

Hunt County Commissioners Court

Agenda for the Hunt County Commissioners Court meeting in regular session on Tuesday, August 25, 2026, beginning at 10:00 A.M. at 2700 Johnson Street Greenville, Texas, in the Auxiliary Courtroom. Commissioner's Court is open to the public and may also be streamed online via YouTube. To stream the meeting, follow the "Commissioners Court Live Stream" hyperlink on the county's website: huntcounty.net.

I. CALL MEETING TO ORDER

II. ROLL CALL

III. MINUTES – August 11, 2026, regular session

IV. PUBLIC TESTIMONY – Citizens are invited to address the Commissioners 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 Commissioners 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.

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

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

1. 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
1. 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
2. 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
3. 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 CJCA Annual Conference – Becky Landrum, County Clerk
4. 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 CJCA Annual Conference – Becky Landrum, County Clerk

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

Approval of accounts payable.

Approval of line-item transfers.
Approval of budget amendments.
Approval of payroll and personnel.

1. The quarterly report for the Northeast Texas Children's Museum – Rachel Bounds, Executive Director
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
3. The appointment of the Hunt County Elections Administrator, Sheri Nerren – Bobby W. Stovall, County Judge
4. A resolution of the Commissioners Court to contract with Hunt County Health Department Pharmacist Sheila Dawson – Daniel Ray, County Civil Attorney
5. The request to enact a burn ban for Hunt County – David Jones, Homeland Security
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
7. Discuss and take action on an Order calling the General Election on November 3, 2026 – Sheri Nerren, Elections Administrator
8. Discuss and take action on Early Voting and Election Day locations for the 2026 General Election – Sheri Nerren, Elections Administrator
9. Discuss and take action on appointment of Election Day Judges for the 2026 General Election – Sheri Nerren, Elections Administrator

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

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
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
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
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
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
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
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
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

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
24. The upgrade of approximately 3,907 feet of CR 4906 from dirt to rock at county expense – Steven M. Harrison, Precinct 4 Commissioner
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
26. The civil plans for the Little Creek RV Community in Precinct 3 – Ed Reams, Owner
27. FY 2026-2027 Budget – Bobby W. Stovall, County Judge

ADJOURN TO EXECUTIVE SESSION AS NEEDED

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

TAKE ANY ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION AS NEEDED.

ADJOURN