Hunt County Commissioners Court

Agenda for the Hunt County Commissioners Court meeting in regular session on Tuesday, October 13, 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 – September 22, 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. OLD BUSINESS

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

1. None.

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 the purchase of one (1) 2027 Chevrolet Silverado 2500HD 4WD Crew Cab Work Truck for Hunt County

Precinct 2 from Caldwell Country Chevrolet II LLC, through BuyBoard Contract #724-23, in the total amount of $53,634.00, including delivery and cooperative purchasing fee, per Quote #QUO-06414-X3K6N5. Funding: Precinct 2 Equipment Fund, line item 22-671-3600-4200 – Tammy D. Himes, Purchasing Agent

2. Discuss and take action to approve the purchase of one (1) Peterbilt Model 536 Dump Truck for Hunt County Precinct 1 from Rush Truck Center through BuyBoard Contract #723-23, in the total amount of $182,284.02, including the $400.00 BuyBoard administrative fee, utilizing the Texas Emissions Reduction Plan (TERP) Rebate Grant, Contract No. 582-26-87254-RG, to be paid from line item 27-671-3500-4200 – Tammy D. Himes, Purchasing Agent

3. Discuss and take action to approve the purchase of one (1) Peterbilt Model 567 Dump Truck for Hunt County Precinct 1 from Rush Truck Center through BuyBoard Contract #723-23, in the total amount of $256,990.40, including the $400.00 BuyBoard administrative fee, utilizing the Texas Emissions Reduction Plan (TERP) Rebate Grant, Contract No. 582-26-87254-RG, payable from 27-671-3500-4200 – Tammy D. Himes, Purchasing Agent

4. Discuss and take action to approve the purchase of one (1) Peterbilt Model 567 Tractor for Hunt County Precinct 1 from Rush Truck Center through BuyBoard Contract #723-23, in the total amount of $200,387.65, including the $400.00 BuyBoard administrative fee, payable from 27-671-3500-4200 – Tammy D. Himes, Purchasing Agent

5. Discuss and possibly take action on approving the amended Hunt County Purchasing Policy and Procedures Manual to update Controlled Asset classifications, inventory terminology, and thresholds, effective October 1, 2026, to maintain consistency with the Hunt County Auditor's Office; Exhibit A – Amendments to Hunt County Purchasing Policy and Procedures Manual Effective October 1, 2026, Pages Amended: 1, 11, 13, 31 and 43 – Tammy D. Himes, Purchasing Agent

6. Recognize the transfer of 2,000 rounds of .40 caliber ammunition from the Hunt County Sheriff's Office to the Hunt County Constable Precinct 1 Office, at no cost to the County – Tammy D. Himes, Purchasing Agent

7. Consent to approve the renewal of Samsara vehicle gateway and forward-facing dash camera licenses for Hunt County Precinct 1 for a twelve (12) month term beginning December 18, 2026, through December 17, 2027, in the total amount of $15,705.60, per Samsara Quote #Q-2741294. Funding: Precinct 1 Software, line item 21-671-3500-2235 – Tammy D. Himes, Purchasing Agent

8. Consent to approve the renewal of Samsara vehicle gateway and forward-facing dash camera licenses for Hunt County Precinct 4 for a twelve (12) month term beginning December 18, 2026, through December 17, 2027, in the total amount of $20,160.00, per Samsara Quote #Q-2841539. Funding: Precinct 4 Software, line item 24-671-3800-2235 – Tammy D. Himes, Purchasing Agent

9. Consent to approve the renewal of Samsara vehicle gateway and forward-facing dash camera licenses for the Hunt County Maintenance Department for a twelve (12) month term beginning December 18, 2026, through December 17, 2027, in the total amount of $3,561.60, per Samsara Quote #Q-2841541. Funding: Maintenance Software, line item 10-614-1800-2235 – Tammy D. Himes, Purchasing Agent

10. Consent to approve the Thomson Reuters/Westlaw ProFlex subscription for the Hunt County District Attorney's Office, per Order Form #Q-11636250, at a monthly cost of $7,819.17 for a 36-month term. Funding: 10-621-1400-2235 – Software – Tammy D. Himes, Purchasing Agent

11. Consent to approve the three (3) year renewal of the FileBound Document Management software subscription for Hunt County

Voter Registration/Elections with Access Imaging Solutions, LLC, for the term October 1, 2026, through September 30, 2029, in the amount of $14,112.00 annually, for a total contract amount of $42,336.00, per Quote #187-4. Funding: 10-615-3400-2235 – Software – Tammy D. Himes, Purchasing Agent

12. Discuss and possibly take action on approving a price increase for RFB #186-19, Vehicle Oil Changes and Filter Services, awarded to Valvoline Express Care, increasing the 5-quart oil change price from $44.99 to $48.99 due to documented motor oil supply cost increases and temporary surcharges, with all other awarded pricing to remain unchanged; effective upon approval by Commissioners Court – Tammy D. Himes, Purchasing Agent

13. Consent to approve the Vertiv 2027 Essential Service Agreement from CDW Government, LLC, per Quote #CPQ-1103806 dated September 23, 2026, in the total amount of $15,590.00, for preventive maintenance and support services for Hunt County equipment, for a one-year term beginning October 1, 2026, and to authorize the County Judge to execute all necessary documents. Funding to be paid from line item 10-611-3100-2236 – Tammy D. Himes, Purchasing Agent

14. Consent to approve a lease agreement for one (1) Kyocera Copystar MA 4000cifx color copier/printer/scanner for the Sheriff's Department at $28.00 per month to be added to the current Hunt County lease agreement with CPI, and to add machine to the existing maintenance agreement with service rates of $0.0091 per black copy and $0.059 per color copy, to include toner and staples. Tammy D. Himes, Purchasing Agent

15. Ratification of the asbestos remediation contract approved by the County Judge on October 6th, consent to approve the estimate from Page Restoration for mitigation and abatement services at the Hunt County Courthouse facility, in the total estimated amount of $21,569.50, as detailed in the attached estimate, and authorize payment upon completion and invoice

verification. Page Restoration requires 50% of the total estimate due upfront, with the remaining balance due after completion. Funding to be paid from line item 10-641-1800-2260 (BLDG M&R – 2507 Lee Court House)) – Tammy D. Himes, Purchasing Agent

16. Consent to approve the Annual Maintenance Agreement for Recorder #745101314 with VistaCom. Maintenance Agreement effective November 1, 2026, through October 31, 2027, in the annual amount of $11,496.00. Pricing per Invoice 8277. Funding from Sheriff's Department Software Repair & Maintenance Funds – 10-631-2000-2235 – Tammy D. Himes, Purchasing Agent

17. Consent to approve the CivicPlus Public Information & Social Media Archiving Contract, per Quote #Q 149624 1, in the total amount of $22,100.80, for year one services including the NextRequest Public Information Platform and Social Media Archiving solution, for a one year term beginning upon execution, and to authorize the County Judge to execute all necessary documents. Funding to be paid from software line item 10-611-0200-2235 – Tammy D. Himes, Purchasing Agent

18. Consent to approve the renewal of a twelve (12) month term for three (3) Casper connections, per Invoice #: 17412 with SurTec, for the Sheriff's Department. The term shall be effective November 1, 2026, through October 31, 2027. Funding from Software Repair and Maintenance, line item 10-636-2000-2235 – Tammy D. Himes, Purchasing Agent

19. Per Attorney General guidelines, code of Criminal Procedure Article 59.06(g)(1), request for the County Auditor's Office to conduct the audit of the FY 2026 Chapter 59 Asset Forfeiture Report for the Hunt County District Attorney's Office – Nobie Walker, District Attorney

20. The Sheriff's Office has received (3) deposits of $24,999.00, $759.73, & $942.24 in the total amount of $26,700.97 from the federal forfeiture program and is requesting this be allocated to

the Law Enforcement Equipment Category – Buddy Oxford, Chief Deputy

21. The Sheriff & Constable Fees, with no changes from last year – 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 Audie Murphy/Cotton Museum – Susan Lanning, Director

2. A report from the Wolfe City Public Library – Chriss Adams, Director at the Wolfe City Public Library

3. A proclamation for Domestic Violence Month for October 2026 in Hunt County – Kristen Ostertag, Executive Director for Women In Need

4. The quarterly report and a financial update for the Boys and Girls Club of Northeast Texas – Jenny Kruger, CEO

5. An interpretation for our Hunt County Master Gardeners – Mary Shockley, Texas A&M AgriLife Extension Agent

6. The September 2026 month end report from Constable Precinct 1 – Richy Valenzuela, Constable Precinct 1

7. Based on the bids provided and the available total construction budget, it is recommended that Hunt County enter into a contract with Anchor Contracting LLC, for the Base Bid amount of $581.863.50 for the construction of the CDBG Street Rehabilitation project. This will leave approximately $58,286.50 in funds available for any change orders or unforeseen issues

during construction, along with the possibility of selection items from the bid alternates to add to the project – MTG Engineers & Surveyors

8. Discuss and take action on the adoption of the Hunt County Retiring Officer Firearm Policy, establishing procedures for the purchase of County-issued service firearms and badges by eligible honorably retiring peace officers in accordance with Texas Government Code Chapter 614, Subchapter D, including Sections 614.051 and 614.053 – Tammy D. Himes, Purchasing Agent

9. The request for permission to install a single-phase distribution line approximately 2" in the county ROW on CR 1114 in Precinct 1 under normal stipulations – Oncor

10. Interlocal agreement with Royse City, Texas, regarding County Road work on city roads and payment for same, and all related issues – David Monroe, Precinct 2 Commissioner

11. Discuss and possibly take action on naming a private drive off FM 2642 in Precinct 2, Burrow Rd, due to 911 addressing – Halle Himes, 911 Coordinator

12. The request for permission to perform work within the CR 2216 ROW for the Juniper Springs project. The proposed work consists of tying into an existing water line located beneath the edge of CR 2216 in Precinct 2 under normal stipulations – Housley Group Construction

13. The request for permission to construct and place underground conduit on CR 2412 within the ROW, where no utility easement is present in Precinct 2 under normal – Spectrum/Charter

14. The request to replace electrical power distribution lines that will cross CR 2546 in Precinct 2 under normal stipulations – Farmers Electric Cooperative

15. The request for permission to construct and place a pedestal and fiber on Hideway Ln within the ROW, where no utility easement is present in Precinct 3 under normal stipulations – Spectrum/Charter

16. The request for permission to construct coax cable repair and install 1,944' of replacement coax cable over lash along ROW of Old Mills Rd CR 3315, crossing over CR 3310 then cross over Old Mill Rd CR 3315 along ROW of CR 3316 and cross over CR 3316. Where no utility easement is present, this request will exclude (A & D of plans) ROW permit submitted through the City of Greenville for (A & D) in Precinct 3 under normal stipulations – Spectrum/Charter

17. The request for permission to construct and place underground conduit on CR 3522 and stopping at the intersection of Mike Rd within the ROW where no utility easement is present in Precinct 3 under normal stipulations – Spectrum/Charter

18. Interlocal agreement with City of Neylandville, Texas, regarding County Road work on city roads and payment for same, and all related issues – Steven Harrison, Precinct 4 Commissioner

19. The upgrade of approximately 640 ft of CR 4710 from dirt to rock in Precinct 4, money is in escrow – Steven Harrison, Precinct 4 Commissioner

20. The final plat of Buchanan Acres Addition in Precinct 3 – David Buchanan, Owner

21. Consideration and action on a resolution approving a Chapter 381 Economic Development Agreement and Performance Agreement between Hunt County and Wal-Mart Real Estate Business Trust, and approving 381 policy and all related issues – Daniel Ray, Hunt County Civil Attorney

22. Discussion and possible action on a resolution expressing the Hunt County Commissioners Court's support for the proposed

"Covered Facility Fire and Building Safety Act," relating to county fire code authority over, and fire safety information and coordination requirements for, certain high-impact facilities, including data centers, in the unincorporated areas of counties; 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

23. Discussion and possible action on a resolution expressing the Hunt County Commissioners Court's support for the proposed "High-Impact Facility Valuation Study Act," relating to a study by the comptroller of public accounts regarding the appraisal and taxation of, and the fiscal effects on taxing units of, data centers and other high-impact facilities; 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

24. Discussion and possible action on a resolution expressing the Hunt County Commissioners Court's support for the proposed "Covered Facility Location, Setback, and Buffer Act," relating to the authority of a county to adopt setback, buffer, and screening requirements 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

25. Discussion and possible action on a resolution expressing the Hunt County Commissioners Court's support for the proposed "Covered Development Impact Fee Act," relating to the authority of a county to impose impact fees on certain high-impact development, including data centers, in the unincorporated area of the county for roadway, fire protection and emergency medical, and drainage capital improvements; 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

26. Discussion and possible action on a resolution expressing the Hunt County Commissioners Court's support for the proposed "Drainage and Site Engineering Review Act," relating to county review of drainage and site engineering for certain high-impact development, 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

27. Discussion and possible action on a resolution expressing the Hunt County Commissioners Court's support for the proposed "Covered Development Conditional Use Permit Act (Local Option)," relating to the authority of a county, on approval of the qualified voters of the county, to require a conditional use permit for certain high-impact development, 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

ADJOURN TO EXECUTIVE SESSION AS NEEDED

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; 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; driver's 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; Commerce Animal Shelter Agreement – 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

5. Pursuant to Texas Government Code 551.074, Personnel Matters: Discuss Personnel Matters with the IT Department – Sandy Orange, Human Resources Director

ADJOURN TO REGULAR SESSION

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

ADJOURN