

MEETING OF AUGUST 27, 2019

On this the 27 day of August, 2019, at 9:01 o'clock a.m., the Court met in Special Session; present and presiding were County Judge Scott Felton, Commissioners Kelly Snell, Patricia Chisolm-Miller, Will Jones, Ben Perry and the Clerk thereof being in attendance, the following proceedings were had and done to-wit:

NOTICE OF MEETING OF THE MCLENNAN COUNTY COMMISSIONERS COURT

NOTICE IS HEREBY GIVEN that, in accordance with the Government Code, Chapter 551, (known as the Open Meetings Act), as amended, a special meeting of Commissioners' Court, the governing body of McLennan County, will be held on **Tuesday, the 27th day of August, 2019 at 9:00 o'clock a.m.** in the Commissioners' Courtroom, 1st Floor, West Wing, McLennan County Courthouse, 501 Washington, City of Waco, Texas, at which time, the subjects below will be considered and potentially acted upon.

AGENDA

- A. Proof of Posting of Notice**
- B. Moment of Silence / Invocation and Pledge**
- C. Public Comments**
- D. Proclamations / Resolutions:**
 - 1. Proclamation Recognizing and Honoring Barbara Tate, Executive Director for 41 Years of Service at the Heart of Texas Region MHMR Center
- E. Budget, Budget Amendments/Transfers/Changes, Additional Revenue Certifications, Expenditure Requests:**
 - 1. Regarding FY 19 Budget:**
 - a. County Sheriff: Budget Discussion and Authorizations related to the Jack Harwell Transition including Budget Amendments
 - b. County Judge
 - c. Criminal District Attorney: Recording of Forfeiture Fund (Fund 260)
 - 2. Regarding FY 20 Budget:**
 - a. Discussion and/or Action regarding Matters Relative to the FY 20 Budget / 2019 Tax Rate, including, but not limited to, Budget Policies, Priorities, Timelines, Updates from County Auditor and/or Budget Work Sessions, as needed
 - b. Public Hearing on the Proposed FY 2020 Budget
 - c. Consideration of and Vote to Adopt the FY 2020 Budget
 - d. Vote to Ratify the Property Tax Increase Reflected in the FY 2020 Budget, if required
 - e. Vote to Set / Adopt the 2019 Tax Rate
- F. Contracts, Interlocal Agreements, and Memorandums of Understanding; Purchase, Lease, or Acquisition of Goods, Equipment or Services, including any Financing Thereof:**
 - 1. Authorization of Amendment to the Agreement with CivicPlus, LLC dba CivicPlus (re: CivicClerk Agenda Builder)
 - 2. Authorization of Assumption of the Agreement for Leal's Snacks Micro Markets (re: Jack Harwell Detention Center)
- G. Grants / Grant Proposals:**
 - 1. Regarding the FY 20 Office of the Attorney General (OAG) Victim Coordinator and Liaison Grant (VCLG): Authorization of OAG Grant Contract No. 2098739
- H. Additional Items for Discussion and Potential Action:**
 - 1. Regarding the Proposed County Reinvestment Zone No. 6:
 - a. The Commissioners Court of McLennan County, Texas will hold a public hearing on the matter of the proposed designation of certain property in unincorporated McLennan County as a Reinvestment Zone under Subchapter C, Chapter 312 of the Texas Property Tax Code. This designation would allow for tax abatement agreements to be entered by the County with owners of property (including personal property, real property improvements, equipment and fixtures) within the Reinvestment Zone. The land proposed for Reinvestment Zone designation is described as: Being a 778.694 acre tract out of the Miguel Rabajo survey, A-33 in McLennan County, Texas. Said land being part of the real property conveyed by Bill C. Latham as Grantor to L Bar L Ranch, LP by an Assumption Warranty Deed filed under Clerk's Document No. 2004026071 in the Official Public Records of McLennan County, Texas and dated June 10, 2004. The Owner of the Project, Glory Leasing, LLC, an affiliate of Linn Family Partnership, Ltd, is proposing to develop and construct/install facilities and equipment for, and the operation of an approximately 161 MWac-solar electric generating farm/system/facility, photovoltaic panels, central inverters, and other equipment and appurtenances required to capture solar energy and convert it to electricity, with approximately one half of the Project to be located on the above-described land located in McLennan County. Glory Leasing, LLC proposes to invest \$65,000,000 on the portion of the Project located in McLennan County. The Reinvestment Zone, if created, will be County Reinvestment Zone No. 6. Interested persons for or against the designation of County Reinvestment Zone No. 6 will be given the opportunity to be heard.
 - b. Consideration and action on an Order of the Commissioners Court of McLennan County, Texas Designating, Creating, and Establishing County Reinvestment Zone No. 6.

- c. Consideration and action on proposed version of the Tax Abatement Agreement to be entered into between McLennan County and Glory Leasing, LLC for the Project to be located in County Reinvestment Zone No. 6, and if approved, directive that the County Judge's Office send the required notice and copy of the proposed Tax Abatement Agreement to all taxing entities with jurisdiction over the Zone.
- 2. Authorization of Farmers Insurance Total Loss Offer (re: Claim Number 7000306186-1-1)
- 3. Authorization of Multiple Obligee Rider for Performance and Payment Bonds (re: Slurry Seal Project with the City of Hewitt)
- 4. Regarding the Justice of the Peace, Precinct 4 Office Building (Project 23841-04) / Agreement with K4 Construction, LLC: Authorization of Field Order #04
- 5. Discussion and/or Action regarding the McLennan County Facility Master Plan and/or Office Relocations
- 6. Authorization of Detention Software Enhancements Proposal: EdocTec (re: Jack Harwell Detention Center)

I. Human Resources and Salary Matters:

- 1. Consideration and/or Action on Department Head Evaluations / Review and Salary

J. McLennan County Venue Project: Authorizations for Phase I and/or II, including but not limited to:

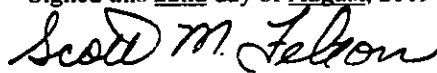
- 1. Regarding the Construction Manager at Risk Agreement with John W. Erwin General Contractor, Inc.: Authorization of Applications and Certificates for Payment, Agreement Addendums, Design Documents; Acceptance of Reports, Updates, related matters
 - a. Review Construction Manager at Risk's Selected Subcontractor(s) for Proposal Package No. 04-Building Package Part 1. Any objection to a Listed Subcontractor Must be by Majority Vote of the Commissioners Court; Otherwise the Proposed Subcontractor(s) are Consented to by the County as Project Owner

K. Executive/Closed Session

- 1. **Section 551.071 of the Government Code (V.C.T.A.):** An executive/closed session will be held so that the Commissioners Court can seek and receive legal advice from its attorneys regarding pending or threatened litigation, settlement offers, claims, or other matters for which the attorneys' duties to their client under the Texas State Bar Disciplinary Rules of Professional Conduct Conflicts with the Open Meetings Act (Ch.551, Gov. Code) if necessary for a subject contained on this agenda, and advice dealing with pending litigation, administrative claims or notices, and legal effects, liabilities, and legal options including but not limited to claims arising from Opioid Litigation, Civil Rights Cases, Tort Claims, or Other Pending or Threatening Litigation:
- 2. **Section 551.072 of the Government Code (V.C.T.A.):** Regarding Real Property, including, but not limited to: (1) Right-Of-Way Acquisitions re: Expansion / Repair Project/s; and/or (2) Real Estate Purchase / Sale / Transfer / Trade / Offers to Purchase, Acquisition / Value / Donations of Real Property / Leases relative to Real Property, including, but not limited to, Potential Properties for Use by County / Public Facilities & Valuation of Current Property for Trade or Sale:
- 3. **Section 551.074 of the Government Code (V.C.T.A.):** Regarding Personnel Matters including but not limited to: Personnel Review / Evaluation of Commissioners Court Appointed Department Heads; Employment, Appointment, Termination, Hearing Grievances Against Employees or Public Officials; Incentive Pay; Personnel Matters Identified in any Open Session Item if Necessary, and related matters:
- 4. **Section 551.076 of the Government Code (V.C.T.A.):** Deliberations regarding Security Devices or Security Audits:
- 5. **Section 551.087 of the Government Code (V.C.T.A.):** Regarding Economic Development Negotiations including, but not limited to (1) Discussion of Commercial / Financial Information Received from a Business Prospect/s; (2) Pending Negotiations / Potential Prospects and Projects; and/or (3) Discussion re: Offers of Financial or Other Incentives to Business Prospect/s:

L. Adjourn

Signed this 22nd day of August, 2019



SCOTT M. FELTON, County Judge

STATE OF TEXAS *
COUNTY OF McLENNAN *

I, J.A. "ANDY" HARWELL, County Clerk, and the Ex-Officio Clerk to the Commissioners Court, hereby certify that the above and foregoing is a true and correct copy of a NOTICE OF MEETING posted by me at the Courthouse door in Waco, McLennan County, Texas, where notices are customarily posted this 22nd day of August, 2019.

Witness my hand and seal of office at Waco, McLennan County, Texas the 22nd day of August, 2019 at 3:35 p.m.

(SEAL) J. A. "ANDY" HARWELL, County Clerk
McLennan County, Texas

BY:  (Deputy)

Notice: Persons with disabilities in need of auxiliary aide or services may contact the County Judge's Office, (254) 757-5049, prior to the meeting date

J.A. "ANDY" HARWELL, County Clerk
McLennan County, Texas

FILED: **AUG 27 2019**

By Myroctez Gowan-Perkins,
Deputy

NOTICE OF MEETING OF THE MCLENNAN COUNTY COMMISSIONERS COURT

NOTICE IS HEREBY GIVEN in accordance with the Government Code, Chapter 551, (known as the Open Meetings Act), as amended, that a special meeting of Commissioners' Court, the governing body of McLennan County, will be held on **Tuesday, the 27th day of August, 2019 at 9:00 o'clock a.m.** in the Commissioners Courtroom, First Floor, West Wing, of the McLennan County Courthouse in the City of Waco, Texas, at which time **the following SUPPLEMENT to the AGENDA** previously posted on August 22, 2019 **will be considered:**

SUPPLEMENTAL AGENDA

- A. Proof of posting of notice** in accordance with the provisions of Chapter 551.041, Government Code, as amended, known as the Open Meetings Act.
- B. Regarding the FY 20 Budget:**
1. Regarding the Texas Department of Family and Protective Services (DFPS) Title IV-E Grant:
 - a. Authorization of County Legal Services Budget (re: Contract No. 24722733)
 - b. Authorization of County Child Welfare Services Budget (Contract No. 24722734)

Signed this the 23rd day of August, 2019


SCOTT M. FELTON, County Judge

THE STATE OF TEXAS *
COUNTY OF MCLENNAN *

I, J. A. "ANDY" HARWELL, County Clerk, and the Ex-Officio Clerk to the Commissioners Court, hereby certify that the above and foregoing is a true and correct copy of a **SUPPLEMENTAL NOTICE OF MEETING** posted by me at the Courthouse door in Waco, McLennan County, Texas, where notices are customarily posted, on this the 23rd day of August, 2019

Witness my hand and seal of office at Waco, McLennan County, Texas, on this the 23rd day of August, 2019 at 3:20 p.m.

(SEAL) J. A. "ANDY" HARWELL, County Clerk
McLennan County, Texas

BY: 
(Deputy)

NOTICE: Persons with disabilities who plan to attend the meeting and who may need auxiliary aids or services are requested to contact the Office of the County Judge at (254) 757-5049 prior to the meeting date.

J.A. "ANDY" HARWELL, County Clerk
McLennan County, Texas

FILED: **AUG 27 2019**

By Myrcetez Gowan-Perkins,
Deputy