

COMMISSIONER'S COURT
Regular Session
August 25, 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 was given by Commissioner Smith, and the Pledges to the Flags were led by Commissioner Smith.

II. ROLL CALL

The following were called and present: Commissioner 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 – August 11, 2026, Regular Session

20266 On the motion by Money, second by Monroe, for the Court to approve the minutes of August 11, 2026, 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: Jovany Garcia – CR 2730, Online, Kathy Mungia, Nikki Emerson, Rebecca Daniel, Dennis Campbell, all on Purposed Entertainment Center in Quinlan

V. TAXPAYER IMPACT STATEMENT

HUNT COUNTY TAXPAYER IMPACT STATEMENT

House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

Hunt County has proposed a budget for the County's 2026-2027 fiscal year. Hunt County intends to adopt its budget on or before September 29, 2026.

- Value of Median-Valued Homestead Property in the County: \$248,303
- Property Tax Bill for the Current Fiscal Year (\$0.339824): \$844
- Estimated Property Tax Bill for the Upcoming Fiscal Year if the County Adopts the Proposed Budget and Proposed Tax Rate (\$0.334612): \$831
- Estimated Property Tax Bill for the Upcoming Fiscal Year if the County adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$0.334612): \$831

VI. OLD BUSINESS

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

None

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 approve the purchase and installation of ten (10) Carrier rooftop HVAC units for the Hunt County Jail from Ken Parker Service, utilizing BuyBoard Contract #720-23, in the total amount of \$163,000.00, including associated electrical, gas and drain retrofits, hail guards, economizers, crane service, labor and materials. Funding to be paid from line item

10-614-1800- 2261 – Building Maintenance & Repair – Stuart
CJC – Tammy D. Himes, Purchasing Agent

2. Consent to approve a lease agreement for one (1) Kyocera ECOSYS MA4000cix—40 ppm in monochrome or color, 1200 X 1200 dpi resolution, Single Pass Duplex Scanning Feeder for Effortless Two-Sided Printing—42 PPM A4 Color MFP (3 in 1:P/C/S) Color Scanning, Black Printing and Copier for the JP 1-1 at \$59.00 per month. Machine(s) will be added to the existing maintenance agreement with the service rate of \$0.02200 for all black copies and rate of \$0.06500 for all colored copied to include toner and staples –Tammy D. Himes, Purchasing Agent
3. Consent to approve a lease agreement for one (1) Kyocera ECOSYS MA2600cwx—27 ppm in monochrome or color, 1200 X 1200 dpi resolution, Dual Scan Document Processor for Effortless Two-Sided Printing—Color 27 PPM A4 Color MFP w/ DPCopyPrint Scan Wireless Color Scanning, Black Printing and Copier for the Precinct 4 Barn at \$31.00 per month. Machine(s) will be added to the existing maintenance agreement with the service rate of \$0.02200 for all black copies and rate of \$0.06500 for all colored copied to include toner and staples –Tammy D. Himes, Purchasing Agent
4. The V.G. Young Institute of County Government awards this certificate to Commissioner Daren Peanut Money for successfully completing 17 hours of education training during the 2026 North & East TX CJCA Annual Conference – Becky Landrum, County Clerk
5. The V.G. Young Institute of County Government awards this certificate to Commissioner David Wayne Monroe for successfully completing 17 hours of education training during the 2026 North & East TX CJCA Annual Conference – Becky Landrum, County Clerk
6. The V.G. Young Institute of County Government awards

this certificate to Commissioner Garry Smith for successfully completing 17 hours of education training during the 2026 North & East TX CJA Annual Conference – Becky Landrum, County Clerk

7. The V.G. Young Institute of County Government awards this certificate to Commissioner Steven Harrison for successfully completing 14 hours of education training during the 2026 North & East TX CJA Annual Conference – Becky Landrum, County Clerk

[20267](#) On the motion by Money, second by Monroe, 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:

[20268](#) On the motion by Smith, second by Harrison, for the Court to approve the Accounts Payable; Commissioner Money abstained from vote, and no one opposed, **Motion carries.**

[20269](#) On the motion by Harrison, second by Smith, for the Court to approve the Line-Item Transfers; Commissioner Money abstained from vote, and no one opposed, **Motion carries. See attachments.**

[20270](#) On the motion by Monroe, second by Harrison, for the Court to approve the Budget Amendments; Commissioner Money abstained from vote, and no one opposed, **Motion carries. See attachments.**

JAIL COUNT: 331

PAYROLL & PERSONNEL:

<u>HOMELAND SECURITY</u>	Add Brenden Payne, trash pickup, part time hourly @ \$16.00 effective 8-21-26 Add Tyler Smallwood, trash pickup, part time hourly @ \$16.00 effective 8-21-26
<u>HUMAN RESOURCES</u>	Add Tammy Hodges, Floater, hourly @ \$15.00 effective 8-11-26
<u>JAIL</u>	Remove Tony J. Jones due to resignation effective 8-28-26 Add Ethan Wayne Kirk, Detention Officer, fulltime @ \$50,820.00 effective 8-17-26 Add Samuel Esteban Gomez, Detention Officer, fulltime @ \$50,820.00 effective 8-17-26

	Add Jonathan Keith Collins, Detention Officer, fulltime @ \$50,820.00 effective 8-17-26 Add Steven Matthew Willardson, Detention Officer, fulltime @ \$50,820.00 effective 8-24-26 Add Susan Yvette Thompson, Detention Officer, fulltime @ \$50,820.00 effective 8-24-26
<u>JUVENILE PROBATION</u>	Received Certification Kimberly Woodruff, Juvenile Probation Officer @ \$54,500.00 effective 8-17-26
<u>SHERIFF'S OFFICE</u>	Promote Ronny Crain to Sergeant @ \$79,734.00 effective 8-23-26 Remove Donna Roten due to resignation effective 8-30-26
<u>TAX OFFICE</u>	Remove Riane Long due to termination effective 8-20-26 Add Chelsea Hammack, Deputy Clerk @ \$44,550.00 effective 8-31-26

[20271](#) 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 quarterly report for the Northeast Texas Children's Museum – Rachel Bounds, Executive Director

[20272](#) On the motion by Harrison, second by Smith, for the court to approve the quarterly report for the Northeast Texas Children's Museum – Rachel Bounds, Executive Director; no one opposed, **Motion carries. See attachments.**

2. A resolution to designate the South Sulphur River Bridge, State Highway 34, 1.3 miles south of the Wolfe City, Texas, city limits as The Vietnam Veterans Memorial Bridge – Samuel "Butch" Creed

[20273](#) On the motion by Harrison, second by Smith, for the court to adopt a resolution to designate the South Sulphur River Bridge, State Highway 34, 1.3 miles south of Wolfe City, Texas, city limits as The Vietnam Veterans Memorial Bridge – Samuel "Butch" Creed; no one opposed, **Motion carries. See attachments.**

3. The appointment of the Hunt County Elections Administrator, Sheri Nerren – Bobby W. Stovall, County Judge

[20274](#) On the motion by Money, second by Smith, for the court to appoint Sheri Nerren as the Hunt County Elections Administrator; no one opposed, **Motion carries. See attachments.**

4. A resolution of the Commissioners Court to contract with

Hunt County Health Department Pharmacist Sheila Dawson
– Daniel Ray, County Civil Attorney

20275 On the motion by Money, second by Monroe, for the court to approve a resolution to contract with the Hunt County Health Department Pharmacist, Sheila Dawson – Daniel Ray, County Civil Attorney; no one opposed, **Motion carries. See attachments.**

5. The request to enact a burn ban for Hunt County – David Jones, Homeland Security

20276 On the motion by Money, second by Monroe, for the court to approve the request to enact a burn ban for Hunt County – David Jones, Homeland Security; no one opposed, **Motion carries. See attachments.**

6. Just Appraised SAAS services order form for Auto Indexing for a contract term from November 1, 2026, through October 31, 2027, at \$54,075.00, license fee out of fund 81-611-0300-2340 – Becky Landrum, County Clerk

20277 On the motion by Money, second by Monroe, for the court to approve the Just Appraised SaaS services order form for Auto Indexing for a contract term from November 1, 2026, through October 31, 2027, @ \$54,075.00, license fee out of fund 81-611-0300-2340 – Becky Landrum, County Clerk; no one opposed, **Motion carries. See attachments.**

7. Discuss and take action on an Order calling the General Election on November 3, 2026 – Sheri Nerren, Elections Administrator

20278 On the motion by Harrison, second by Smith, for the court to approve an Order calling the General Election on November 3, 2026 – Sheri Nerren, Elections Administrator; no one opposed, **Motion carries. See attachments.**

8. Discuss and take action on Early Voting and Election Day locations for the 2026 General Election – Sheri Nerren, Elections Administrator

20279 On the motion by Smith, second by Harrison, for the court to approve Early Voting and Election Day locations for the 2026 General Election with approval to change the early voting hours on Sunday October 25 from 10:00 am to 4:00 pm, and 2 changes on polling locations Lone Oak Civic Center and the church in Quinlan. – Sheri Nerren, Elections Administrator; no one opposed, **Motion carries. See attachments.**

9. Discuss and take action on appointment of Election Day Judges for the 2026 General Election – Sheri Nerren, Elections

Administrator

20280 On the motion by Harrison, second by Smith, for the court to approve the appointment of Election Day Judges for the 2026 General Election – Sheri Nerren, Elections Administrator; no one opposed, **Motion carries.**

10. Discuss and possibly take action on proposed amendments to City of Caddo Mills TIRZ No. 1 Participation Agreement, TIRZ No. 2 Participation Agreement, TIRZ No. 1 Amended and Restated Final Project and Finance Plan, and TIRZ No. 2 Final Project and Finance Plan, and all related issues – Daniel Ray, Hunt County Civil Attorney

Speaker: Mary Petty, P3 Works

20281 On the motion by Monroe, second by Money, for the court to approve proposed amendments to City of Caddo Mills TIRZ No. 1 Participation Agreement, TIRZ No. 2 Participation Agreement, TIRZ No. 1 Amended and Restated Final Project and Finance Plan, and TIRZ No. 2 Final Project and Finance Plan, and all related issues, subject to approval by Caddo Mills – Daniel Ray, Hunt County Civil Attorney; no one opposed, **Motion carries. See attachments.**

11. Discussion and possible action on a resolution expressing the Hunt County Commissioners Court's support for the proposed "High-Impact Facility Decommissioning and Financial Assurance Act," relating to decommissioning requirements and financial assurance for certain high-impact facilities, including data centers, in the unincorporated areas of counties, and providing civil penalties; and authorizing the County Judge to execute and transmit the resolution to members of the Texas Legislature and other appropriate officials – Daniel Ray, Hunt County Civil Attorney

20282 On the motion by Money, second by Monroe, for the court to approve a resolution expressing the Hunt County Commissioners Court's support for the proposed "High-Impact Facility Decommissioning and Financial Assurance Act," relating to decommissioning requirements and financial assurance for certain high-impact facilities, including data centers, in the unincorporated areas of counties, and providing civil penalties; and authorizing the County Judge to execute and transmit the resolution to members of the Texas Legislature and other appropriate officials – Daniel Ray, Hunt County Civil Attorney; no one opposed, **Motion carries. See attachments.**

12. Discussion and possible action on a resolution expressing the Hunt County Commissioners Court's support for the proposed "Covered Facility Noise and Lighting Performance Standards Act," relating to the authority of a county to adopt noise and outdoor lighting performance standards for certain high-impact facilities, including data centers, in the unincorporated area of the county, and providing civil penalties; and authorizing the County Judge to execute and transmit the resolution to members of the Texas Legislature and other appropriate officials – Daniel Ray, Hunt County Civil Attorney

20283 On the motion by Smith, second by Harrison, for the court to approve a resolution expressing the Hunt County Commissioners Court's support for the proposed "Covered Facility Noise and Lighting Performance Standards Act," relating to the authority of a county to adopt noise and outdoor lighting performance standards for certain high-impact facilities, including data centers, in the unincorporated area of the county, and providing civil penalties; and authorizing the County Judge to execute and transmit the resolution to members of the Texas Legislature and other appropriate officials – Daniel Ray, Hunt County Civil Attorney; no one opposed, *Motion carries. See attachments.*

13. Discuss and possibly take action on the upgrade of CR 2730 – Daren Money, Precinct 1 Commissioner

20284 On the motion by Money, second by Harrison, for the court to approve the upgrade of CR 2730 and to split the increase between Precinct 1 and Jovany Garcia, \$9500.00 must be in escrow before the end of six months from today's date for the agreement to be valid - Daren Money, Precinct 1 Commissioner; Commissioner Monroe opposed, *Motion carries. See attachments.*

14. The request for permission to install a single-phase OH distribution line approximately 2' inside the north and south ROW of CR 1042 in Precinct 1 under normal stipulations – Oncor

20285 On the motion by Money, second by Monroe, for the court to approve the request for permission to install a single-phase OH distribution line approximately 2' inside the north and south ROW of CR 1042 in Precinct 1 under normal stipulations - Oncor; no one opposed, *Motion carries. See attachments.*

Go to Item #25 Following a public hearing, a change of Zoning from a, agricultural district to PD, Planned Development of approximately 527. 226 acres located at 8293 CR 2276, Quinlan, TX for the purpose of creating an Entertainment Center, in Precinct 2 – Dream Entertainment Labs, Owner

Public Hearing Open: 11:40 Closed 12:19

Speakers: Erin Adell, Tyler Davis, Amy Sunquist, Scott Reddlin, Marshall Holland, Dia Arianna, Ann Wornholt

20286 On the motion by Monroe, second by Money, for the court to table this item until the next available meeting, Monday August 31, 2026 @ 10:00 am; no one opposed, **Motion carries.**

10 minutes recess of the Court, back at 12:33 pm

15. The upgrade of approximately 1,008 feet of CR 1091 from rock to oil sand at county expense. Using pugmill materials at a rate of \$59.00 per ton versus \$88.00 per ton – Daren Money, Precinct 1 Commissioner

20287 On the motion by Money, second by Monroe, for the court to approve the upgrade of approximately 1,008 feet of CR 1091 from rock to oil sand at county expense. Using pugmill materials at a rate of \$59.00 per ton versus \$88.00 per ton – Daren Money, Precinct 1 Commissioner; no one opposed, **Motion carries.**

16. The upgrade of approximately 200 feet of CR 1092 from rock to oil sand at county expense. Using pugmill materials at a rate of \$59.00 per ton versus \$88.00 per ton – Daren Money, Precinct 1 Commissioner

20288 On the motion by Money, second by Monroe, for the court to approve the upgrade of approximately 200 feet of CR 1092 from rock to oil sand at county expense. Using pugmill materials at a rate of \$59.00 per ton versus \$88.00 per ton – Daren Money, Precinct 1 Commissioner; no one opposed, **Motion carries.**

17. The request for permission to install a single-phase OH distribution line approximately 2' inside north and south ROW of CR 1112 in Precinct 1 under normal stipulations – Oncor

20289 On the motion by Money, second by Monroe, for the court to approve the request for permission to install a single-phase OH distribution line approximately 2' inside north and south

ROW of CR 1112 in Precinct 1, under normal stipulations - Oncor; no one opposed, **Motion carries. See attachments.**

18. The upgrade of approximately 1267.2 feet of CR 1113 from rock to oil sand at county expense. Using pugmill materials at a rate of \$59.00 per ton versus \$88.00 per ton – Daren Money, Precinct 1 Commissioner

20290 On the motion by Money, second by Monroe, for the court to approve the upgrade of approximately 1267.2 feet of CR 1113 from rock to oil sand at county expense. Using pugmill materials at a rate of \$59.00 per ton versus \$88.00 per ton – Daren Money, Precinct 1 Commissioner; no one opposed, **Motion carries.**

19. The upgrade of approximately 6,108.96 feet of CR 1129 from rock to oil sand at county expense. Using pugmill materials at a rate of \$59.00 per ton versus \$88.00 per ton – Daren Money, Precinct 1 Commissioner

20291 On the motion by Money, second by Monroe, for the court to approve the upgrade of approximately 6,180.96 feet of CR 1129 from rock to oil sand at county expense. Using pugmill materials at a rate of \$59.00 per ton versus \$88.00 per ton – Daren Money, Precinct 1 Commissioner; no one opposed, **Motion carries.**

20. The upgrade of approximately 3442.56 feet of CR 1142 from rock to oil sand at county expense. Using pugmill materials at a rate of \$59.00 per ton versus \$88.00 per ton – Daren Money, Precinct 1 Commissioner

20292 On the motion by Money, second by Monroe, for the court to approve the upgrade of approximately 3442.56 feet of CR 1142 from rock to oil sand at county expense. Using pugmill materials at a rate of \$59.00 per ton versus \$88.00 per ton – Daren Money, Precinct 1 Commissioner; no one opposed, **Motion carries.**

21. The request for permission to install a single-phase OH distribution line 50' across CR 4300 and install a Pole/Transformer approximately 1' inside the Northern ROW of CR 4300 in Precinct 4 under normal stipulations - Oncor

20293 On the motion by Harrison, second by Smith, for the court to approve the request for permission to install a single-phase OH distribution line 50' across CR 4300 and install a Pole/Transformer approximately 1' inside the Northern ROW of the CR 4300 in Precinct 4, under normal stipulations - Oncor; no one opposed, **Motion carries. See attachments.**

22. The request for permission to install a single-phase OH distribution line in ROW on CR 1089 in Precinct 1 under normal stipulations – Oncor

20294 On the motion by Money, second by Monroe, for the court to approve the request for permission to install a single-phase OH distribution line in ROW on CR 1089 in Precinct 1, under normal stipulations - Oncor; no one opposed, **Motion carries.**

23. The request for permission to install (1) 40/3 WP, DG, & 150' of overhead #2ACSR primary and neutral wire in county ROW along CR 4704 to serve a new customer in Precinct 4 under normal stipulations – Oncor

20295 On the motion by Harrison, second by Smith, for the court to approve the request for permission to install (1) 40/3 WP, DG, & 150' of overhead #2ACSR primary and neutral wire in county ROW along CR 4704 to serve a new customer in Precinct 4, under normal stipulations - Oncor; no one opposed, **Motion carries. See attachments.**

24. The upgrade of approximately 3,907 feet of CR 4906 from dirt to rock at county expense – Steven M. Harrison, Precinct 4 Commissioner

20296 On the motion by Harrison, second by Smith, for the court to approve the upgrade of approximately 3,907 feet of CR 4906 from dirt to rock at county expense – Steven M. Harrison, Precinct 4 Commissioner; no one opposed, **Motion carries.**

25. Following a public hearing, a change of Zoning from a, agricultural district to PD, Planned Development of approximately 527. 226 acres located at 8293 CR 2276, Quinlan, TX for the purpose of creating an Entertainment Center, in Precinct 2 – Dream Entertainment Labs, Owner

Moved to earlier in agenda

26. The civil plans for the Little Creek RV Community in Precinct
3 – Ed Reams, Owner

20297 On the motion by Smith, second by Harrison, for the court to approve the civil plans for the Little Creek RV Community in Precinct 3 – Ed Reams, Owner; no one opposed, **Motion carries.**

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

Discussion by Commissioners
Richey Valenzula

No Action

At this time, we will be going into Executive Session under Texas Government Code, Sections 551.071 and 551.087 to discuss the items listed under those sections and under items 1,2 and 4 on the agenda.

ADJOURN TO EXECUTIVE SESSION

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; 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; Silk Stocking Road work; drivers license office; CR 1109 and CR 1095; 'Hunt County Road Policy' legal issues; Animal control contract; Public Information Act responses and resolution; Burn ban adoption; City of Greenville Interlocal Agreement for road work; County Road 2400 road use agreement; County Road 3113 legal status – 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 / Hawk Cove; West v. The Town of Poetry appeal; 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 – Project Shopping Cart – Daniel Ray, County Civil Attorney

ADJOURN TO REGULAR SESSION

____ The Court exited Executive Session and returned to Regular Session at 1:49 pm
Judge Stovall has left the meeting, Commissioner Harrison is Judge Pro-tem

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

No action in executive session

ADJOURN

20298 On the motion by Smith, second by Money, for the Court to adjourn at 1:50 p.m. on August 25, 2026, no one opposed, **Motion carries.**

I hereby attest to the accuracy of this record.



Becky Landrum
Hunt County Clerk

