

**COMMISSIONER'S COURT
REGULAR SESSION
September 26, 2017**

The Hunt County Commissioner's Court met this day at 10:00 in regular session at 2700 Johnson Street, Greenville, Texas in the Auxiliary Courtroom.

Invocation was given by Jimmy Hamilton, Auditor.

Pledge of Allegiance to the American and Texas Flags was led by Judge Horn.

I. CALL MEETING TO ORDER

This meeting of the Hunt County Commissioner's Court was called to order by County Judge, John L. Horn, at 10:03 a.m.

II. ROLL CALL

The following were called and present: Commissioner Eric Evans, Precinct 1; Commissioner Tod McMahan, Precinct 2; Commissioner Jim Latham-Precinct 4; Judge John Horn-presiding; Jimmy Hamilton, Auditor and Jennifer Lindenzweig, County Clerk. Commissioner Phillip Martin, Precinct 3; was absent

III. MINUTES- September 12, 2017 – Regular Session

14,804 On the motion by Evans, second by McMahan, for the Court to approve the minutes from September 12, 2017-Regular Session as written; no one opposed **Motion carries**.

_____ The Court recessed Regular Session at 10:01 a.m. to enter into the Public Hearings as posted.

NOTICE OF PUBLIC HEARING

Please be advised that the Hunt County Commissioner's Court intends to hold a Public Hearing on Tuesday, September 26, 2017 at 10:00 a.m. at 2700 Johnson Street, Greenville Texas in the Auxiliary Courtroom to consider a Resolution to enter into a tax abatement agreement for the Reinvestment Zone known as Industrial Park West, containing 93.361 acres of land, being that tract of land described in a Deed recorded in Volume 1503, Page 414 of the Official Public Records of Hunt County, Texas pursuant to the requirements of Chapter 312 of the Texas Tax Code (rules governing Entering into a Tax Abatement Agreement).

This hearing is considered an Open Meeting, and shall be conducted as such, therefore the public is welcome to attend. Should you have any questions, please feel free to contact Amanda Blankenship at 903-408-4146.

NOTICE OF PUBLIC HEARING

Please be advised that the Hunt County Commissioner's Court intends to hold a Public Hearing on Tuesday, September 26, 2017 at 10:00 a.m. at 2700 Johnson Street, Greenville, Texas in the Auxiliary Courtroom to consider a Resolution designating 77.128 acres of land, being that tract of land described in a Deed recorded in Volume 2017, Page 413 of the Official Public Records of Hunt County, Texas located at street address 6601 FM 1570 Greenville, TX 75402, as a Reinvestment Zone and to enter into a tax abatement agreement pursuant to the requirements of Chapter 312 of the Texas Tax Code (rules governing the Designation of a Reinvestment Zone and Entering into a Tax Abatement Agreement).

This hearing is considered an Open Meeting, and shall be conducted as such, therefore the public is welcome to attend. Should you have any questions, please feel free to contact Amanda Blankenship at 903-408-4146.

 The Court closed the Public Hearings at 10:03 a.m. and reconvened into Regular Session.

- IV. CITIZENS TO BE HEARD-**During this portion of the meeting, citizens may speak for a maximum of three (3) minutes about any item not on the regular agenda. The Commissioner's Court may not respond or take any action on citizen comments.

 None

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 Commissioners Court and will be enacted by one motion.

1. The Official Bond and Oath for Matthew Regan, Deputy Constable, Precinct 4 – Jennifer Lindenzweig, County Clerk
2. Entering into a Service Agreement with Rapiscan System effective October 1, 2017 through September 30, 2018; for the machine used at the security point of entry to scan purses, bags and other items brought into the courthouse. Total cost of \$4,620.00 to be paid from the Courthouse Security Equipment Repair & Maintenance Fund – Cheryl Lowry Purchasing Agent

3. The Auction of a Champion Motorgrader, Model 710, (Unit #23, VIN #028967, H/C Tag #12023) from Hunt County Precinct 1 inventory. Date and time of Auction to be determined – Cheryl Lowry, Purchasing Agent

14,805 On the motion by Martin, second by Latham for the Court to approve consent calendar as listed; no one opposed **Motion carries.** *See attachments.*

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

14,806 On the motion by Evans, second by McMahan, for the Court to approve a Resolution certifying that Hunt County has made a grant to Senior Center Resources and Public Transit, Inc., an organization that provides home-delivered meals to homebound persons in the county who are elderly and/or have a disability and certifying that the county has approved the organization's accounting system or fiscal agent – John L. Horn, County Judge; no one opposed **Motion carries.** *See attachment*

14,807 On the motion by Latham, second by McMahan, for the Court to approve a Proclamation designating October 1-7, 2017 as National 4-H Week in Texas and commend the 4-H Youth Development Program of the Texas A&M AgriLife Extension Service and the many men and women who have made the program a success – Lisa Gossett, 4-H Program Assistant; no one opposed **Motion carries.** *See attachment.*

_____ Items #3 & #4 will be heard after Executive Session.

3. A resolution designating 77.128 acres of land, being that tract of land described in a Deed recorded in Volume 2017, Page 413 of the Official Public Records of Hunt County, Texas located at street address 6601 FM 1570 Greenville, Texas 75402 as a Reinvestment Zone and to enter into a tax abatement agreement pursuant to the requirements of chapter 312 of the Texas Tax Code – John L. Horn, County Judge
4. A resolution to enter into a tax abatement agreement for the Reinvestment Zone known as industrial Park West, containing 93.361 acres of land, being that tract of land described in a Deed recorded in Volume 1503, Page 414 of the Official Public Records on Hunt County, Texas pursuant to the requirements of Chapter 312 of the Texas Tax Code – John L. Horn, County Judge

14,808 On the motion by Evans, second by McMahan, for the Court to approve abandonment of Russell Street in Kingston, Hunt County, Texas in the location as recorded in Volume 283,

Page 32 of the Deed Records of Hunt County, Texas-Daniel Ray, County Civil Attorney; no one opposed **Motion carries.** *See attachment.*

14,809 On the motion by McMahan, second by Evans, for the Court to approve a correction to the minutes from August 28, 2017, item #14,278 which should have been #14,778-Jennifer Lindenzweig, County Clerk; no one opposed **Motion carries.**

14,810 On the motion by Evans, second by McMahan, for the Court to approve Formal Bid #162-17, Asphalt Hot & Cold Mix- Twelve (12) Month Contract effective September 24, 2017 through September 23, 2018, awarded to all qualified bidders per attached bid award tabulation and LGC §262.027(e) - Chery Lowry, Purchasing Agent; no one opposed **Motion carries.** *See attachment.*

14,811 On the motion by McMahan, second by Evans, for the Court to approve Formal Bid #163-17 Road Rock, Twelve (12) Month Contract effective October 8, 2017 through October 7, 2018 awarded to all qualified bidders per attached bid award tabulation and LGC §262.027(e) – Cheryl Lowry, Purchasing Agent no one opposed **Motion carries.** *See attachment.*

14,812 On the motion by Evans, second by McMahan, for the Court to approve the Monthly Treasurer’s Report for August 2017-Delores Shelton, Treasurer; no one opposed **Motion carries.** *See attachment.*

14,813 On the motion by Latham, second by McMahan, for the Court to approve amendments to the FY 2016-17 Hunt County Budget-Jimmy Hamilton, County Auditor; no one opposed **Motion carries.** *Filed in the County Clerk’s Office.*

14,814 On the motion by Evans, second by McMahan, for the Court to approve the upgrade of approximately 320 feet on CR 1160 from dirt to rock in Precinct 1, money in escrow-Eric Evans, Precinct 1 Commissioner; no one opposed **Motion carries.** *See attachment.*

14,815 On the motion by Evans, second by McMahan, for the Court to approve the upgrade of approximately 980 feet on CR 1114 from dirt to rock in Precinct 1, money in escrow-Eric Evans, Precinct 1 Commissioner; no one opposed **Motion carries.** *See attachment.*

14,816 On the motion by McMahan, second by Evans, for the Court to approve the request to construct electrical power distribution facilities across CR 2508 and to approve the request to re-route existing electrical power distribution facilities across CR 2560 in Precinct 2 with normal stipulations in Precinct 2-Farmer Electric no one opposed **Motion carries.** *See attachments.*

14,817 On the motion by McMahan, second by Evans, for the Court to approve a variance for the entrance for the Final Plat for The Dominion in Precinct 2-Tod McMahan, Precinct 2 Commissioner; no one opposed **Motion carries.**

14,818 On the motion by McMahan, second by Evans, for the Court to approve the Final Plat for The Dominion in Precinct 2-Engineering Concepts & Design, L.P.; no one opposed **Motion carries.**

14,819 On the motion by McMahan, second by Evans, for the Court to approve the Final Plat for Lot 1R, Yates Corner being a replat of Lot 1 & Lot 2 of Yates Corner, addition in Precinct 2-Stovall & Associates; no one opposed **Motion carries.**

14,820 On the motion by McMahan, second by Evans, for the Court to approve to rescind the Final Plat for Quinlan North Switchyard Addition in Precinct 2 from Commissioner Court on August 22, 2017-Tod McMahan, Precinct 2 Commissioner; no one opposed **Motion carries.**

19. The Final Plat for Quinlan North Switchyard Addition in Precinct 2 – R Delta Engineers

_____ This item was stricken from the agenda.

14,821 On the motion by Latham, second by McMahan, for the Court to approve the acceptance of high bids received on Resale Properties as follows; no one opposed **Motion carries. See attachments.**

<u>Account #</u>	<u>Purchaser</u>	<u>Bid Amount</u>
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87288 & 87289	Juan D. Serrano & Maria I. Serrano	\$1,743.00
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Property Description: 87288 – Tract No. 1: Whiskers Retreat Instal #1, Block 12, Lot 522
87289 – Tract No. 2: Whiskers Retreat Instal #1, Block 12, Lot 523

88094, 88095, 88096, 88097, 88098, 88099	Juan D. Serrano & Maria I. Serrano	\$2,820.00
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Property Description: 88094 – Tract No. 1: Whiskers Retreat Instal #3, Lot 104
88095 – Tract No. 2: Whiskers Retreat Instal #3. Lot 104B
88096 – Tract No. 3: Whiskers Retreat Instal #3, Lot 105
88097 – Tract No. 6: Whiskers Retreat Instal #3, Lot 105
88098 – Tract No. 4: Whiskers Retreat Instal #3, Lot 106
88099 – Tract No. 5: Whiskers Retreat Instal #3, Lot 107

86964,86972, 86973, 86974,	Juan D. Serrano & Maria I. Serrano	\$9,225.00
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87031, 87033

Property Description: 86964 – Tract No. 1: Whiskers Retreat Instal #1, Block 3, Lot 335A, 336B, 385, 386
 86972 – Tract No. 2: Whiskers Retreat Instal #1, Block 3, Lot 339A
 86973 – Tract No. 3: Whiskers Retreat Instal #1, Block 3, Lot 339B
 86974 – Tract No. 3: Whiskers Retreat Instal #1, Block 3, Lot 340A, 341B, 380, 381
 87031 – Tract No. 5: Whiskers Retreat Instal #1, Block 3, Lot 382
 87033 – Tract No. 6: S5465 Whiskers Retreat Instal #1, Block 3, Lot 384,383,
 338A&B, 337A&B

74501

Willie Adair Jr.

\$690.00

Property Description: S4430 Orig Town of Wolfe City, Block 30, Lot 4, Pt of 6

14,822 On the motion by Latham, second by McMahan, for the Court to approve accounts payable; no one opposed **Motion carries.**

14,823 On the motion by Evans, second by McMahan, for the Court to approve line item transfers; no one opposed **Motion carries.**

PAYROLL & PERSONNEL:

Jail count: 365, *see attachment*

<u>JAIL</u>	Add Raynaldo Cruz, Jr, Detention Officer, at \$32,531.00. Effective 10/2/17. Change Karen Hathcock, from Sergeant to Detention Officer, at \$32,531.00 + 3,600.00 STEP. Effective 10/1/17.
<u>PRECINCT 4</u>	Change Juan Hernandez, Equipment Operator, part time to full time, at \$34,120.00. Effective 10/2/17.
<u>SHERIFF</u>	Transfer Jessica Brock, from Patrol to Detention Officer, at \$31,491.00 + 3,600.00 STEP. Effective 9/14/17.

14,824 On the motion by McMahan, second by Evans, for the Court to approve payroll and personnel; no one opposed **Motion carries.**

14,825 On the motion by McMahan, second by Evans, for the Court to adjourn to Executive Session at 10:20 a.m., no one opposed **Motion carries.**

VIII. 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 – 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 including Volkswagen and Fiat lawsuits – Daniel Ray, County Civil Attorney
3. As permitted by Texas Government Code § 551.071 (1) and (2) Consultation with County Civil Attorney regarding sales tax repayment plan offer from Texas Comptroller and status of previous repayment plan – Daniel Ray, County Civil Attorney
4. As permitted by Texas Government Code §551.087(1) and (2), – Deliberation Regarding Economic Development Negotiations; Conduct Closed Meeting to (1) discuss and 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, and (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) – Daniel Ray, County Civil Attorney

14,826 On the motion by Evans, second by McMahan, for the Court to adjourn the Executive Session and return to Regular Session at 10:42 a.m., no one opposed **Motion carries**.

____ The Court went back to items #3 & #4 from the posted agenda Action Items.

3. A resolution designating 77.128 acres of land, being that tract of land described in a Deed recorded in Volume 2017, Page 413 of the Official Public Records of Hunt County, Texas located at street address 6601 FM 1570 Greenville, Texas 75402 as a Reinvestment Zone and to enter into a tax abatement agreement pursuant to the requirements of chapter 312 of the Texas Tax Code – John L. Horn, County Judge

14,827 On the motion by Latham, second by McMahan for the Court to approve the resolution designating 77.128 acres for Reinvestment Zone and enter into a Tax Abatement agreement; no one opposed, **Motion carries**.

Amended motion by McMahan, second by Evans, to include all associated Tax Abatement agreements; no one opposed, **Motion carries**. *See attachments*.

4. A resolution to enter into a tax abatement agreement for the Reinvestment Zone known as industrial Park West, containing

93.361 acres of land, being that tract of land described in a Deed recorded in Volume 1503, Page 414 of the Official Public Records on Hunt County, Texas pursuant to the requirements of Chapter 312 of the Texas Tax Code – John L. Horn, County Judge

14,828 On the motion by Evans, second by McMahan for the Court to approve the resolution to enter into a Tax Abatement Agreement and resolution of the designation 93.361 acres of land; no one opposed, **Motion carries.** *See attachments.*

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

14,829 On the motion by Evans, second by McMahan for the Court to approve a resolution for a 381 Economic Development Agreement with Sabert Corporation and a resolution for a 381 Economic Development Agreement with Brakebush Brothers, Inc.; no one opposed, **Motion carries.** *See attachments.*

X. ADJOURN

14,830 On the motion by McMahan, second by Evans, for the Court to adjourn at 11:01 a.m. No one opposed **Motion carries.**

Minutes approved the _____ day of _____, 2017.

Hunt County Judge

Attest:

Hunt County Clerk