

residents of the lane closure in advance in Pct. 1 – Garney Construction

9. The request for McKee Utilities to Cross CR 1098 with Lake Ralph Hall Pipeline, under normal stipulations. McKee Utilities will be crossing the road following the attached construction details. The access road will be re-routed during the utility crossing utilizing proper TXDOT detour signage. Construction will take roughly three days with the road detour in place. The contractor will notify the residents of the lane closure in advance in Pct. 1 – Garney Construction
10. The request for McKee Utilities to Cross CR 1100 with Lake Ralph Hall Pipeline, under normal stipulations. McKee Utilities will be crossing the road following the attached construction details. The access road will be re-routed during the utility crossing utilizing proper TXDOT detour signage. Construction will take roughly three days with the road detour in place. The contractor will notify the residents of the lane closure in advance in Pct. 1 – Garney Construction
11. The request for McKee Utilities to Cross CR 1101 with Lake Ralph Hall Pipeline, under normal stipulations. McKee Utilities will be crossing the road following the attached construction details. The access road will be re-routed during the utility crossing utilizing proper TXDOT detour signage. Construction will take roughly three days with the road detour in place. The contractor will notify the residents of the lane closure in advance in Pct. 1 – Garney Construction
12. The request for McKee Utilities to Cross CR 1132 with Lake Ralph Hall Pipeline, under normal stipulations. McKee Utilities will be crossing the road following the attached construction details. The access road will be re-routed during the utility crossing utilizing proper TXDOT detour signage. Construction will take roughly three days with the road detour in place. The contractor will notify the residents of the lane closure in advance in Pct. 1 – Garney Construction

[18,498](#) On the motion by Martin, second by Hutchins, for the Court to approve Items 3-12 on the Consent Calendar with usual stipulations; no one opposed, **Motion carries. See attachments.**

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

[18,499](#) On the motion by Martin, second by Hutchins and Monroe, for the Court to approve the Accounts Payable; no one opposed, **Motion carries.**

[18,500](#) On the motion by Hutchins, second by Monroe, for the Court to approve the Line-Item Transfers; no one opposed, **Motion carries. See attachments.**

[18,501](#) On the motion by Hutchins, second by Monroe and Martin, for the Court to approve the Budget Amendments; no one opposed, **Motion carries. See attachments.**

JAIL COUNT:

PAYROLL & PERSONNEL: 2750

<u>JAIL</u>	Add Marshall Baker, DO, G-4, Fulltime @ \$48,400.00 effective 11-27-23 Add Toney Jones, DO, G-4, Fulltime @ \$48,000.00 effective 12-4-23
<u>PRECINCT 2</u>	Move Part time to full time Josh Payne, Equipment Operator, Fulltime @ \$ 47,840.00 effective 12-4-23
<u>PRECINCT 3</u>	Rehire Gregory Keith Turney, Precinct 3 worker, Fulltime @ \$46,473.00 effective 12-4-23
<u>PRECINCT 4</u>	Remove Jose Ramirez, Equipment, G-6, due to retirement effective 12-31-23
<u>PURCHASING</u>	Remove Cheryl Lowery, Purchasing Agent, due to retirement effective 12-31-23 Transfer Amber Martel to Purchasing Assistant, Fulltime @ \$55,000.00 effective 12-4-23
<u>Texas Agrilife Extension</u>	Remove Kirsten Polk, 4-H Program assistant doe to resignation effective 12-8-23

[18,502](#) On the motion by Hutchins, second by Monroe, for the Court to approve Payroll and Personnel; no one opposed, **Motion carries. See attachments.**

[18,503](#) On the motion by Martin, second by Monroe, for the court to accept the quarterly interpretation discussing current Agrilife events and educational programs – Mary Shockley and David Drake, Texas A&M Agrilife Extension Agents; no one opposed, **Motion carries. See attachments.**

[18,504](#) On the motion by Martin, second by Hutchins, for the court to modify the meeting dates during the holiday season, Moving December 26 regular scheduled meeting to, Wednesday, December 27 @ 10:00 am – Bobby W. Stovall, County Judge; no one opposed, **Motion carries.**

18,505 On the motion by Martin, second by Hutchins, for the court to discuss and consider approval and execution of two leases for space on two separate SBA Communications Towers in or near the Cities of Commerce, Texas and Celest, Texas for the installation and operation of public safety radio equipment that will be a part of the new Hunt County P25 Public Safety Radio System – Daniel Ray, Civil Attorney for Hunt County; no one opposed, **Motion carries.** *See attachments.*

18,506 On the motion by Martin, second by Hutchins, for the court to approve the upgrade of approximately 509 feet of CR 3526 from rock to oil sand in Pct. 3, money is in escrow – Phillip Martin, Precinct 3 Commissioner; no one opposed, **Motion carries.** *See attachments.*

18,507 On the motion by Hutchins, second by Monroe, for the court to approve the final plans for Chaparral RV Park and Stables, in Precinct 1 – Zane Clay; no one opposed, **Motion carries.**

18,508 On the motion by Martin, second by Monroe, for the court to approve the final plat for I-30 Greenville Utility Services LLC Addition, in Precinct 4 – Brian Smith; no one opposed, **Motion carries.**

18,509 On the motion by Martin, second by Monroe, for the court to approve the final plat of Garrett Estates, in Precinct 4 _ Salem Clark Properties, LLC Owner; no one opposed, **Motion carries.**

18,510 On the motion by Martin, second by Monroe, for the court to approve the contract proposal from MTG Stovall Engineers & Surveyors for the survey of County Real Property located at 201 I-30, Greenville, Hunt County, Texas, PID 37310 & 207283 to be paid for by the reimbursement funds of the ARPA account – Daniel Ray, Hunt County Civil Attorney; no one opposed, **Motion carries.** *See attachments.*

18,511 On the motion by Martin, second by Hutchins, for the court to approve the ratification of “Contract for Assessment and Collection Services” between Hunt County Tax Assessor/Collector and local governments in Hunt County – Daniel Ray, Hunt County Civil Attorney; no one opposed, **Motion carries.** *See attachments.*

Action Item #3 Open a Public Hearing

To discuss and consider approval and execution of two leases for space on two separate SBA Communications Towers in or near the Cities of Commerce, Texas and Celest, Texas for the installation and operation of public safety radio equipment that will be a part of the new Hunt County P25 Public Safety Radio System – Daniel Ray, Civil Attorney for Hunt County.

Public Hearing Open: 10:55

Public Hearing Closed: 10:55

Speakers: None

Action Item #3 is approved with previous vote standing.

ADJOURN TO EXECUTIVE SESSION AS NEEDED

18,512 On the motion by Monroe, second by Hutchins, for the Court to Adjourn to Executive Session at 10:56 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; enterprise; office facility management; Merit VFD building; jail building discussion; Farmersville annexation, ETJ and MDD election; exchange building leases; Odyssey Software; Housing Finance Cooperation; Junkyard Ordinance; Harvest Bend drainage; office infrastructure planning; interlocal agreement with Royse City for road work; information management contract; road damage & health & safety violations to County Road 4510 & surrounding areas; Huaru tax abatement; Hayes Estates Subdivision; Hunt County subdivision regulations; Hunt County School Board real properties; road naming policy resolution; County wide Radio Communications; window restoration; election administration staff; purchasing; exchange building elevators; Human Resources; employee health insurance; November 2023 Election – 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 11:58 am

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

ADJOURN

18,513 On the motion by Hutchins, second by Monroe, for the Court to adjourn at 11:58 a.m. on November 28, 2023, no one opposed, **Motion carries.**

I hereby attest to the accuracy of this record.



Becky Landrum
Hunt County Clerk

