

THE COMMISSIONERS COURT *
McLENNAN COUNTY *
THE STATE OF TEXAS *
TO ALL PERSONS INTERESTED:

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 12th day of July, 2016 at 9:00 a.m.** in the Commissioners Courtroom, 1st Floor, West Wing, McLennan County Courthouse, City of Waco, Texas, at which time the subjects listed below will be considered. In addition, notice is hereby given that this July 12, 2016 meeting will be recessed and **reconvened on Wednesday, the 13th day of July, 2016 at 1:00 p.m. at the same location**, to complete discussion and action on the agenda items set forth below, including the Budget Work Session, unless the meeting of July 12, 2016 is adjourned by decision of the Commissioners Court.

AGENDA

- I. **PROOF OF POSTING OF NOTICE** in accordance with the provisions of Chapter 551.041, Government Code, as amended, known as the Open Meeting Act.
- II. **A MOMENT OF SILENCE / INVOCATION; PLEDGE OF ALLEGIANCE**
- III. **CONSIDERATION OF, AND/OR ACTION ON, THE FOLLOWING:**
 - A. **HEARING FROM MEMBERS OF THE PUBLIC ON COUNTY BUSINESS MATTERS**
 - B. **REGARDING THE FY 2017 BUDGET: Consideration of and/or action on any/all matters relative to the FY 17 Budget / 2016 Tax Rate**, including, but not limited to: Budget Policies, Timelines, Public Hearings, Budget Work Session/s, other related matters, as needed:
 1. Budget Work Session
 2. Authorizations relative to the FY 17 McLennan County Group Health Insurance Coverage
 3. Authorizations relative to the FY 17 McLennan County Group Life and Auxiliary Insurance Coverages
 - C. **REGARDING FINANCIAL OBLIGATIONS OF McLENNAN COUNTY:**
 1. Authorization for County Treasurer to Pay County Checks / Wire / Electronic Transfers Issued Since the Last Authorization
 - D. **RIGHT OF WAY PURCHASE, USE, CONVEYANCE and/or CONDEMNATION:**
Authorization / Action on: Expansion/Repair Projects including, but not limited to: Easements / Offers / Contracts to Purchase ROW; Contracts for Sale; Contracts re: Appraisal / Surveying Services, ROW Acquisition / Sale; Authorization for Legal Counsel re: Eminent Domain / Condemnation Proceedings, Execution of Legal Documents
 1. Approval of Authority to Present Written Offer to Landowner, Sign the contract of Sale, and Obtain Title Commitments/Policies for Right-Of-Way Parcel For a TxDOT Off-System Bridge Replacement Project [re: Chisolm Trail Road @ Tonk Creek, Precinct 4]

Signed this the 7th day of July, 2016



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 Notice of Meeting posted by me at the Courthouse door in Waco, McLennan County, Texas, where notices are customarily posted, on this the 7th day of July, 2016 at 3:15 o'clock P.m.

Witness my hand and seal of office at Waco, McLennan County, Texas, on this 7th day of July, _____ 2016.

(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.

FILED: JUL 12 2016

J.A. "ANDY" HARWELL, County Clerk
McLennan County, Texas
By Myrceluz Gowan DEPUTY

AGENDA: JULY 12, 2016

II. A MOMENT OF SILENCE / INVOCATION; PLEDGE OF ALLEGIANCE

CD-393, 9:02

County Judge Felton stated that at this time we will have a moment of silence. County Judge Felton then stated that we will now have the Pledge of Allegiance.

AGENDA: JULY 12, 2016

III. CONSIDERATION OF, AND / OR ACTION ON, THE FOLLOWING:

**A. HEARING FROM MEMBERS OF THE
PUBLIC ON COUNTY BUSINESS MATTERS**

No One Spoke

CD-393, 9:03

County Judge Felton opened the floor to anyone present who wished to address the Court on County business matters. Not hearing anyone speak, County Judge Felton closed the hearing.

The Court went to item B. 2. Authorizations relative to the FY 17 McLennan County Group Health Insurance Coverage.

ORDER APPROVING:

**AUTHORIZATION RELATIVE TO THE FY 17 MCLENNAN
COUNTY GROUP HEALTH INSURANCE COVERAGE**

RE: BUDGET WORK SESSION: FY 2017

On this the 12 day of July, 2016, came on for consideration the matter Regarding the FY 2017 Budget: Authorization Relative to the FY 17 McLennan County Group Health Insurance Coverage. After discussion, Commissioner Jones made a motion to accept the plan changes as proposed by Randy McGraw and HUB International and it was seconded by Commissioner Snell. A vote being called for, voting in favor of said motion was Judge Felton, Commissioner Snell, Commissioner Gibson, Commissioner Jones and Commissioner Perry. It is ordered by the Court that said Authorization be, and the same is hereby, approved by unanimous vote.



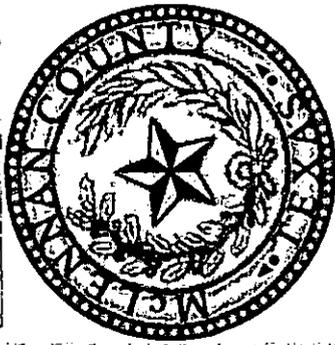
MCLENNAN COUNTY - PLAN FORECAST

PLAN FUNDING INCREASE OF 3.72%
 APPROVED BY COMMISSIONERS COURT
 THIS 12 DAY OF JULY 20 16

 COUNTY JUDGE

HUB INTERNATIONAL BENEFITS CONSULTING PROJECTIONS FOR MCLENNAN COUNTY 2016/2017 PLAN YEAR MEDICAL PLAN COSTS		
	2015-16 5/15 - 4/16	2016-17 5/15 - 4/16
Data Time Frame Used for Projections		
Total Medical and Rx Claims	\$ 5,521,591.56	
Future Year Rate Adjustment (Before Plan Design Changes)		0.00%
Estimated Annualized Contributions (without plan design changes)	\$ 5,877,871.70	\$ 5,877,871.70
Total Annualized (Estimated) Paid Claims	\$ 5,521,591.56	\$ 4,954,946.85
Trend Assumption	-15.00%	7.00%
Trend Factor	0.9390	1.0723
Adjusted Trended Claims Expense	\$ 4,954,946.85	\$ 4,820,409.98
Administrative Expenses	\$ 385,368.48	\$ 393,075.85
Consulting and Plan Manager Expense	\$ 96,000.00	\$ 96,000.00
Stop Loss Premiums	\$ 614,732.04	\$ 706,941.85
ACA Fees or Taxes	\$ 33,930.00	\$ 33,930.00
Reserve Target	\$ 1,148,167.80	\$ 1,120,899.45
Net Reserve Change Needed from Prior Period		
Stop Loss Reimbursement and Plan Adjustment Estimate	\$ (245,000.00)	\$ (459,512.20)
Total Projected Plan Costs	\$ 6,084,977.37	\$ 6,050,357.68
Estimated Reserve Balance 10/1	\$ 1,281,906.27	\$ 1,074,800.60
Projected Reserve Balance 09/30	\$ 1,074,800.60	\$ 902,314.62
Remaining Adjustment % to fund to recommended balances		3.72%
Adjustment \$ to meet targets	\$ -	\$ 218,584.83


 International Insurance Services



McLennan County

Health Plan Review

May 31, 2016

Presented by:
Randy McGraw



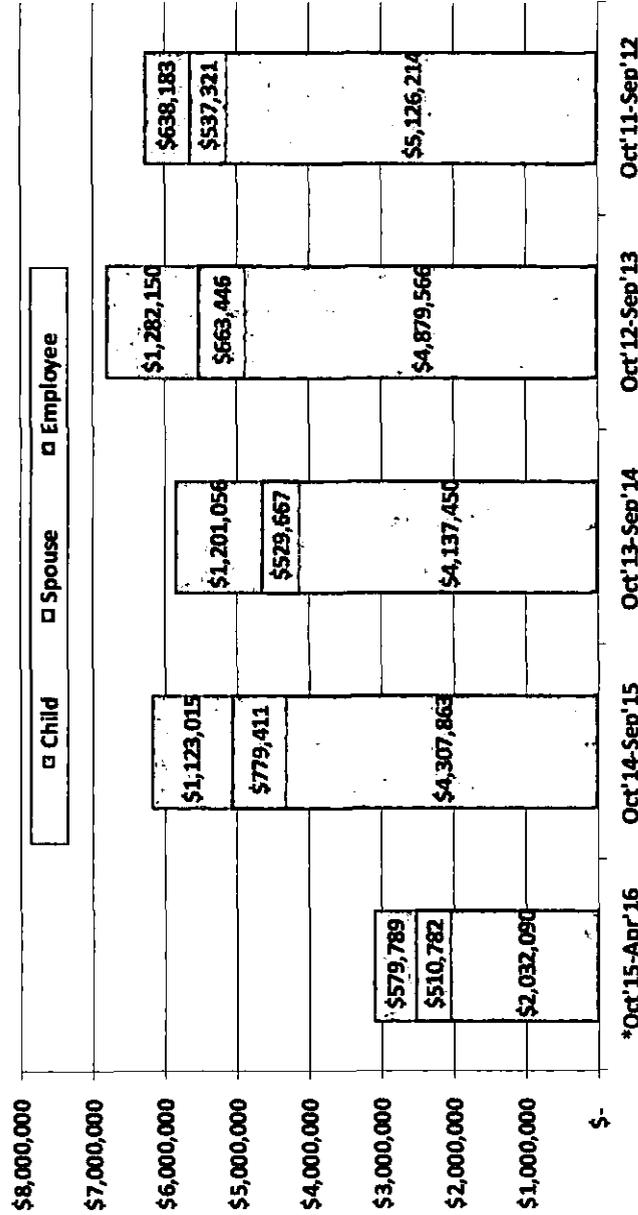


MCLENNAN COUNTY CLAIMS SUMMARY

MCLENNAN COUNTY CLAIMS OVERVIEW

Reporting Period	Employee			Spouse			Child			Total			Monthly Average Paid
	Avg. Count	Paid by Plan											
*Oct'15-Apr'16	834	\$ 2,032,080	75	\$ 510,782	394	\$ 579,789	1303	\$ 3,122,662				\$ 446,095	
Oct'14-Sep'15	836	\$ 4,307,863	74	\$ 779,411	396	\$ 1,123,015	1306	\$ 6,210,290				\$ 517,524	
Oct'13-Sep'14	836	\$ 4,137,450	69	\$ 529,667	385	\$ 1,201,056	1290	\$ 5,868,172				\$ 489,014	
Oct'12-Sep'13	860	\$ 4,879,566	80	\$ 663,446	390	\$ 1,282,150	1330	\$ 6,825,163				\$ 568,764	
Oct'11-Sep'12	869	\$ 5,126,214	70	\$ 537,321	377	\$ 638,183	1316	\$ 6,301,718				\$ 525,143	

TOTAL CLAIMS (MEDICAL & PHARMACY)

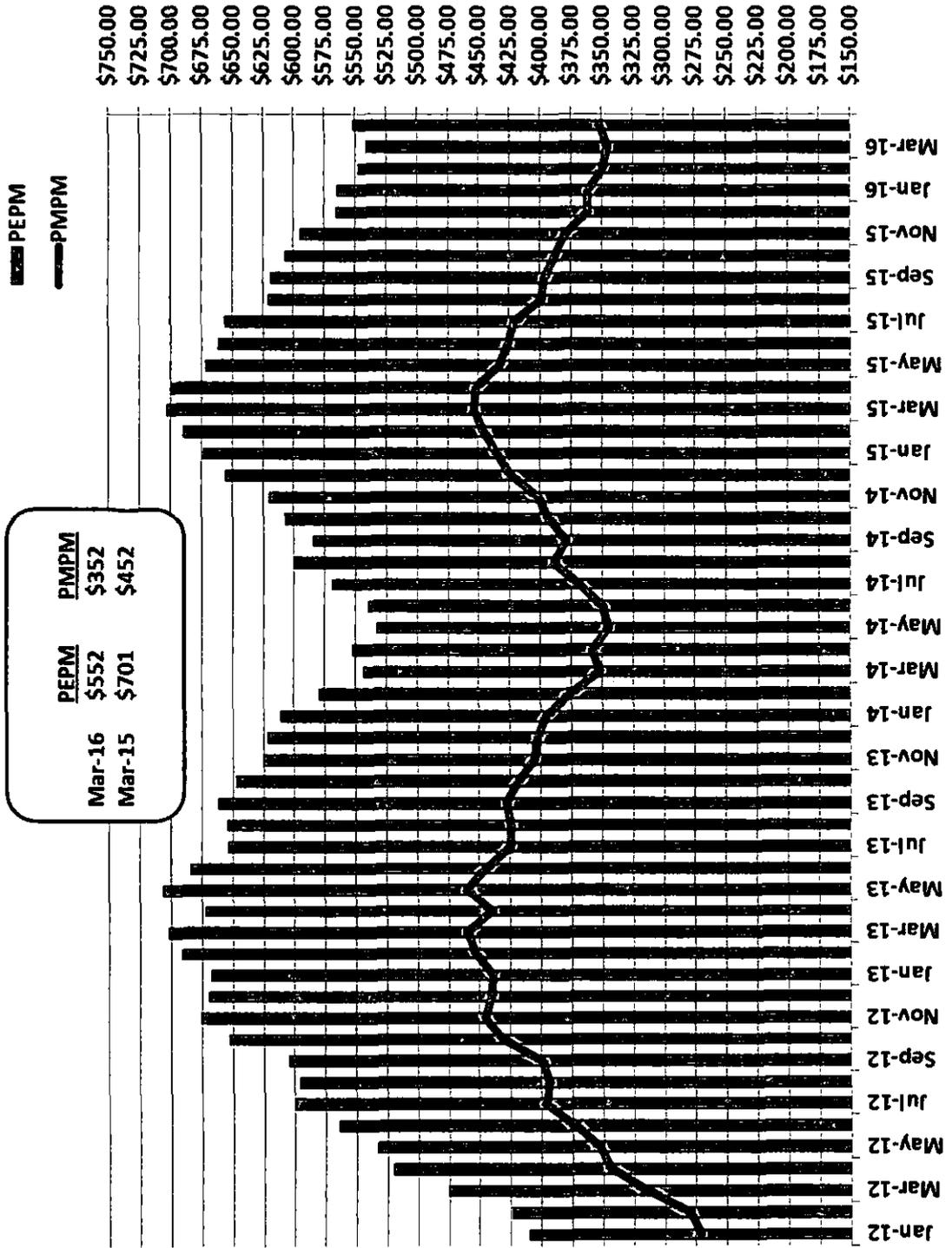


*Oct'15-Apr'16 Oct'14-Sep'15 Oct'13-Sep'14 Oct'12-Sep'13 Oct'11-Sep'12





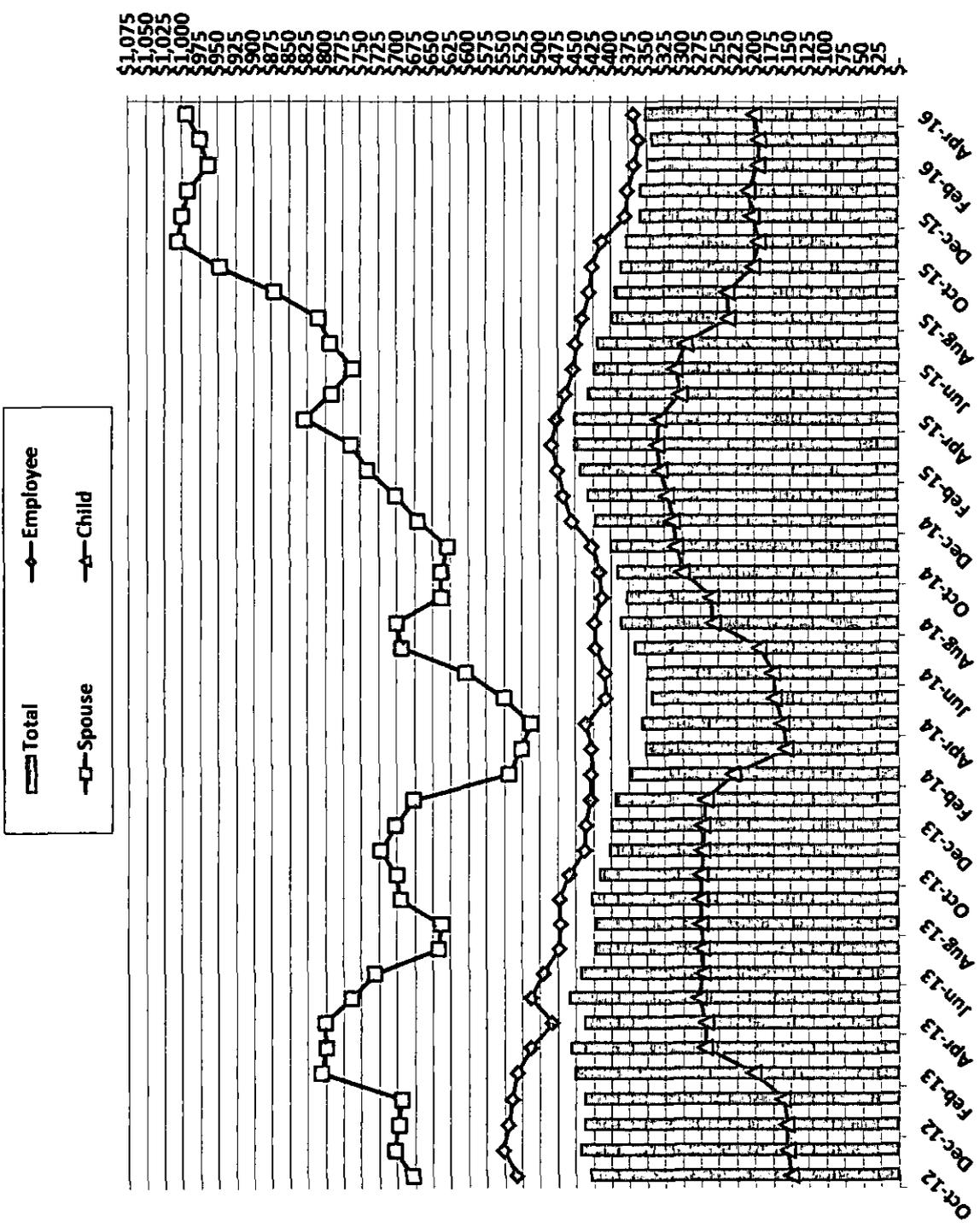
MCLENNAN COUNTY PEPM & PMPM 12 MONTH MOVING AVERAGE COST



International Insurance Services

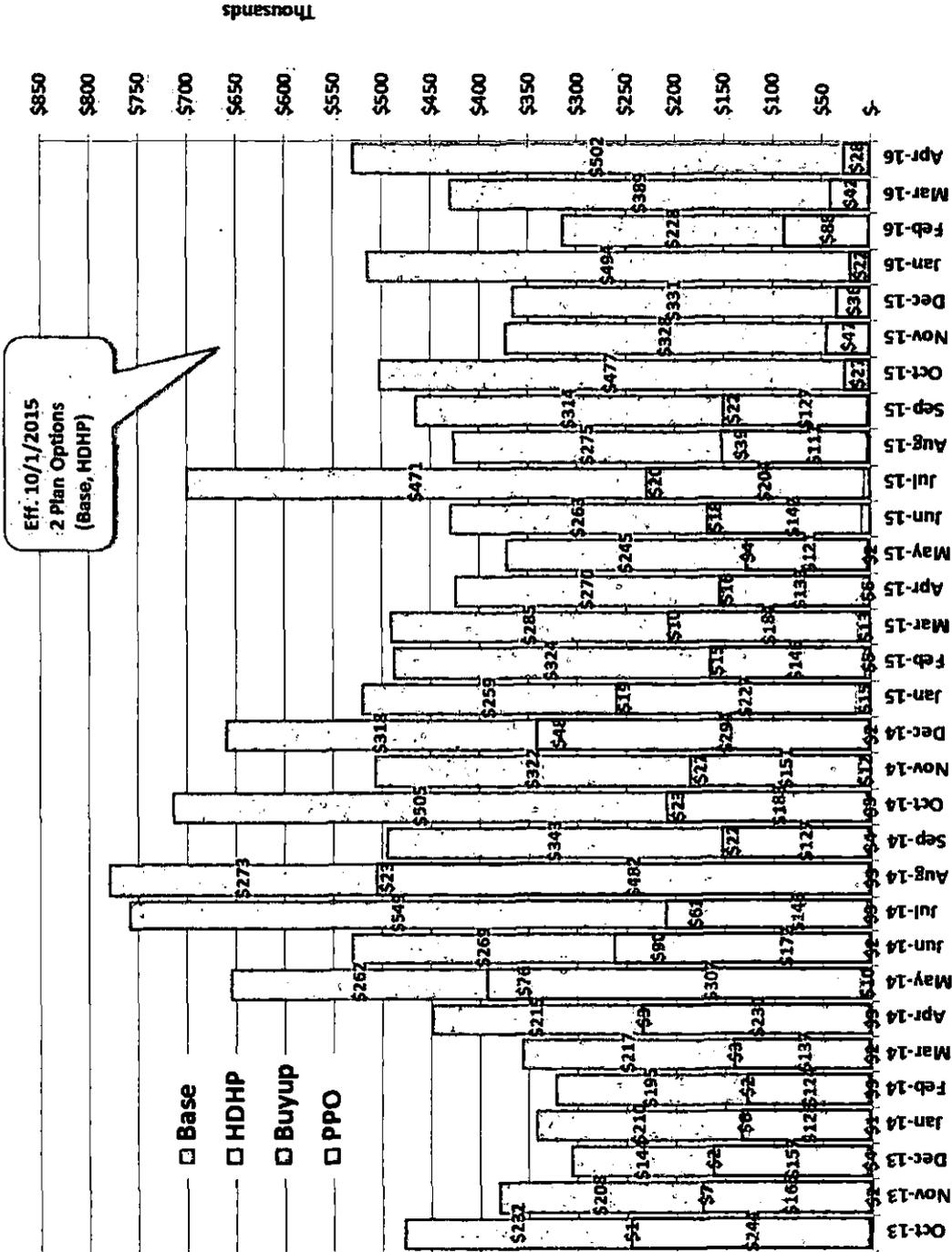


MCLENNAN COUNTY - PMPM 12 MONTH MOVING AVERAGE COST BY RELATION





MCLENNAN COUNTY – GROSS MONTHLY PAID CLAIMS (MEDICAL/RX)





MCLENNAN COUNTY (MEDICAL/RX) COMPARISON

Illustration reflects total dollars paid for medical and pharmacy. This comparison table does not reflect stop loss recoveries or administrative expenses. PEPM (Per Employee per Month) and PMPM (Per Member Per Month) Costs. Census contains subscribers and dependents.

Current Period: '15-'16

Current Total Oct'15-Apr'16	Subscriber Avg. Census	Subscriber & Dependents Avg. Census	PEPM	PMPM
Medical \$ 2,640,636	834	1,303	\$ 452	\$ 290
Pharmacy \$ 482,076	834	1,303	\$ 83	\$ 53
Total \$ 3,122,662	834	1,303	\$ 535	\$ 342

TOTAL PAID

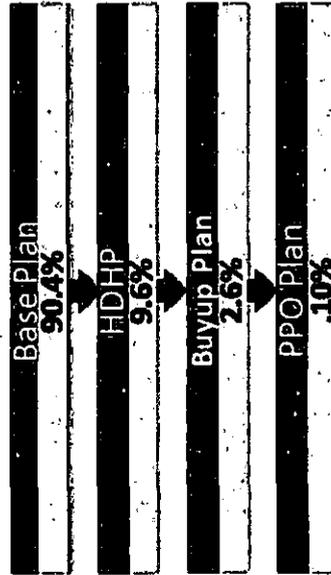
Medical \$ 2,640,636	834	1,303	\$ 452	\$ 290
Pharmacy \$ 482,076	834	1,303	\$ 83	\$ 53
Total \$ 3,122,662	834	1,303	\$ 535	\$ 342

by Status

Active \$ 2,967,551	749	1,201	\$ 566	\$ 353
Retiree u65 \$ 155,110	79	92	\$ 281	\$ 241
COBRA \$ -	6	10	\$ -	\$ -
Total \$ 3,122,662	834	1,303	\$ 535	\$ 342

by Plan

Base \$ 2,748,566	691	1,112	\$ 568	\$ 353
HDHP \$ 290,412	143	191	\$ 291	\$ 217
Buyup \$ 80,502	-	-	\$ -	\$ -
PPO \$ 3,183	-	-	\$ -	\$ -
Total \$ 3,122,662	834	1,303	\$ 535	\$ 342



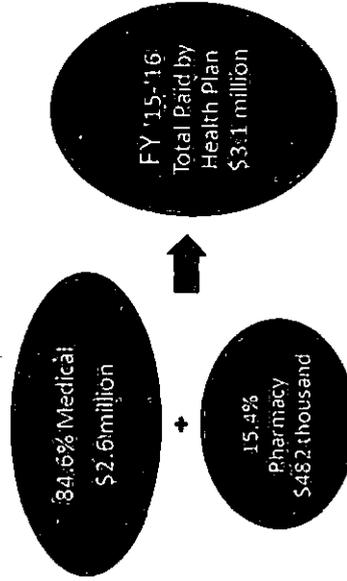
Prior Period: '14-'15

Prior Total Oct'14-Sep'15	Subscriber Avg. Census	Subscriber & Dependents Avg. Census	PEPM	PMPM
Medical \$ 5,275,190	836	1,306	\$ 526	\$ 337
Pharmacy \$ 935,099	836	1,306	\$ 93	\$ 60
Total \$ 6,210,290	836	1,306	\$ 619	\$ 396

Medical \$ 5,275,190	836	1,306	\$ 526	\$ 337
Pharmacy \$ 935,099	836	1,306	\$ 93	\$ 60
Total \$ 6,210,290	836	1,306	\$ 619	\$ 396

Active \$ 5,785,211	754	1,215	\$ 640	\$ 397
Retiree u65 \$ 423,498	78	86	\$ 454	\$ 410
COBRA \$ 1,581	4	5	\$ 30	\$ 25
Total \$ 6,210,290	836	1,306	\$ 619	\$ 396

Base \$ 3,851,568	624	1,001	\$ 515	\$ 321
HDHP \$ 255,913	78	105	\$ 272	\$ 204
Buyup \$ 2,022,635	126	190	\$ 1,333	\$ 888
PPO \$ 80,173	7	10	\$ 901	\$ 641
Total \$ 6,210,290	836	1,306	\$ 619	\$ 396





MCLENNAN COUNTY (MEDICAL/RX) OCTOBER'15-DECEMBER'15 (Q1)

MCLENNAN COUNTY

Reporting Period: October 2015 - April 2016

	Base	HDHP	Buyup (runout)	PPO (runout)	TOTAL
Census Average					
# Employees/Retirees	691	143			834
# Dependents	420	49			469
Total # Member Lives	1112	191			1303
# of Dependents/EE	0.61	0.34	0.00	0.00	0.56
Total Paid by Health Plan					
Gross Medical/Rx Paid	\$ 2,748,566	\$ 290,412	\$ 80,502	\$ 3,183	\$ 3,122,662
Per Employee Per Month (PEPM)	\$ 662.81	\$ 339.15			\$ 624.14
Per Member Per Month (PMPM)	\$ 412.11	\$ 252.85			\$ 399.42
*Catastrophic/Outliers					
Claimants *Benchmark \$87,500	0	1	0	0	1
Total Claims Paid by Health Plan	\$ -	\$ 108,140	\$ -	\$ -	\$ 108,140
Cats % of Gross Dollars	0%	37%	0%	0%	3%
Of the Total Claimants Meeting Benchmark:					
No. Exceeded Stop Loss Deductible of \$175k	-	-	-	-	-
Paid by health plan	\$ -	\$ -	\$ -	\$ -	\$ -
Expected Stop Loss Reimbursements:	\$ -	\$ -	\$ -	\$ -	\$ -
Claims, by Service Category	BASE	HDHP	Buyup (runout)	PPO (runout)	TOTAL
Inpatient Hospital	\$ 539,353	\$ 87,631.56	\$ 2,940	\$ -	\$ 629,925
Outpatient Hospital	\$ 1,246,279	\$ 125,232.87	\$ 55,494	\$ 1,406	\$ 1,428,412
~Professional	\$ 301,037	\$ 14,157.45	\$ 11,542	\$ 135	\$ 326,872
^Ancillary/Other	\$ 238,441	\$ 9,497.39	\$ 7,255	\$ 233	\$ 255,427
Pharmacy	\$ 423,455	\$ 53,892.53	\$ 3,270	\$ 1,409	\$ 482,026
Total	\$ 2,748,566	\$ 290,412	\$ 80,502	\$ 3,183	\$ 3,122,662

* Professional - Office Visits (Primary Care, Specialists, Physician services)

^ Other (Independent Lab, Home Health, Ambulance, UrgCare and other Ancillary Services).





MCLENNAN COUNTY (MEDICAL/RX) OCTOBER'14-SEPTEMBER'15

MCLENNAN COUNTY

Reporting Period: October 2014 - September 2015

	BUYUP	BASE	PPO	HDHP	TOTAL
Census Average					
# Employees/Retirees	126	624	7	78	836
# Dependents	64	378	3	26	470
Total # Member Lives	190	1001	10	105	1306
# of Dependents/EE	0.50	0.61	0.40	0.33	0.56
Total Paid by Health Plan					
Gross Medical/Rx Paid	\$ 2,022,635	\$ 3,851,568	\$ 80,173	\$ 255,913	\$ 6,210,290
Per Employee Per Month (PEPM)	\$ 1,333.31	\$ 514.71	\$ 900.82	\$ 271.96	\$ 619.17
Per Member Per Month (PMPM)	\$ 887.51	\$ 320.56	\$ 641.39	\$ 204.08	\$ 396.24
*Catastrophic Outliers					
Claimants *Benchmark \$87,500	3	1	0	0	4
Total Claims Paid by Health Plan	\$ 578,900	\$ 294,666	\$ -	\$ -	\$ 873,566
Cats % of Gross Dollars	29%	8%	0%	0%	14%
Of the Total Claimants Meeting Benchmark:					
No. Exceeded Stop Loss Deductible of \$175k	2	1	-	-	3
Paid by health plan	\$ 477,701	\$ 294,666	\$ -	\$ -	\$ 772,367
Expected Stop Loss Reimbursements:	\$ 127,701	\$ 119,666	\$ -	\$ -	\$ 247,367
Claims by Service Category	BUYUP	BASE	PPO	HDHP	TOTAL
Inpatient Hospital	\$ 530,568	\$ 931,060.83	\$ 11,534	\$ 44,599	\$ 1,517,762
Outpatient Hospital	\$ 796,665	\$ 1,538,251.25	\$ 35,660	\$ 129,225	\$ 2,499,801
*Professional	\$ 135,710	\$ 456,746.05	\$ 8,586	\$ 25,925	\$ 626,968
^Ancillary/Other	\$ 228,096	\$ 383,186.33	\$ 4,189	\$ 15,188	\$ 630,659
Pharmacy	\$ 312,934	\$ 495,318.92	\$ 18,654	\$ 36,981	\$ 863,888
Total	\$ 2,003,973	\$ 3,804,563	\$ 78,623	\$ 251,919	\$ 6,139,079

* Professional - Office Visits (Primary Care, Specialists, Physician services)

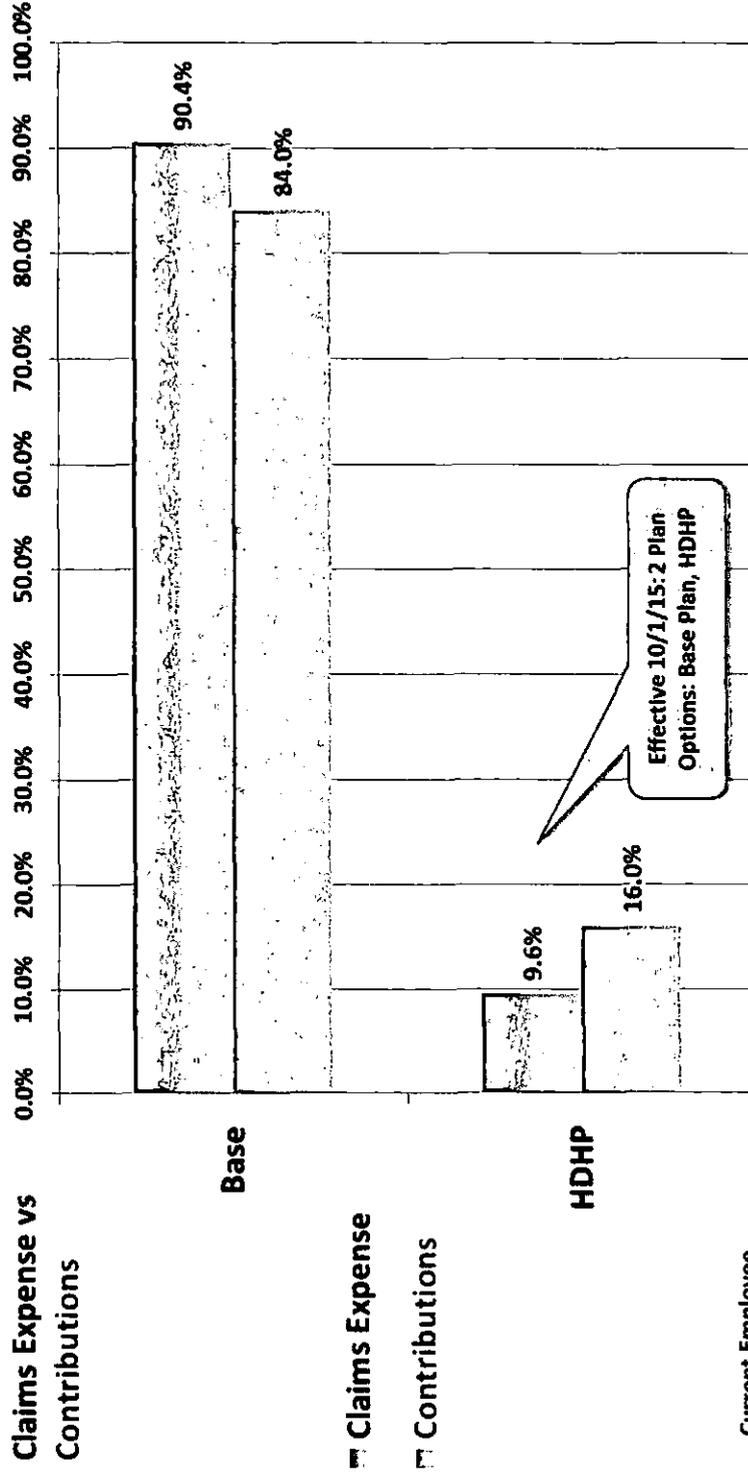
^Other (Independent Lab, Home Health, Ambulance, UrgCare and other Ancillary Services).





MCLENNAN COUNTY - DISTRIBUTION REPORT CLAIMS & CONTRIBUTIONS BY PLAN

McLennan County - April 2016

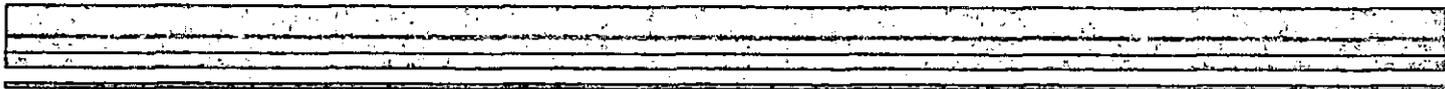


Current Employee

Census:
Base - 684
HDHP - 140

Claims Expense does not reflect administrative costs or stop loss reimbursements.
Contributions contains total employer and employee contributions.







DISCUSSION



FILED: JUL 12 2016
J.A. "ANDY" HARNELL, County Clerk
McLennan County, Texas
By Myroslaw Gowran, DEPUTY

The Court went to item C. 1. Authorization for County Treasurer to Pay County Checks / Wire / Electronic Transfers Issued Since the Last Authorization.

AGENDA: JULY 12, 2016

II. CONSIDERATION OF, AND / OR ACTION ON, THE FOLLOWING:

C. Regarding Financial Obligations of McLennan County:

1. Authorization for County Treasurer to Pay County Checks / Wire /
Electronic Transfers Issued Since the Last Authorization

Approved
(See after B. 2.)

CD-393, 9:23

**ORDER APPROVING PAYMENT OF FINANCIAL OBLIGATIONS
AND AUTHORIZING THE COUNTY TREASURER TO PAY
COUNTY CHECKS JULY 11, 2016**

On this the 12 day of July, 2016, came on for consideration the matter of approving payment of Financial Obligations and authorizing the County Treasurer to pay County Checks for July 11, 2016. Commissioner Jones made a motion to approve and it was seconded by Commissioner Perry. A vote being called for, voting in favor of said motion was Judge Felton, Commissioner Snell, Commissioner Gibson, Commissioner Jones and Commissioner Perry. It is ordered by the Court that said Financial Obligations and Authorization of the County Treasurer be, and the same is hereby, approved by unanimous vote.

Order of the Commissioners' Court of McLennan County

In accordance with Local Government Code Section 113.041(a), the Commissioners Court of McLennan County hereby directs the County Treasurer to release the checks to liquidate the obligations of McLennan County, Texas represented by the claims supporting the following checks, drawn on the McLennan County Treasury.

Date Checks will be Printed	Number of Invoices	Total Amount of Invoices
07-11-16	364	\$518,135.92
E71116	82	\$28,915.00
GRAND TOTAL	446	\$547,050.92

Approved and ordered by the McLennan County Commissioners Court

on this the 12 day of JULY, 2016

Scott M. Adkins
County Judge

FILED: JUL 12 2016

J.A. "ANDY" HARWELL, County Clerk
McLennan County, Texas
By Myrcetez Gowari DEPUTY

AGENDA: JULY 12, 2016

III. CONSIDERATION OF, AND / OR ACTION ON, THE FOLLOWING:

D. RIGHT OF WAY PURCHASE, USE, CONVEYANCE and/or CONDEMNATION:

Authorizations / Action on: Expansion / Repair Projects including, but not limited to:
Easements / Offers / Contracts to Purchase ROW: Contracts for Sale; Contracts re:
Appraisal / Surveying Services, ROW Acquisition / Sale; Auth. for Legal Counsel
re: Eminent Domain / Condemnation Proceedings, Execution of Legal Documents

1. Approval of Authority to Present Written Offer to Landowner, Sign the Contract of Sale, and Obtain Title Commitments / Policies for Right-Of-Way Parcel for a TxDOT Off-System Bridge Replacement Project [re: Chisolm Trail Road @ Tonk Creek, Precinct 4]

Approved

CD-393, 9:24

Received

JUL 08 2016

McLennan County Judge

**AUTHORITY TO PRESENT WRITTEN OFFER TO LANDOWNER, SIGN THE
CONTRACT OF SALE, AND OBTAIN TITLE COMMITMENTS/POLICIES
FOR RIGHT-OF-WAY PARCEL
FOR A TXDOT OFF-SYSTEM BRIDGE REPLACEMENT PROJECT
CHISOLM TRAIL ROAD @ TONK CREEK
PRECINCT 4**

On this the 12th day of July 2016 there came before the Commissioners Court the matter of authorizing the County Engineer to present a written offer to the landowner for acquisition of right-of-way, authorizing the County Judge to sign the contract of sale, and obtaining title commitments/policies through the County legal counsel for the TXDOT Off-System Bridge Replacement Project on **Chisolm Trail Road @ Tonk Creek**.

In the Contract of Sale, the County agrees to reimburse the following landowner for replacement of fencing. In exchange, the owner will donate the needed right-of-way for the project.

<u>Owner</u>	<u>Parcel Size</u>	<u>Reimbursement Amount</u>
Blain	0.027 ac.	\$1,175

Upon motion being made by Commissioner Perry, seconded by Commissioner Jones and duly passed, said authority to present offer, sign the Contract of Sale, and obtain title commitments/policies was granted.

APPROVED BY COMMISSIONERS COURT
THIS 12 DAY OF JULY 2016
David M. Jones
COUNTY JUDGE

CONTRACT OF SALE

THIS CONTRACT OF SALE is made by and between Carrie A. Blain, hereafter referred to as "Seller" and McLennan County, Texas (a political subdivision of the State of Texas), hereinafter referred to as "Buyer" upon the terms, provisions and conditions set forth herein.

1. **PURCHASE AND SALE.** Seller agrees to sell and convey to Buyer and buyer agrees to buy from seller 0.027 acre out of the Jerome B. Robertson Survey A-752, and more fully described in Exhibit "A" hereto and incorporated herein for all purposes, together with the improvements situated thereon, hereinafter referred to as the "Property", and together with all and singular the rights and appurtenances thereto.

2. **CONSIDERATION.** In exchange for the property described in Exhibit "A" attached hereto, Buyer agrees to reimburse Seller for the replacement of barbed-wire fencing in the amount of \$1,175.

3. **PROPERTY CONDITION / INVESTIGATION.** Buyer is purchasing the Property in an "as is" condition with all faults. Seller, does, however, make warranty as to title as set forth in the deed.

4. **CONDITIONS OF SALE.** Buyer's duty to purchase under this Contract is subject to the following conditions to be undertaken or satisfied in the Buyer's sole discretion on or before the closing date:

(a) Buyer, at its own expense and at its sole discretion, may procure a title commitment (title binder) covering the Property binding the title company to issue a Texas Owner's Title Policy of Title Insurance on the standard form of policy prescribed by the Texas State Board of Insurance at the closing in the full amount of the purchase price. In lieu of the foregoing, Buyer may obtain the issuance of an attorney opinion letter. After receipt and review of the title binder or opinion letter, Buyer shall inform Seller of any objections that Buyer has to anything contained therein. If there are objections by Buyer, Seller shall in good faith attempt to satisfy the same prior to closing, but Seller shall not be required to incur any costs to do so. If Seller cannot cure or satisfy such objections to the satisfaction of the Buyer prior to closing, or Seller for any reason, is unable to convey title in accordance with (b) below, Buyer may either waive such objections and accept such title as Seller is able to convey, or terminate this Contract.

(b) Seller represents and warrants to Buyer that, at the closing, Seller will have and will convey to Buyer good and marketable title by a warranty deed subject to no liens or debts other than ad valorem taxes for the current year, and any other reservations, easements, discrepancies in boundaries, encroachments, restrictions or exceptions previously approved by Buyer in accordance with (a) above.

5. **CLOSING.**

(a) The closing of the sale shall be on or before December 31, 2016.

(b) At the closing, Seller shall deliver to Buyer a warranty deed conveying the Property, subject to no liens or debts other than ad valorem taxes for the current year, and any other reservations or exceptions previously approved by Buyer in accordance with this Contract.

(c) All closing costs and expenses incurred in connection with this Contract shall be the obligation of Buyer.

6. **CASUALTY LOSS.** If, prior to closing, any part of the real property is damaged or destroyed by fire or other casualty loss, Buyer or Seller, in its sole discretion, shall have the option to terminate this Contract. The risk of loss remains with the Seller until closing.

7. **BINDING NATURE OF CONTRACT.** This Contract shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, representatives, successors and assigns where permitted by this Contract. The effective date of this Contract shall be the date upon which the last party signs.

8. **TEXAS LAW TO APPLY.** This agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are deemed performable in Waco, McLennan County, Texas, and Waco, McLennan County, Texas, shall be the venue of all disputes hereunder or relating to the Property.

9. **LEGAL CONSTRUCTION.** In the case of one or more of the provisions contained in this Contract being held, for any reason, to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained therein to the extent that such would not result in the purpose and intent of the Contract being unattainable.

10. **COMMISSION.** The Buyer and Seller acknowledge and represent that no third party is due any type of commission or fee in connection with the sale and purchase contemplated hereunder.

11. **ENTIRE AGREEMENT.** This Contract embodies the entire agreement between the parties and cannot be varied except by written agreement of the parties.

12. **NOTICE.** Any notice, request, demand or other communication required or permitted to be delivered herein shall be given in writing by delivery of the same in person to the intended addressee or by United States mail, postage prepaid, registered or certified mail, return receipt requested, or by courier to the intended addressee at the address set forth opposite the signature of such party hereto. Such notice shall be deemed to be delivered on the third business day following the time the same was deposited in the United States mail or in the manner described above.

13. **AUTHORITY.** The undersigned expressly warrant and represent that they are authorized on behalf of the respective parties to sign this Contract and to bind the respective parties. The undersigned warrant and represent that all required actions have been taken in order for this agreement to be entered into by their respective principals.

EXECUTED by Seller this 1 day of June, 2016.

SELLER:

By: Carrie A. Blain
Carrie A. Blain
970 W 4th Street
Crawford, Texas 76638-3207

EXECUTED by Buyer on this 12th day of JULY, 2016.

BUYER:
MCLENNAN COUNTY, TEXAS

By: Scott M. Felton
SCOTT M. FELTON
Its: COUNTY JUDGE
501 Washington Avenue
Waco, Texas 76701

ATTEST: J.A. "Andy" Harwell, County Clerk
McLennan County, Texas

Kelly Fullbright
Kelly Fullbright, Deputy County Clerk

**INCE SURVEYING & ENGINEERING
FIRM #10068000
184 THOUSAND OAKS DRIVE
WHITNEY, TEXAS 76692
PHONE: (254)694-7708
FAX: (254)694-7230**

TRACT 2

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Jerome B. Robertson Survey A-752 in McLennan County, Texas. Said land is a part of that certain 9.62 acre tract described in a Deed of Trust from Carrie Blain to Security Bank of Crawford recorded as Instrument #2015010467 of the Official Public Records of McLennan County, more particularly described as follows:

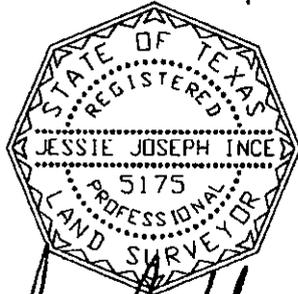
BEGINNING at a 3/8" iron rod found at a bend in fence in the west line of Chisholm Trail for an angle point in the east line of said 9.62 acre tract for the north corner of this, said rod being $S11^{\circ}22'13"W$ 846.87 feet from a 3/8" iron rod found at a fence corner in the west line of Chisholm Trail for the northeast corner of said 9.62 acre tract:

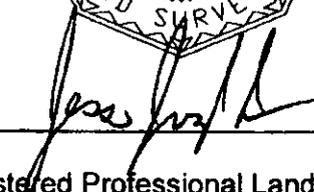
THENCE with the east line of said 9.62 acre tract, $S02^{\circ}09'41"W$ 46.69 feet to a 3/8" iron rod found at a bend in fence, $S22^{\circ}24'35"E$ 27.37 feet, and $S13^{\circ}12'15"W$ 25.00 feet to a point in the center of Main Tonk Creek and in the north line of that certain 13.205 acre tract described in a deed to Kurt Thomas Patton recorded as Instrument #2013018427 of the Official Public Records of McLennan County for the southeast corner of said 9.62 acre tract and for the southeast corner of this;

THENCE with the center of Main Tonk Creek, with the north line of said Patton tract, and with the south line of said 9.62 acre tract, $S82^{\circ}05'13"W$ 24.15 feet to a point for the southwest corner of this;

THENCE $N11^{\circ}52'50"E$ 101.81 feet to the place of beginning, containing 0.027 acres of land, of which approximately 0.009 acres lies in an existing public road, leaving a net of 0.018 acres.

A plat of even date accompanies these field notes.





Registered Professional Land Surveyor
02/26/16

EUGENE DECHAUME
 270 W 2ND
 P O BOX 232
 CRAWFORD, TX 76638

Estimate

Date
4/6/2016

Name / Address
MCLENNAN COUNTY ENGINEER

Qty	Description	Rate	Total
	BLAIN (TRACT 2)		
2	DOUBLE H-BRACES	500.00	1,000.00
70	6 WIRE FENCE	2.50	175.00

Total	\$1,175.00
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FILED: JUL 12 2016

J.A. "ANDY" HARWELL, County Clerk
 McLennan County, Texas
 By Myroslaw Gowan DEPUTY

The Court went back to item B. 1. Budget Work Session.

AGENDA: JULY 12, 2016

III. CONSIDERATION OF, AND/OR ACTION ON, THE FOLLOWING:

B. Regarding the FY 2017 Budget: Consideration of and/or action on any/all matters relative to the FY 17 Budget / 2016 Tax Rate, including, but not limited to: Budget Policies, Timelines, Public Hearings, Budget Work Session/s, other related matters; as needed:

- | | |
|--|--|
| 1. Budget Work Session | Discussion Only
<i>(See after D. 1.)</i> |
| 2. Authorizations relative to the FY 17 McLennan County Group Health Insurance Coverage | Approved
<i>(See beginning of meeting)</i> |
| 3. Authorizations relative to the FY 17 McLennan County Group Life and Auxiliary Insurance Coverages | Approved
<i>(See end of meeting)</i> |

CD-393, 9:25

DISCUSSION ONLY:

BUDGET WORK SESSION: FY 2017

On this the 12 day of July, 2016, came on for consideration the matter Regarding the FY 2017 Budget: Budget Work Session. District Attorney Abel Reyna addressed the Court regarding his FY 17 Budget.

ORDER RECESSING SPECIAL SESSION

On this the 12 day of July, 2016, at 10:00 o'clock a.m., County Judge Scott Felton announced that this meeting of July 12, 2016 stands in recess.

ORDER RECONVENING SPECIAL SESSION

On this the 12 day of July, 2016, at 10:06 o'clock a.m. the Court reconvened in Special Session with County Judge Scott M. Felton presiding and Commissioners Kelly Snell, Lester Gibson, Will Jones, Ben Perry and the Clerk thereof being in attendance, the following proceedings were had and done to-wit:

DISCUSSION ONLY:

BUDGET WORK SESSION: FY 2017

On this the 12 day of July, 2016, came on for consideration the matter Regarding the FY 2017 Budget: Budget Work Session. County Clerk Andy Harwell, County Treasurer Bill Helton, Director of Adult Probation William "Chip" Seigman and Justice of the Peace (Precinct 2) Judge James E. Lee addressed the Court regarding their FY 17 Budgets. The Court discussed the following Departments' budgets: 74th District Court Dept. 1430, 170th District Court Dept. 1440, 414th District Court Dept. 1450, Road and Bridge, Precinct 4 Dept. 3640, County Judge Dept. 020, Capital Outlay Dept. 7920, Constable, Precinct 3 Dept. 3130, Department of Public Safety Dept. 2230 and Justice of the Peace, Precinct 4 Dept. 1641.

ORDER RECESSING SPECIAL SESSION

On this the 12 day of July, 2016, at 11:23 o'clock a.m., County Judge Scott Felton announced that this meeting of July 12, 2016 stands in recess until 1:30 p.m.

ORDER RECONVENING SPECIAL SESSION

On this the 12 day of July, 2016, at 1:33 o'clock p.m. the Court reconvened in Special Session with County Judge Scott M. Felton presiding and Commissioners Kelly Snell, Lester Gibson, Will Jones, Ben Perry and the Clerk thereof being in attendance, the following proceedings were had and done to-wit:

DISCUSSION ONLY:

BUDGET WORK SESSION: FY 2017

On this the 12 day of July, 2016, came on for consideration the matter Regarding the FY 2017 Budget: Budget Work Session. Emergency Operations Coordinator Frank Patterson, Dept. 5490, Justice of the Peace (Precinct 1, Place 1) Judge Dianne Hensley, Dept. 1611 and Constable, Precinct 5 Freddie Cantu, Dept. 3150 addressed the Court regarding their FY 17 Budgets. The Court discussed Constable, Precinct 1 Dept. 3110. Discussion ensued regarding matters to be considered during the upcoming Commissioner's Court meeting, (COLA) Cost of Living Adjustment, Pay Increases, Road and Bridge Contingencies and the MCAD Homestead Analysis.

ORDER RECESSING SPECIAL SESSION

On this the 12 day of July, 2016, at 2:48 o'clock p.m., County Judge Scott Felton announced that this meeting of July 12, 2016 stands in recess until Wednesday, July 13, 2016 at 1:00 p.m.

ORDER RECONVENING SPECIAL SESSION

On this the 13 day of July, 2016, at 1:03 o'clock p.m. the Court reconvened in Special Session with County Judge Scott M. Felton presiding and Commissioners Kelly Snell, Will Jones, Ben Perry and the Clerk thereof being in attendance, the following proceedings were had and done to-wit:

DISCUSSION ONLY:

BUDGET WORK SESSION: FY 2017

On this the 13 day of July, 2016, came on for consideration the matter Regarding the FY 2017 Budget: Budget Work Session. Human Resources Director Amanda Talbert addressed the Court regarding her FY 17 Budget.

ORDER RECESSING SPECIAL SESSION

On this the 13 day of July, 2016, at 2:39 o'clock p.m., County Judge Scott Felton announced that this meeting of July 12, 2016 stands in recess for ten minutes.

ORDER RECONVENING SPECIAL SESSION

On this the 13 day of July, 2016, at 2:49 o'clock p.m. the Court reconvened in Special Session with County Judge Scott M. Felton presiding and Commissioners Kelly Snell, Will Jones, Ben Perry and the Clerk thereof being in attendance, the following proceedings were had and done to-wit:

DISCUSSION ONLY:

BUDGET WORK SESSION: FY 2017

On this the 13 day of July, 2016, came on for consideration the matter Regarding the FY 2017 Budget: Budget Work Session. Jail Magistrate (Associate Judge) Virgil Bain with Pretrial Services and Director of Health Services Eva Hamby addressed the Court regarding their FY 17 Budget. The Court discussed Constable, Precinct 4 Dept. 3140.

The Court went back to item B. 3. Authorizations relative to the FY 17 McLennan County Group Life and Auxiliary Insurance Coverages.

ORDER APPROVING:

**AUTHORIZATION RELATIVE TO THE FY 17 MCLENNAN
COUNTY GROUP LIFE AND AUXILIARY INSURANCE**

RE: BUDGET WORK SESSION: FY 2017

On this the 13 day of July, 2016, came on for consideration the matter Regarding the FY 2017 Budget: Authorization Relative to the FY 17 McLennan County Group Life and Auxiliary Insurance. After discussion, **Commissioner Jones made a motion to approve HR recommendations on Group Life and Auxiliary products** and it was seconded simultaneously by Commissioner Snell and Commissioner Perry. A vote being called for, voting in favor of said motion was Judge Felton, Commissioner Snell, Commissioner Jones and Commissioner Perry. It is ordered by the Court that said Authorization be, and the same is hereby, approved by unanimous vote.

Commissioner Snell made a motion to approve to remove Legal Shield (as an option) and it was seconded by Commissioner Jones. A vote being called for, voting in favor of said motion was Judge Felton, Commissioner Snell, Commissioner Jones and Commissioner Perry. It is ordered by the Court that said Authorization be, and the same is hereby, approved by unanimous vote.

Commissioner Jones made a motion to take the recommendation of the purchasing director on the 457 Plans offering only Nationwide and grand fathering MetLife and it was seconded by Commissioner Snell. A vote being called for, voting in favor of said motion was Judge Felton, Commissioner Snell, Commissioner Jones and Commissioner Perry. It is ordered by the Court that said Authorization be, and the same is hereby, approved by unanimous vote.

The Court went back to item B. 1. Regarding the FY 17 Budget Work Session.

DISCUSSION ONLY:

BUDGET WORK SESSION: FY 2017

On this the 13 day of July, 2016, came on for consideration the matter Regarding the FY 2017 Budget: Budget Work Session. The Court discussed matters relating to the County's TCDRS debt and Road and Bridge, Precinct 1 Dept. 3610.

ORDER ADJOURNING SPECIAL SESSION

On this the 13 day of July, 2016, at 3:56 o'clock p.m. County Judge Scott M. Felton announced that the meeting of July 12, 2016 is adjourned.

APPROVAL OF MINUTES

The above and foregoing minutes having been read in open Court and found to be correct, the same are hereby, approved this the 15 day of July, 2016.



**Kelly Snell,
Commissioner Precinct 1**



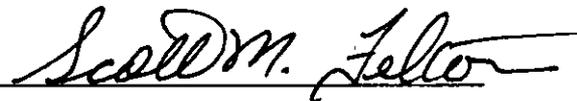
**Lester Gibson,
Commissioner Precinct 2**



**Will Jones,
Commissioner Precinct 3**



**Ben Perry,
Commissioner Precinct 4**



**Scott M. Felton,
County Judge**

**ATTEST: J. A. "Andy" Harwell,
McLennan County Clerk**



By _____ Deputy County Clerk

Myrce'ez Gowan