

State of Texas	§	Court Order
Collin County	§	2025-1103-10-06
Commissioners Court	§	

An order of the Commissioners Court approving the filing of the September 8, 2025 minutes.

On Monday, September 8, 2025, the Commissioners Court of Collin County, Texas, met in Regular Session in the Commissioners Courtroom, Jack Hatchell Collin County Administration Building, 4th Floor, 2300 Bloomdale Road, City of McKinney, Texas, with the following members present, and participating, to wit:

Judge Chris Hill
 Commissioner Susan Fletcher, Precinct 1
 Commissioner Cheryl Williams, Precinct 2
 Commissioner Darrell Hale, Precinct 3
 Commissioner Duncan Webb, Precinct 4

Commissioner Fletcher led the Invocation.
 Commissioner Williams led the Pledge of Allegiance.
 Judge Hill led the Pledge of Allegiance to the Texas Flag.

Judge Hill called to order the meeting of the Collin County Commissioners Court at 1:30 p.m. and recessed the meeting at 4:06 p.m. The meeting reconvened at 4:06p.m and recessed into Executive session at 4:08 p.m. Judge Hill adjourned the meeting from Executive Session at 4:55 p.m.

President Hill called to order the meeting of the Collin County Health Care Foundation at 4:06 p.m. and adjourned the meeting at 4:06 p.m.

President Hill called to order the meeting of the Collin County Toll Road Authority at 4:06 p.m. and adjourned the meeting at 4:06 p.m.

DECISIONS MANDATED BY LEGAL ENTITIES OUTSIDE OF COMMISSIONERS COURT AUTHORITY:

1. AI-58644 Grant award of the FY 2026 DSA - Community Projects Grant in the amount of \$221,537 from the Texas Juvenile Justice Department, Juvenile Probation.
2. AI-58584 Non PFP Salary increases for CSCD, Human Resources.

3. AI-58676 Personnel Changes, Human Resources.

FYI NOTIFICATION:

1. AI-58595 Intra-County account transfer transmitted August 14, 2025, Auditor.

2. AI-58651 Intra-County account transfer transmitted August 21, 2025, Auditor.

3. AI-58654 Acknowledgment of GTOT Investment Policy Certificate of Distinction awarded to Collin County, Auditor.

4. AI-58575 Change Order No. 13 to Healthcare, Medical Examiner and Parking Garage facilities (CPS No. 2024-18) with Christman Company to provide various changes to the contract, Construction & Projects.

5. AI-58645 Addendum No. 1 to Installation of Emergency Equipment and Supplies (IFB No. 2025-168), Purchasing.

6. AI-58672 Turnover, Human Resources.

7. AI-58673 Voluntary Terminations, Human Resources.

8. Notification of budget adjustment(s)/amendment(s):

a. AI-58585 \$6,000 to establish the FY 2026 ASPCA Subaru Loves Pets Grant, Auditor.

COMMISSIONERS COURT BUSINESS:

Public comments related to an item on the Agenda.

Byron Henry, Prosper, addressed the Court regarding Courthouse construction, citing ongoing escalator issues, parking shortages, and the importance of providing judges with dedicated courtrooms rather than just office space. He emphasized that courtrooms are essential for managing dockets, hearings, and trials and recommended that any extra space be utilized for auxiliary courtrooms or conference rooms.

(Time: 1:33 p.m.)

Commissioner Hale asked Mr. Henry about attorneys continuing education requirements. Mr. Henry explained that Texas attorneys must complete 15 hours annually, including three ethics hours, while board-certified attorneys must complete 30 hours, including six in ethics. He noted that many fulfill these through Bar events or weekend seminars requiring several days away from practice, and that ethics hours are more difficult to obtain. (Time: 1:36 p.m.)

1. **Consent Agenda Items:** Judge Hill asked for comments on the consent agenda. Hearing none, a motion was made to approve the remainder of the items. (Time: 1:36 p.m.)

Motion by: Commissioner Duncan Webb

Second by: Commissioner Susan Fletcher

Vote: 5-0 Passed

a. AI-58667 Disbursements for the period ending September 2, 2025, Auditor.

COURT ORDER NO. 2025-881-09-08

b. AI-58652 Indigent Defense Disbursements, Auditor.

COURT ORDER NO. 2025-882-09-08

c. AI-58649 Tax refunds totaling \$212,998.30, Tax Assessor-Collector.

COURT ORDER NO. 2025-883-09-08

d. **Advertisement(s):**

1. AI-58568 Building Automation System Upgrades (IFB No. 2025-266), Facilities.

COURT ORDER NO. 2025-884-09-08

e. Award(s):

1. AI-58586 Building Automation Controls Integrator Services (RFP No. 2025-198), Facilities.

COURT ORDER NO. 2025-885-09-08

2. AI-58611 Emergency Services for Roofing Repairs and Maintenance (Coop. Contract No. 2025-338) to K Post Company, through TIPS Cooperative Contract No. 25010401, Facilities.

COURT ORDER NO. 2025-886-09-08

3. AI-58597 SQL Server NVME Storage Drives for PowerStore 3000T (Coop. Quote No. 2025-355) to Waypoint Business Solutions, LLC, through DIR Cooperative Contract No. DIR-CPO-5371, Information Technology.

COURT ORDER NO. 2025-887-09-08

f. Agreement(s):

1. AI-58626 Assessment collection Services Agreement between the Collin County Tax Assessor-Collector and the City of Blue Ridge for the Blue Ridge Crossing Public Improvement District, Tax Assessor Collector.

COURT ORDER NO. 2025-888-09-08

2. AI-58656 Assessment Collection Services Agreement between the Collin County Tax Assessor-Collector and the City of Princeton for the Winchester Crossing Public Improvement District No. 3, Tax Assessor Collector.

COURT ORDER NO. 2025-889-09-08

3. AI-58657 Assessment Collection Services Agreement between the Collin County Tax Assessor-Collector and the City of Princeton for the Westridge Public Improvement District, Tax Assessor Collector.

COURT ORDER NO. 2025-890-09-08

g. Amendment(s):

1. AI-58593 Amendment to Tyler Jury Services Agreement (Contract No. 01318-09) with Tyler Technologies, Inc. to add Tyler disbursements, and further authorize the Purchasing Agent to finalize and execute same, Information Technology.

COURT ORDER NO. 2025-891-09-08

2. AI-58622 No. 1 to Third Party Claims Administration Insurance (RFP No. 2022-284) with Tristar Claims Management Services, Inc. to extend the contract for one (1) year through and including September 30, 2026, include a price redetermination and further authorize the Purchasing Agent to finalize and execute same, Human Resources.

COURT ORDER NO. 2025-892-09-08

3. AI-58514 No. 4 to Interlocal Agreement for Environmental Services (Contract No. 2021-370) with the City of Melissa to extend the contract for one (1) year through and including September 30, 2026, set the rate for FY 2026, and further authorize the Purchasing Agent to finalize and execute same, Development Services.

COURT ORDER NO. 2025-893-09-08

4. AI-58596 No. 6 to Insurance, Property (Contract No. 2019-389) with Texas Association of Counties to extend the contract for one (1) year through and including September 30, 2026, and further authorize the Purchasing Agent to finalize and execute same, Human Resources.

COURT ORDER NO. 2025-894-09-08

5. AI-58616 No. 7 to Collin County Outer Loop Segment 3A Access Road from FM 2478 to US 75 (Contract No. 2020-049) with BGE, Inc. to make various changes to the contract, and further authorize the Purchasing Agent to finalize and execute same, Engineering.

COURT ORDER NO. 2025-895-09-08

h. Change Order(s):

1. AI-58666 No. 14 to Healthcare, Medical Examiner and Parking Garage Facilities (CPS No. 2014-018) with The Christman Company to make various changes to the contract and further authorize the Purchasing Agent to finalize and execute same, Construction & Projects.

COURT ORDER NO. 2025-896-09-08

2. AI-58570 No. 27 to CCADF Medical Mental Health Expansion (CSP No. 2023-398) with Sedalco, Inc. to make various changes to the contract and further authorize the Purchasing Agent to finalize and execute same, Construction & Projects.

COURT ORDER NO. 2025-897-09-08

i. Contract Renewal(s):

1. **AI-58623** Fire Alarm/Fire Sprinkler Inspections, Testing, Maintenance and Repairs (Contract No. 2022-259) with Pavion Corp. to extend the contract for one (1) year through and including September 30, 2026, Facilities.

COURT ORDER NO. 2025-898-09-08

2. **AI-58624** Fire Alarm/Fire Sprinkler Inspections, Testing, Maintenance and Repairs (Contract No. 2022-259) with American Fire Protection Group, Inc. to extend the contract for one (1) year through and including September 30, 2026, Facilities.

COURT ORDER NO. 2025-899-09-08

3. **AI-58655** Uniform Jeans (IFB No. 2024-235) with Cavender Stores, LP to extend the contract for one (1) year through and including October 20, 2026, Purchasing.

COURT ORDER NO. 2025-900-09-08

j. Budget adjustment(s)/amendment(s):

1. **AI-58648** \$355,661.70 to move funds from completed Permanent Improvement Projects into contingency, Budget.

COURT ORDER NO. 2025-901-09-08

2. **AI-58594** \$212,607,000 for the allocation of the FY 2025 Bond proceeds to Facility, Roads and Open Space, FY 2025 Tax Notes and additional road projects from interest earnings on old bond issuances, Budget.

COURT ORDER NO. 2025-902-09-08

3. **AI-58590** \$11,437 to reallocate funds for the Spay/Neuter Program, Development Services.

COURT ORDER NO. 2025-903-09-08

4. **AI-58628** \$2,507,737 to re-budget funds received from the sale of land to TxDOT for US 380 project, Engineering

COURT ORDER NO. 2025-904-09-08

5. **AI-58627** \$921,916 to re-budget funds received from the sale of land to TxDOT for US 380 project, Engineering.

COURT ORDER NO. 2025-905-09-08

k. **Miscellaneous:**

1. **AI-58618** Adoption of the FY2026 Investment Policy, Auditor

COURT ORDER NO. 2025-906-09-08

2. **AI-58620** Purchase of ULINE shelving for the Elections Warehouse, Elections.

COURT ORDER NO. 2025-907-09-08

3. **AI-58608** Acceptance of roads within Providence Point Phase 2 for county maintenance, Engineering.

COURT ORDER NO. 2025-908-09-08

4. **AI-58662** Final plat for Bailey Crossing subdivision phase 2, Engineering.

COURT ORDER NO. 2025-909-09-08

5. **AI-58663** Final plat for Bailey Crossing subdivision phase 3, Engineering.

COURT ORDER NO. 2025-910-09-08

6. **AI-58659** Final plat for Silvertrails subdivision phase 1, Engineering.

COURT ORDER NO. 2025-911-09-08

7. **AI-58660** Final plat for Silvertrails subdivision phase 2, Engineering.

COURT ORDER NO. 2025-912-09-08

8. **AI-58661** Final plat Silvertrails subdivision phase 3, Engineering.

COURT ORDER NO. 2025-913-09-08

9. **AI-58619** Redesignation of Private Roads 6065, 6066, 6067, 6068, 6069, 6070, 6071, 6072, 6073, 6074, 6075, 6076 with associated address updates, GIS/Rural Addressing.

COURT ORDER NO. 2025-914-09-08

10. **AI-58625** Purchase of three (3) iPads and corresponding ruggedized cases to be used in the Jury Office, Information Technology.

COURT ORDER NO. 2025-915-09-08

11. **AI-58565** Assignment and Assumption to Agreement, Software, Fines, Fees & Court Costs Collections only (Contract No. 02377-09) to change the name from Columbia Ultimate, LLC to Avenu GRS, LLC and further authorize the Purchasing Agent to finalize and execute same, Purchasing.

COURT ORDER NO. 2025-916-09-08

12. AI-58617 Rescind Court Order 2025-798-08-11 for the award of Emergency Services for Roofing Repairs and Maintenance (Coop. Contract No. 2025-338) with RL National Roofing Partners, LLC d/b/a K-Post Company through Omnia Partners Cooperative Contract No. R230402, Purchasing.

COURT ORDER NO. 2025-917-09-08

13. AI-58606 Accept the donation of three (3) K9 TEX 10 Ballistic Vests, Sheriff.

COURT ORDER NO. 2025-918-09-08

14. AI-58730 Boards and Commissions Appointments, Commissioners Court.

COURT ORDER NO. 2025-919-09-08

15. AI-58674 Personnel Appointments, Human Resources.

COURT ORDER NO. 2025-920-09-08

16. AI-58675 Personnel Changes, Human Resources.

COURT ORDER NO. 2025-921-09-08

2. General Discussion Items:

Presentation, discussion and any action regarding:

a. AI-58658 Public Hearing - Re-plat of lot 24 of Cope 2 addition, Engineering.

Clarence Daugherty, Director of Engineering, explained the easement in the proposed replat would provide secondary access for a manufactured home community by paving a connection from the cul-de-sac through Lot 24R. The Court discussed potential impacts on nearby homeowners, compliance with subdivision requirements, and whether the 30-day statutory deadline applied since the matter was already on day 35. Judge Hill asked Mr. Kim and Mr. Daugherty for guidance on the Court's authority to act, noting the delay stemmed from a scheduling oversight. (Time: 1:56 p.m.)

Judge Hill opened the Public Hearing at 1:56 p.m. and asked for comments.

Al Mezarina, representing developer P12 LLC/First Step Homes, stated the replat was required to provide secondary emergency access for a new subdivision, with most traffic expected to use the main entrance. He said nearby homeowners, including the family on Lot 23, had been consulted and raised no objections. Judge Hill questioned whether the family formally supported the plan and requested their contact information. Mr. Mezarina agreed to provide it and reiterated the plan would not significantly increase traffic. Judge Hill noted the design appeared reasonable but expressed concern about altering the cul-de-sac's character. (Time: 2:02 p.m.)

Commissioner Hale cited legislation applying platting deadlines to replats, but Mr. Daugherty noted counties followed a different code. Commissioner Fletcher emphasized the need for clearer notification policies. The Court agreed to table the matter while awaiting clarification on statutory requirements.

Judge Hill tabled the Public Hearing at 2:04 p.m. Judge Hill reconvened the Public Hearing at 3:55 p.m.

Mr. Daugherty confirmed the 30-day period began once the developer submitted a complete application. He noted his staff sometimes requests a waiver, but none was granted in this case, and the item was already past 35 days. Judge Hill clarified there was no decision point and the replat request with the easement was administratively approved.

Mr. Daugherty confirmed neighbors were notified, and Commissioner Williams noted that while public notice and hearings were required, the Legislature limited discretion, creating the impression of public influence that legally did not exist. Mr. Daugherty added the Court could deny a replat only if it materially altered the subdivision's original nature. Judge Hill emphasized the need for clarity on ministerial actions versus actual decision points, noting misalignments between statutory deadlines and internal processes.

Commissioner Hale and Judge Hill cautioned that asking developers to waive their 30-day rights could overstep legal and constitutional limits. Mr. Daugherty explained such requests were rare, voluntary, and used only to address scheduling constraints. Judge Hill emphasized the Engineering Department should be resourced to meet the 30-day requirement without waivers, though Mr. Daugherty noted statutory and operational limits sometimes made such requests unavoidable.

Judge Hill asked Mr. Mezarina if he had everything needed for his client, and Mr. Mezarina confirmed that he did.

Judge Hill closed the Public Hearing at 4:06 p.m.

Commissioner Hale asked if action was required on the replat since the statutory limit had passed. Mr. Daugherty said no, the plat would proceed once signed by the Judge. Judge Hill confirmed it was approved by law, and Mr. Daugherty agreed.

NO ACTION

b. **AI-58026 Public Hearing** - Setting the mandatory payment rate for FY2026 applicable to Collin County's local provider participation program, Administrative Services.

This item was discussed under item 2c **AI-58706**.

NO ACTION

c. **AI-58706** Mandatory payment rate for FY2026 applicable to Collin County's local provider participation program pursuant to Chapter 292E, Texas Health and Safety Code, Administrative Services.

Michael Neill of Adelanto Healthcare Ventures, joined by Kimberly Lam and representatives from local hospital systems, explained that the LPPF (Local Provider Participation Fund) required private hospitals to make mandatory payments that leveraged federal funds to reimburse hospitals for Medicaid services. He noted the recent Legislative session established Chapter 292E of the Health and Safety Code, authorizing Collin County's program and increasing the County's allowable administrative fee. Mr. Neill asked the Court to set the FY2026 rate at 6%, consistent with FY2025, and update rules to reflect the new statute. (Time: 2:07 p.m.)

Judge Hill opened the Public Hearing at 2:08 p.m. and asked for comments. Hearing none, Judge Hill closed the Public Hearing at 2:08 p.m. A motion was made to approve the item. (Time: 2:08 p.m.)

Motion by: Commissioner Duncan Webb

Second by: Commissioner Susan Fletcher

Vote: 5-0: Passed

COURT ORDER NO. 2025-922-09-08

d. AI-58691 Courthouse Expansion Presentation, Construction & Projects.

Sandeep Kathuria, Director of Building Projects, presented details of the Phase One portion of the Courthouse expansion, noting that a redacted version of the presentation was shown on-screen for security reasons, while Commissioners received the full version. Mr. Kathuria described the site plan, secured parking for judges, and the connection between the parking garage and courtroom expansion via a sky bridge, with options for both first- and second-floor access. Floor plans for the first, second, and third floors were reviewed, highlighting potential auxiliary hearing rooms, conference and multi-purpose areas and the arrangement of courtrooms, judges' suites, and jury rooms. Two layout options were presented for efficient use of space, including combinations of courtrooms, jury deliberation rooms, and judges' chambers. Typical courtroom seating was discussed, with 78 seats proposed, including six removable chairs.

Mr. Kathuria detailed security screening improvements at the main public entrance, including additional magnetometers, queuing, and employee entry adjustments. Interim secured parking during construction was planned with approximately 56 spaces. A parking study projected 1,581 total parking spaces after completion, with 799 dedicated for public use and potential overflow in the back for 150 surface spots or 500 in a future garage. Mr. Kathuria noted that the design meets the City of McKinney's minimum parking requirements while accommodating busy days with high juror and public attendance.

Commissioner Webb inquired about the proposed overflow surface parking at the rear of the site and noted the long walk for the public to access the front entrance. Mr. Kathuria explained that the front 800 spots are expected to accommodate peak public demand, with overflow used only on high-volume days and proper signage to direct visitors.

Judge Hill, Commissioner Fletcher and Commissioner Webb discussed concerns regarding front entrance security and queuing at magnetometers, noting potential pinch points with future growth, including increased courtrooms, jurors, and public attendance. Options to widen the front portico or add additional lanes were discussed, with Mr. Kathuria noting expansion is feasible but could affect aesthetics. A potential secondary entrance and rear garage were suggested to address public access and parking needs.

Commissioners reviewed parking capacity, noting that a new employee garage would free front spaces for public use and that 800 spaces should meet peak demand if staff park in the side garage. They discussed strategies such as staggered juror scheduling and future surface lot or garage expansions and expressed interest in designing the overflow area to allow for a future garage. Mr. Kathuria confirmed rear parking is currently employee-only and that overflow parking remains conceptual pending cost estimates.

Commissioner Hale inquired about potential additional parking to offset the loss of employee spaces due to expansion. Mr. Kathuria noted some utility constraints but agreed to explore options for adding 100–200 additional spaces. He explained that Phase One and Two would add approximately 395 new spaces across public, staff, and judges’ parking, including secured and interim parking areas.

Commissioner Webb commended the inclusion of stairs for public circulation in addition to escalators and elevators, enhancing floor-to-floor access.

Commissioners discussed multi-use spaces adjacent to courtrooms. Mr. Kathuria explained that the difference between the four- versus five-room options is largely layout and size, with the footprint remaining the same. Judge Hill noted that the auxiliary hearing room option represents the highest buildout cost due to millwork and AV needs, while other options can remain open floor plans.

The Court also discussed timing for programming the six adjacent multi-use spaces. Mr. Kathuria recommended determining intended uses during the schematic design phase, with alternates included in construction documents for budget flexibility. Judge Hill emphasized that at least one space should be programmed as an auxiliary hearing room, with final placement and programming decisions occurring as design and budget allow.

Judge Hill reviewed Options A and B for judges’ chambers and jury deliberation rooms, noting that he is not strongly committed to either option and sees flexibility in phasing or shelling out certain spaces due to fiscal constraints. He highlighted that decisions regarding the six program spaces adjacent to courtrooms do not need to be finalized immediately and could be adapted as future needs arise, including the potential addition of more judges’ chambers if the Legislature and community approve additional judges.

Commissioner Fletcher emphasized the need for operational validation and best practices before committing to the five-judges-chambers layout (Option B), suggesting consultation with the Office of Court Administration (OCA) and judicial input. She recommended designing Option B but leaving at least one judge’s suite as an unprogrammed or shell space to maintain exterior windows and flexibility for future expansion.

Commissioner Webb expressed support for Option B and the inclusion of a fifth judge’s chamber on at least one floor, noting that main courtrooms represent the most expensive component of the building and that phased or adaptable design will be necessary for future needs. He also supported programming at least one of the six multi-purpose spaces as an auxiliary hearing room. Commissioner Hale concurred with maintaining flexible, multi-use spaces and suggested design strategies to accommodate a fifth judges’ chamber while retaining adaptable conference or multi-purpose functionality.

Judge Hill asked for feedback from the Judges and public speaker, Byron Henry. Judge Jill Willis, 429th District Court, responded that the County is already sharing courtroom spaces and referenced Dallas County, where auxiliary courtrooms and associate judges are used to handle additional judicial needs. She emphasized, however, that Collin County currently could not accommodate an extra judge without dedicated courtroom space and that courtrooms, not chambers, are what move cases efficiently.

Judge Hill and Judge Willis further discussed the logistical challenges of using shared courtroom resources, with Judge Hill noting scheduling complications and Judge Willis highlighting the advance planning required to manage dockets. Commissioner Fletcher inquired about the fiscal and procedural implications of using associate judges, including the potential for appeals, to which Judge Willis noted historical hesitancy in Collin County due to duplication of efforts and costs. Commissioner Hale noted the potential flexibility of moving judges or creating temporary chambers and suggested it could help address immediate capacity issues, though Judge Willis reiterated that courtrooms are the critical resource.

The conversation continued with Judge Hill and Judge Willis discussing the importance of clear courtroom notice for litigants and jurors, the challenges of rotating courtroom assignments, and the impracticality of an “airport-style” system where judges and courtrooms are treated as interchangeable resources. Judge Tom Nowak, 366th District Court, added historical context, noting that attempts at flexible courtroom systems have generally failed, emphasizing the importance of dedicated courtroom space for judicial efficiency and public accessibility. Commissioner Webb and Commissioner Hale explored potential configurations for auxiliary or specialty courtrooms, including the elimination of holding cells to allow for additional full-size courtrooms, while Judge Willis emphasized security and logistical considerations and the need for collaboration with the Sheriff’s Office.

Mr. Kathuria confirmed that any modifications to courtroom layouts would require careful planning across floors and might impact auxiliary room space. Judge Hill invited public speaker Byron Henry, representing a practitioner viewpoint, to comment. Mr. Henry stressed that scheduling, rather than courtroom availability, is the key factor that moves cases, noting that additional chambers without dedicated courtrooms would not increase hearing capacity. Discussions also touched on the design of specialized courtrooms for civil, family, or criminal cases to optimize space usage while recognizing the limitations imposed by current statutory and procedural rules.

Judge Hill concluded by thanking participants for their collaboration, recognizing the judiciary’s efficiency and dedication, and acknowledging the importance of continued dialogue to balance courtroom resources, scheduling needs, and future courthouse expansion plans. Commissioner Hale and Judge Willis expressed appreciation for the ongoing cooperation and emphasized the shared goal of preparing the courthouse to accommodate future growth effectively. (Time: 3:53 p.m.)

NO ACTION

3. Executive Session Items:

Judge Hill recessed Commissioners Court into Executive Session at 4:08 p.m. in accordance with Chapter 551 of the Government Code, to discuss the following subjects:

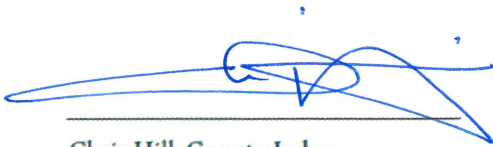
Security (551.076)

AI-58556 Network Assessment, Information Technology.

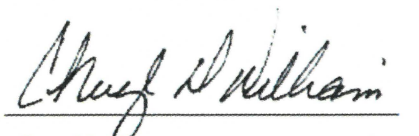
NO ACTION

Public Comments not related to an item on the Agenda.

There being no further business of the Court, Judge Hill adjourned the meeting from Executive Session at 4:55 p.m.


Chris Hill, County Judge


Susan Fletcher, Commissioner, Pct 1


Cheryl Williams, Commissioner, Pct 2



Not Present

Darrell Hale, Commissioner, Pct 3

Not Present

Duncan Webb, Commissioner, Pct 4


ATTEST: Stacey Kemp, County Clerk