



NOTICE OF COMMISSIONER'S COURT MEETING

Erath County Courthouse
County Courtroom, 100 W. Washington, Stephenville, Texas
Monday, August 10, 2026 9:00 AM

MINUTES

On the 10th day of August, 2026 the Honorable Commissioners Court of Erath County, Texas, convened in Regular Session hereof in the County Courtroom of the Erath County Courthouse for the following purport, to wit:

Members Present: Commissioner Precinct 1, Dee Stephens
Commissioner Precinct 2, Albert Ray
Commissioner Precinct 3, Sherman Edwards
Commissioner Precinct 4, Jim Buck
County Judge, Brandon Huckabee

Gwinda Jones, County Clerk

1. Pledge of Allegiance.
County Judge, Brandon Huckabee
2. Invocation.
Invocation - Worth Hayes
3. Public Comments.
None
4. Discussion and action to approve a resolution authorizing a grant to the Meals on Wheels Program of Erath County.

MOTION was made by Commissioner Precinct 1 Dee Stephens and seconded by Commissioner Precinct 3 Sherman Edwards to approve a resolution authorizing a grant to the Meals on Wheels Program of Erath County.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 187

5. Receive and open Group Insurance Proposals.
Received proposals from the following:
Sidecar Health; Gravie Comfort; Curative; The Hartford; Creative Benefit Administrators; MetLife; Legal Shield; Texas Legal; Texas Association of Counties

6. Land Development

- a. Discussion and action to approve the replat application filed to revise LOT 748 AND LOT 746R OF MOUNTAIN LAKES, SECTION THREE, AN ADDITION TO ERATH COUNTY TEXAS, replat into LOT 748R, MOUNTAIN LAKES, SECTION THREE. Located in PCT3.
- b. Discussion and action to approve the replat application filed to revise LOT 107 AND LOT 108 OF MOUNTAIN LAKES, SECTION ONE, AN ADDITION TO ERATH COUNTY TEXAS, replat into LOT 107-R, MOUNTAIN LAKES, SECTION ONE. Located in PCT3.
- c. Discussion and action to approve accepting the warranty bond for Rafter T Ranch Estates located in PCT3.
- d. Discussion and action to approve the final plat for Rafter T Ranch Estates located in PCT3.
- e. Discussion and action to approve the road for maintenance for Rafter T Ranch Estates located in PCT3.
- f. Discussion and action to approve accepting the warranty bond for Pinnacle Estates located in PCT4.
- g. Discussion and action to approve the final plat for Pinnacle Estates located in PCT4.
- h. Discussion and action to approve the road for maintenance for Pinnacle Estates located in PCT4.
- i. Discussion and action to approve the driveway permit.

6a.) MOTION was made by Commissioner Precinct 3 Sherman Edwards and seconded by Commissioner Precinct 4 Jim Buck to approve the replat application filed to revise LOT 748 AND LOT 746R OF MOUNTAIN LAKES, SECTION THREE, AN ADDITION TO ERATH COUNTY TEXAS, replat into LOT 748R, MOUNTAIN LAKES, SECTION THREE.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 188

6b.) MOTION was made by Commissioner Precinct 3 Sherman Edwards and seconded by Commissioner Precinct 1 Dee Stephens to approve the replat application filed to revise LOT 107 AND LOT 108 OF MOUNTAIN LAKES, SECTION ONE, AN ADDITION TO ERATH COUNTY TEXAS, replat into LOT 107-R, MOUNTAIN LAKES, SECTION ONE.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 189

6c.) MOTION was made by Commissioner Precinct 3 Sherman Edwards and seconded by Commissioner Precinct 1 Dee Stephens to approve accepting the warranty bond for Rafter T Ranch Estates located in PCT 3.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 190

6d.) MOTION was made by Commissioner Precinct 3 Sherman Edwards and seconded by Commissioner Precinct 4 Jim Buck to approve the final plat for Rafter T Ranch Estates located in PCT 3.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 191

6e.) MOTION was made by Commissioner Precinct 3 Sherman Edwards and seconded by Commissioner Precinct 4 Jim Buck to approve the road for maintenance for Rafter T Ranch Estates located in PCT 3.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 192

6f.) MOTION was made by Commissioner Precinct 1 Dee Stephens and seconded by Commissioner Precinct 3 Sherman Edwards to approve accepting the warranty bond for Pinnacle Estates located in PCT 4.

Ayes: (4) Dee Stephens, Albert Ray, Sherman Edwards, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 193

6g.) MOTION was made by Commissioner Precinct 1 Dee Stephens and seconded by Commissioner Precinct 2 Albert Ray to approve the final plat for Pinnacle Estates located in PCT 4.

Ayes: (4) Dee Stephens, Albert Ray, Sherman Edwards, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 194

6h.) MOTION was made by Commissioner Precinct 1 Dee Stephens and seconded by Commissioner Precinct 2 Albert Ray to approve the road for maintenance for Pinnacle Estates located in PCT 4.

Ayes: (4) Dee Stephens, Albert Ray, Sherman Edwards, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 195

6i.) Discussion but no action on driveway permit.

7. Discussion and action to approve invoices presented for regular and recurring payment as presented by the County Auditor and issue an order to the County Treasurer to disburse the funds.

MOTION was made by Commissioner Precinct 4 Jim Buck and seconded by Commissioner Precinct 3 Sherman Edwards to pay the bills.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 196

8. Discussion and action to approve budget adjustments.

No budget adjustments presented.

9. Discussion and action to waive the Erath County OSSF portion of the permit fee for the Selden VFD.

MOTION was made by Commissioner Precinct 1 Dee Stephens and seconded by Commissioner Precinct 2 Albert Ray to waive the Erath County OSSF portion of the permit fee for the Selden VFD.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 197

10. Discussion and action to approve the purchase of a mulching header for PCT 2.

MOTION was made by Commissioner Precinct 4 Jim Buck and seconded by Commissioner Precinct 3 Sherman Edwards to approve the purchase of a mulching header for PCT 2.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 198

11. Discussion and action to approve a temporary authorization for all Precincts to source road base materials from Nobles Materials LLC. as an alternate vendor due to supply fulfillment constraints with the primary awarded bid vendor.

MOTION was made by Commissioner Precinct 2 Albert Ray and seconded by Commissioner Precinct 1 Dee Stephens to approve a temporary authorization for all Precincts to source road base materials from Nobles Materials LLC. as an alternate vendor due to supply fulfillment constraints with the primary awarded bid vendor.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 199

12. Discussion and action to allow PCT4 to do dirt work in Patillo to station a firetruck to assist with surrounding VFD's.

MOTION was made by Commissioner Precinct 2 Albert Ray and seconded by Commissioner Precinct 3 Sherman Edwards to allow PCT4 to do dirt work in Patillo to station a firetruck to assist with surrounding VFD's.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 200

13. Discussion and action to approve the Food Supply Agreement with Victus Food Service and Erath County Sheriff's Office.

MOTION was made by Commissioner Precinct 4 Jim Buck and seconded by Commissioner Precinct 3 Sherman Edwards to approve the Food Supply Agreement with Victus Food Service and Erath County Sheriff's Office.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 201

14. Discussion and action to approve the renewal of Dr. Reginald Hall's term as Trustee for Pecan Valley Centers for Behavioral and Development Healthcare.

MOTION was made by Commissioner Precinct 4 Jim Buck and seconded by Commissioner Precinct 1 Dee Stephens to approve the renewal of Dr. Reginald Hall's term as Trustee for Pecan Valley Centers for Behavioral and Development Healthcare.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 202

15. Discussion and action to approve the updated Law Zone polygons.

MOTION was made by Commissioner Precinct 2 Albert Ray and seconded by Commissioner Precinct 4 Jim Buck to approve the updated Law Zone polygons.

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 203

16. Discussion and action on burn ban.

MOTION was made by Commissioner Precinct 2 Albert Ray and seconded by Commissioner Precinct 4 Jim Buck to implement a burn ban for 90 days with welding restrictions

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 204

17. Closed Executive Session in Accordance with the Open Meeting Act, *Tex. Govt. Code 551.071 through 551.086*, to discuss:

- a. Personnel
- b. Legal Matters
- c. Real Estate
- d. Reconvene

MOTION was made by County Judge Brandon Huckabee and seconded by Commissioner Precinct 4 Jim Buck to recess into Closed Executive Session in Accordance with the Open Meeting Act, *Tex. Govt. Code 551.071 through 551.086*, to discuss Personnel (9:45 a.m.)

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 205

MOTION was made by County Judge Brandon Huckabee and seconded by Commissioner Precinct 3 Sherman Edwards to open in regular session. (10:28 a.m.)

Ayes: (5) Dee Stephens, Albert Ray, Sherman Edwards, Jim Buck, Brandon Huckabee: Noes: (0) None
Motion Passed / Number 2026- 206

18. Discussion and action on items discussed in executive session.

No action needed from executive session.

19. Budget workshops with department heads and elected officials.

Budget workshop

20. Discuss any new business.

New business: Precinct 1 - We are pouring concrete for new building. Project is moving along

Judge Huckabee - Burn Ban was put in place earlier in meeting. We will get the order signed and notices posted.

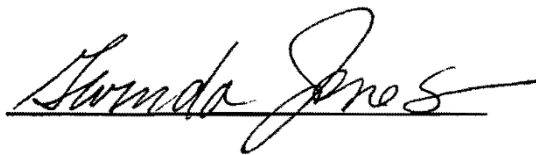
21. Adjourn.

Judge Huckabee adjourned the meeting at 12:39 p.m.

**STATE OF TEXAS
COUNTY OF ERATH**

The above and foregoing is a true and complete copy of the minutes taken in my capacity as County Clerk of the Commissioners Court of Erath County, Texas, at the time and place heretofore set forth. DATED at Stephenville, Texas, this 10th day of August, 2026.

ATTESTED BY: GWINDA JONES, Erath County Clerk

A handwritten signature in black ink, appearing to read "Gwinda Jones", is written over a horizontal line.