

COMMISSIONER'S COURT
Regular Session
July 28, 2026

The Hunt County Commissioner's Court met on 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 and Pledges to the Flags was given by Commissioner Smith.

II. ROLL CALL

The following were called and present: Commissioners Daren Money, Precinct 1, Commissioner David Monroe, Precinct 2, Commissioner Garry Smith, Precinct 3; Commissioner Steven Harrison, Precinct 4; Bobby Stovall, County Judge, presiding. Mary Corcoran, County Auditor and Becky Landrum, County Clerk, were also present.

III. MINUTES

20200 On the motion by Money, second by Monroe, for the Court to approve the minutes of, July 6, 2026, Special Session as written; no one opposed, **Motion carries.**

IV. MINUTES

20201 On the motion by Harrison, second by Smith, for the Court to approve the minutes of, July 7, 2026, Special Session as written; no one opposed, **Motion carries.**

V. MINUTES

20202 On the motion by Monroe, second by Money, for the Court to approve the minutes of, July 9, 2026, Special Session as written; no one opposed, **Motion carries.**

VI. MINUTES

20203 On the motion by Money, second by Monroe, for the Court to approve the minutes of, July 14, 2026, Regular Session as written; no one opposed, **Motion carries.**

VII. MINUTES

20204 On the motion by Money, second by Smith, for the Court to approve the minutes of, July 16, 2026, Special Session as written; no one opposed, **Motion carries.**

VIII. 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: Bob Harris – Fox Run Dr,
Online, Becky Bernard – ESD #2

IX. OLD BUSINESS

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

None

X. 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 the Annual Tax Levy Mailing Contract to VariVerge, LLC. Tax Statements Estimate in the amount of \$52,690.00, Delinquent Statements Estimate in the amount of \$10,644.00, Laser Printing of Levy Roll Estimate in the amount of \$1,536.99, VariTrack Basic Plan Annual Fee in the amount of \$250.00. Total cost \$65,120.99 – Tammy D. Himes, Purchasing Agent
2. Consent to approve a twelve (12) month Service Agreement for HVAC Preventative Maintenance with Trane U.S. Inc. dba Trane for the rooftop unit located at the Hunt County Juvenile Probation Department. The Service Agreement shall be effective August 1, 2026, through July 31, 2027, in the annual amount of \$2,860.00. This agreement is provided through OMNIA Partners Cooperative Contract #3341. Funding for this agreement will be allocated as follows: 10-614-1800-2263, Building Maintenance & Repair – 2700 Johnson (62%) - \$1,773.20; 10-623-1800-2263, Building Maintenance & Repair – Juvenile Probation (16%) -

\$457.60; 10-632-1800-2263, Building Maintenance & Repair – Homeland Security (15%) - \$429.00; and 10-652-1800-2263, Building Maintenance & Repair – 2700 Johnson (7%) - \$200.20 – Tammy D. Himes, Purchasing Agent

3. Consent to approve the purchase of Samsara dash camera and vehicle gateway licenses, replacement camera mounts, and associated hardware for Hunt County Precinct 4, per Quote #Q-2340059, for a 14-month license term, in the total contract amount of \$999.80, including hardware, accessories, shipping, and software licensing, as quoted by Samsara Inc. Funding to be paid from line item 24-671-3800-2235 – Software, Precinct 4 – Tammy D. Himes, Purchasing Agent

20205 On the motion by Money, second by Monroe, for the Court to approve Items 1- 3 on the Consent Calendar; no one opposed, **Motion carries. See attachments.**

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

20206 On the motion by Smith, second by Harrison, for the Court to approve the Accounts Payable; Commissioner Money abstained from vote, no one opposed, **Motion carries.**

20207 On the motion by Harrison, second by Smith, for the Court to approve the Line-Item Transfers; Commissioner Money abstained from vote, no one opposed, **Motion carries. See attachments.**

20208 On the motion by Monroe, second by Money, for the Court to approve the Budget Amendments; no one opposed, **Motion carries. See attachments.**

JAIL COUNT: 319

PAYROLL & PERSONNEL:

<u>VOTER ADMINISTRATION</u>	Add Sheri Nerren, Elections Administrator \$90,000.00 fulltime effective 7-27-2026 Move Hannah Hale from EA to Chief Deputy @ \$60,000.00 fulltime effective 7-27-2026 Remove Maria Osornio-Rojo due to resignation effective 7-24-2026
<u>JAIL</u>	Remove Chase York due to resignation effective 7-30-2026
<u>JUVENILE PROBATION</u>	Add Brandon Connelly, Community Affairs Officer @ \$40,000.00 fulltime effective 8-3-2026

<u>PRECINCT 1</u>	Move Joseph Thompson from Road Crew to Pct 1 @ \$65,232.00 fulltime effective 7-6-2026
<u>PRECINCT 3</u>	Move John Manley from Road Crew to Pct 3 @ \$55,604.00 fulltime effective 7-6-2026 Move Justin Clark from Road Crew to Pct 3 @ \$51,000.00 fulltime effective 7-6-2026

20209 On the motion by Money, second by Monroe, for the Court to approve Payroll and Personnel; no one opposed, **Motion carries. See attachments.**

1. The Treasurer's Monthly Report for May 2026 – Brittini Turner, Treasurer

20210 On the motion by Harrison, second by Smith, for the court to approve the Treasurer's Monthly Report for May 2026 – Brittini Turner, Treasurer; no one opposed, **Motion carries. See attachments.**

2. A presentation on Health Insurance from the NITSCH Group – George Harmon

Table until next meeting

3. Findings on the Petition. Discussion and possible action to make findings under Tex. Health & Safety Code § 775.017 regarding whether creation of the proposed district is feasible and will promote the public safety, welfare, health, and convenience of persons residing in proposed Emergency Services District No.1 – Daniel Ray, Hunt County Civil Attorney
4. Action on the Petition. Discussion and possible action to grant or deny the petition to create Hunt County Emergency Services District No. 1 and, if granted, to fix the boundaries of the proposed district under Tex. Health & Safety Code § 775.017. – Daniel Ray, Hunt County Civil Attorney
5. Order of Confirmation Election. Discussion and possible action to adopt an order under Tex. Health & Safety Code § 775.018 calling an election within the proposed Emergency Services District No. 1 to confirm creation of the district and to authorize a maximum ad valorem tax not to exceed the rate allowed by art. III, § 48-e of the Texas Constitution, setting the election for the

next available uniform election date, and directing notice of the election in the manner required by § 775.018(d). – Daniel Ray, Hunt County Civil Attorney

Items 3,4, and 5 move to Special Session on Friday 7-31-2026

6. A resolution authorizing Hunt County to make a grant to the Senior Center Resources and Public Transit, Inc., organization in the amount of \$5,000 for the Texans Feeding Texans Home Delivered Meal Grant Program – Danny Allembaugh

20211 On the motion by Money, second by Monroe, for the court to approve a resolution authorizing Hunt County to make a grant to the Senior Center Resources and Public Transit, Inc., organization in the amount of \$5,000 for the Texas Feeding Texans Home Delivered Meal Grant Program – Danny Allembaugh; no one opposed, *Motion carries. See attachments.*

7. Approval of Amendment No. 3 to the IMM/LOCALS contract HHS001331300043 between Department of State and Health Services and Hunt County Health Department, Medical Services (Health Clinic). This amendment increases the contract by \$283,903, extending the contract term to August 21, 2027, and revises certain attachments to the contract – Aubree Hitchman, Assistant Auditor

20212 On the motion by Monroe, second by Money, for the court to approve amendment No. 3 to the IMM/LOCALS contract HHS001331300043 between Department of State and Health Services and Hunt County Health Department, Medical Services (Health Clinic). This amendment increases the contract by \$283,903, extending the contract term to August 21, 2027, and revises certain attachments to the contract – Aubree Hitchman, Assistant Auditor; no one opposed, *Motion carries. See attachments.*

8. Consideration and action on a resolution adopting an Interlocal Agreement with City of Greenville for upgrade of portions of CR 4103 partly in the City Limits and partly in the County, and payment for same - Daniel Ray, Hunt County Civil Attorney

Move to Executive Session

9. Discussion and possible action to adopt a Resolution of the Commissioners Court of Hunt County, Texas, supporting the

enactment by the 90th Texas Legislature of proposed legislation creating the Hunt County Groundwater Conservation District, subject to confirmation by the voters of Hunt County at an election, with no ad valorem taxing authority and no power of eminent domain; and discussion and possible action to authorize and direct the publication of notice, the delivery of copies of the proposed legislation, and the filing of the proposed legislation with the Texas Commission on Environmental Quality, as required by Chapter 313, Government Code, and Section 59, Article XVI, Texas Constitution, for the introduction of a local bill, including authorization of expenditures for required published notice and designation of the officials responsible for each required step - Daniel Ray, Hunt County Civil Attorney

20213 On the motion by Money, second by Monroe, for the court to adopt a Resolution of the Commissioners Court of Hunt County, Texas, supporting the enactment by the 90th Texas Legislature of proposed legislation creating the Hunt County Groundwater Conservation District, subject to confirmation by the voters of Hunt County at an election, with no ad valorem taxing authority and no power of eminent domain; and discussion and possible action to authorize and direct the publication of notice, the delivery of copies of the proposed legislation, and the filing of the proposed legislation with the Texas Commission on Environmental Quality, as required by Chapter 313, Government Code, and Section 59, Article XVI, Texas Constitution, for the introduction of a local bill, including authorization of expenditures for required published notice and designation of the officials responsible for each required step - Daniel Ray, Hunt County Civil Attorney; no one opposed, *Motion carries. See attachments.*

10. Discussion and possible action to adopt a Resolution of the Commissioners Court of Hunt County, Texas, supporting the enactment by the 90th Texas Legislature of proposed legislation granting counties express authority to enter into, record, and enforce development agreements concerning data centers and other high-impact development in the unincorporated area of the county; and discussion and possible action to authorize the County Judge, with assistance of counsel, to initiate and conduct negotiations toward development agreements with the developers of any proposed or anticipated data center or other high-impact development in Hunt County, addressing roads, drainage, fire protection, noise, water use reporting, financial assurance for decommissioning, and related subjects, with any

resulting agreement to be returned to the Commissioners Court for approval in open session - Daniel Ray, Hunt County Civil Attorney

20214 On the motion by Money, second by Harrison, for the court to adopt a Resolution of the Commissioners Court of Hunt County, Texas, supporting the enactment by the 90th Texas Legislature of proposed legislation granting counties express authority to enter into, record, and enforce development agreements concerning data centers and other high-impact development in the unincorporated area of the county; and discussion and possible action to authorize the County Judge, with assistance of counsel, to initiate and conduct negotiations toward development agreements with the developers of any proposed or anticipated data center or other high-impact development in Hunt County, addressing roads, drainage, fire protection, noise, water use reporting, financial assurance for decommissioning, and related subjects, with any resulting agreement to be returned to the Commissioners Court for approval in open session - Daniel Ray, Hunt County Civil Attorney; no one opposed, *Motion carries. See attachments.*

11. Discussion and possible action to adopt a Resolution of the Commissioners Court of Hunt County, Texas, supporting the enactment by the 90th Texas Legislature of proposed legislation requiring the developers of data centers and other high-impact development to enter into road-use and maintenance agreements with the host county, secured by financial assurance, providing for pre- and post-construction surveys of county roads and repair of construction damage at the developer's expense - Daniel Ray, Hunt County Civil Attorney

20215 On the motion by Smith, second by Harrison, for the court to adopt a Resolution of the Commissioners Court of Hunt County, Texas, supporting the enactment by the 90th Texas Legislature of proposed legislation requiring the developers of data centers and other high-impact development to enter into road-use and maintenance agreements with the host county, secured by financial assurance, providing for pre- and post-construction surveys of county roads and repair of construction damage at the developer's expense - Daniel Ray, Hunt County Civil Attorney; no one opposed, *Motion carries. See attachments.*

12. Discussion and possible action to direct the County Clerk to prepare and transmit certified copies of each resolution adopted by the Commissioners Court at this meeting concerning proposed legislation relating to data centers and other high-impact development to the Governor, the Lieutenant Governor,

the Speaker of the House of Representatives, the members of the Hunt County state legislative delegation, the standing committees of the Senate and House of Representatives with jurisdiction over such legislation, and the Texas Association of Counties - Daniel Ray, Hunt County Civil Attorney

20216 On the motion by Monroe, second by Money, for the court to direct the County Clerk to prepare and transmit certified copies of each resolution adopted by the Commissioners Court at this meeting concerning proposed legislation relating to data centers and other high-impact development to the Governor, the Lieutenant Governor, the Speaker of the House of Representatives, the members of the Hunt County state legislative delegation, the standing committees of the Senate and House of Representatives with jurisdiction over such legislation, and the Texas Association of Counties - Daniel Ray, Hunt County Civil Attorney; no one opposed, **Motion carries.**

13. FY 2026-2027 Budget – Bobby W. Stovall, County Judge

Discussion only

14. The request to replace electrical power distribution lines that will cross CR 3501 in Precinct 3 under normal stipulations – Farmers Electric Cooperative

20217 On the motion by Smith, second by Harrison, for the court to approve the request to replace electrical power distribution lines that will cross CR 3501 in Precinct 3 under normal stipulations – Farmers Electric Cooperative; no one opposed, **Motion carries. See attachments.**

15. A road frontage variance request in Precinct 2 – George Helton, Owner

20218 On the motion by Monroe, second by Money, for the court to approve a road frontage variance request in Precinct 2 – George Helton, Owner; no one opposed, **Motion carries.**

16. The civil plans for Oakwater Shores in Precinct 3 – Karch Bickham, P.E., Cuatro Consultants

20219 On the motion by Smith, second by Harrison, for the court to approve the civil plans for Oakwater Shores in Precinct 3 – Karch Bickham, P.E., Cuatro Consultants; no one opposed, **Motion carries.**

17. The replat of Lot 19 of Whispering Oaks, Ph. IV in Precinct 2 –
Russell Spence, Owner

Public Hearing Open: 11:13

Closed: 11:13

Speakers: None

20220 On the motion by Monroe, second by Money, for the court to approve the replat of Lot 19 of Whispering Oaks, Ph. IV in Precinct 2 – Russell Spence, Owner; no one opposed, **Motion carries.**

18. The final plat for the Estates of Lone Oak, Phase 2A in Precinct 3
– John Brinkman, Owner

20221 On the motion by Smith, second by Harrison, for the court to accept the final plat for the Estates of Lone Oak, Phase 2A in Precinct 3- John Brinkman, Owner; no one opposed, **Motion carries.**

19. A letter of Public Improvement Compliance for the Estates of
Lone Oak, Phase 2A in Precinct 3 – John Brinkman, Owner

20222 On the motion by Smith, second by Harrison, for the court to accept a letter of Public Improvement Compliance for the Estates of Lone Oak, Phase 2A in Precinct 3 – John Brinkman, Owner; no one opposed, **Motion carries.**

20. The final plat of Jaouni Addition in Precinct 4 – MTJ Holding,
Owner

20223 On the motion by Harrison, second by Smith, for the court to approve the final plat of Jaouni Addition in Precinct 4 – MTJ Holding, Owner; no one opposed, **Motion carries.**

21. The final plat for Banks & Landrith Estates in Precinct 2 – Cody
Banks, Owner

20224 On the motion by Monroe, second by Money, for the court to table until next regular meeting the final plat for Banks & Landrith Estates in Precinct 2 – Cody Banks, Owner; no one opposed, **Motion carries.**

We will now adjourn into executive session under Tex Gov't Code Section 551.071 – discussion with attorney regarding Interlocal Agreement, Silk Stocking Road Work, ESD Petition and Pending Suits – Penson, McAdow, & Davis, and proposed Data Center Regulations.

ADJOURN TO EXECUTIVE SESSION @ 11:17 A.M.

XI. 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; comptroller sales tax payback; Human Resources / employee accommodation; public information officer; Data center regulations; discussion of personnel matters; 30.06 and 30.07 signage; proposed legislation; ILA related to CR 4103; industrial road use agreement; HCSO School Resource Office ILA contract extensions with existing ISD contracts; Silk Stocking Road work – 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; Utility damage claim; ESD 1 petition; Penson v. Hunt County; Conroy drainage suit; McAdow suit; Davis suit – 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 in which the County has a legal interest – Daniel Ray, County Civil Attorney
4. As permitted by Texas Government Code §551.087 Consultation with County Civil Attorney regarding (1) to discuss or deliberate regarding 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 and with which the governmental body is conducting economic development negotiations; (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 12:45 P.M.
No action in Executive Session

ADJOURN

20225 On the motion by Money, second by Monroe, for the Court to adjourn at 12:45 p.m. on July 28, 2026, no one opposed, **Motion carries.**

I hereby attest to the accuracy of this record.



Becky Landrum
Hunt County Clerk

