

STATE OF TEXAS
COUNTY OF COLLIN

COMMISSIONERS' COURT
MEETING MINUTES
FEBRUARY 22, 2016

On Monday, February 22, 2016, 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 Keith Self
Commissioner Susan Fletcher, Precinct 1
Commissioner Cheryl Williams, Precinct 2
Commissioner Chris Hill, Precinct 3
Commissioner Duncan Webb, Precinct 4

Commissioner Hill led the Invocation.
Commissioner Webb led the Pledge of Allegiance.
Judge Self led the Pledge of Allegiance to the Texas Flag.

1. Judge Self called to order the meeting of the Collin County Commissioners' Court at 1:56 p.m. and recessed the meeting at 2:33 p.m. The meeting was reconvened and immediately recessed into Executive Session at 2:41 p.m. The Meeting was reconvened at 3:10 p.m. and adjourned at 3:38 p.m.

President Self called to order the meeting of the Collin County Health Care Foundation at 1:32 p.m. and adjourned the meeting at 1:56 p.m.

President Self called to order the meeting of the Collin County Toll Road Authority at 2:33 p.m. and adjourned the meeting at 2:38 p.m.

President Self called to order the meeting of the Housing Finance Corporation at 2:38 p.m. and adjourned the meeting at 2:40 p.m.

DECISIONS MANDATED BY LEGAL ENTITIES OUTSIDE OF COMMISSIONERS COURT AUTHORITY:

1. AI-41228 Personnel Changes, Human Resources.

FYI NOTIFICATION

1. AI-34688 Outstanding Agenda Items, Commissioners Court.

The Court reviewed the list of Outstanding Agenda Items and items 1 and 5 were removed. (Time: 2:00 p.m.)

2. Addenda:

a. AI-41203 No. 1 to Maintenance, Roads (IFB No. 2015-331) to add Information Regarding Conflict of Interest Questionnaire, Purchasing.

b. AI-41201 No. 1 to Services, Onsite Grinding, Mulching and Removal of Debris (IFB No. 2016-100) to add Information Regarding Conflict of Interest Questionnaire, Purchasing.

c. AI-41182 No. 2 to Installation of Walk-In Freezer at Justice Center (IFB No. 2016-086) to change the bid due date, Purchasing.

d. AI-41204 No. 3 to Installation of Walk-In Freezer at Justice Center (IFB No. 2016-086) to add Information Regarding Conflict of Interest Questionnaire, Purchasing.

e. AI-41202 No. 4 to Juvenile Detention Facility Touchscreen and Camera System Upgrade (RFP No. 2016-060) to add Information Regarding Conflict of Interest Questionnaire, Purchasing.

f. AI-41210 No. 4 and No. 5 to P25 Trunked Radio System Replacement (RFP No. 2016-020) to add various documents to the Request For Proposal, Purchasing.

3. AI-41184 Budget amendment in the amount of \$18,000 to establish the budget for the Internet Crimes Against Children (ICAC), Supplement II Grant, Auditor.

2. Public Comments.

3. Presentation/Recognition:

a. AI-41239 Proclamation designating March 2016 as Procurement Month in Collin County, Purchasing.

Judge Self presented a proclamation to Michalyn Rains, Purchasing, recognizing March 2016 as Procurement Month in Collin County. The Judge expressed the Court's appreciation for the Purchasing Department's independence in the handling of the County dollars. (Time: 3:12 p.m.)

4. Consent agenda to approve: Judge Self deleted item 4f3h, pulled items FYI Notification #1, 4d1, 4e1 and 4h3 and then asked for comments on the consent agenda. Hearing no comments, a motion was made to approve the remainder of the consent agenda. (Time: 1:57 p.m.)

Motion by: Commissioner Susan Fletcher
Second by: Commissioner Cheryl Williams
Vote: 5 - 0 Passed

a. **AI-41179** Disbursements for the period ending February 16, 2016, Auditor.
COURT ORDER NO. 2016-121-02-22

b. **AI-41181** Tax refunds totaling \$1,038,328.85, Tax Assessor Collector.
COURT ORDER NO. 2016-122-02-22

c. Advertisement(s):

1. **AI-41156** Access Control and Time Collection Solution (RFP No. 2016-044), Information Technology.

COURT ORDER NO. 2016-123-02-22

2. **AI-41197** Professional Services, Engineering, Rehabilitation of County Maintained Drainage Structures (RFQ No. 2016-149), Public Works.

COURT ORDER NO. 2016-124-02-22

d. Agreement(s):

1. **AI-41192** Modification of Intergovernmental Agreement (Modification No. 2) with the U.S. Department of Justice, United States Marshals Service to add the Justice Prisoner Alien Transportation System (JPATS) as rider on Agreement No. 78-06-0096, Sheriff.

Judge Self pulled this item to ask what exactly the Court was voting on. Jeff May, County Auditor, said this is a modification to an existing agreement. Judge Self asked if the January 29, 2016 date had been rescinded. The Judge asked Bill Bilyeu, County Administrator, to check into this item. (Time: 2:00 p.m.)

Following Executive Session, Mr. Bilyeu returned before the Court and said the original agreement is from FY2006. Michalyn Rains, Purchasing, said the Department of Justice was contacted and, even though it is beyond the expiration date, the Department of Justice will accept the modification if the Court approves it today. (Time: 3:13 p.m.)

Motion by: Commissioner Duncan Webb
Second by: Commissioner Susan Fletcher
Vote: 5 – 0 Passed

COURT ORDER NO. 2016-125-02-22

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

1. **AI-41209** \$7,800 to move the IT - Shared Consultant funds to the PeopleSoft Upgrade Project, Information Technology.

Judge Self asked Caren Skipworth, CIO, if there is an opportunity cost lost with this item. Ms. Skipworth said the “go live” date for PeopleSoft was pushed out incurring more travel expenditures for personnel. The previously approved contingency fund is still covering their hourly rate. With no further comments, a motion was made to approve the item. (Time: 2:01 p.m.)

Motion by: Judge Keith Self
Second by: Commissioner Duncan Webb
Vote: 5 – 0 Passed

COURT ORDER NO. 2016-126-02-22

f. Receive and File, Auditor:

1. **AI-41163** Monthly Financial Reports for October 2015.

COURT ORDER NO. 2016-127-02-22

2. **AI-41200** Monthly Financial Reports for November 2015.

COURT ORDER NO. 2016-128-02-22

3. **FY2015 Annual Inventory:**

- a. **AI-41211** Central Plant & Janitorial Supplies.

COURT ORDER NO. 2016-129-02-22

- b. **AI-41212** Central Supply & Concession Supplies.

COURT ORDER NO. 2016-130-02-22

- c. **AI-41208** Computer Storeroom.

COURT ORDER NO. 2016-131-02-22

- d. **AI-41216** Equipment Service Parts.

COURT ORDER NO. 2016-132-02-22

- e. **AI-41218** Information Technology-Handheld Items.

COURT ORDER NO. 2016-133-02-22

- f. **AI-41217** Public Works-Fuel.

COURT ORDER NO. 2016-134-02-22

g. AI-41220 Public Works - Stockpiles & Culverts.

COURT ORDER NO. 2016-135-02-22

h. AI-41221 Sheriff Office - Jail and Minimum Security Kitchen.

PULLED

i. AI-41213 Sheriff's - Quartermaster.

COURT ORDER NO. 2016-136-02-22

4. Final Audit Result(s):

a. AI-41206 Constable, Precinct 2 (4th Quarter FY2014).

COURT ORDER NO. 2016-137-02-22

b. AI-41207 District Attorney (1st & 2nd Quarter FY2015).

COURT ORDER NO. 2016-138-02-22

c. AI-41219 Justice of the Peace, Precinct 2 (2nd Quarter FY2015).

COURT ORDER NO. 2016-139-02-22

g. Filing of the Minute(s), County Clerk:

1. AI-41185 February 1, 2016.

COURT ORDER NO. 2016-140-02-22

h. Miscellaneous

1. AI-41194 Grant application, addendum and resolution for the FY 2017 General Victim Assistance Grant through the Office of the Governor (OOG), Criminal Justice Division (CJD) for a full time District Attorney's Crime Victim Assistance Coordinator, District Attorney.

COURT ORDER NO. 2016-141-02-22

2. AI-41149 Re-designation of FM 543 (from Laud Howell Parkway to the entrance of the Trinity Falls MUD) to Trinity Falls Parkway with associated address updates to match the City of McKinney 9-1-1 address numbering, GIS/Rural Addressing.

COURT ORDER NO. 2016-142-02-22

3. **AI-41174** Grant application and resolution for the FY 2017 Juvenile Justice and Delinquency Prevention (JJDP) Grant through the Office of the Governor (OOG), Criminal Justice Division (CJD) to provide community-based mental health treatment and mentoring services for youth referred to Juvenile Probation Services, Juvenile Probation.

Judge Self asked Bill Bilyeu, County Administrator, if there was any way to tie this to the County's LMHA (Local Mental Health Authority). Mr. Bilyeu will address this with Mr. Hadnot, Director of Juvenile Probation. With no further comments, a motion was made to approve the item. (Time: 2:02 p.m.)

Motion by: Judge Keith Self
Second by: Commissioner Cheryl Williams
Vote: 5 – 0 Passed

COURT ORDER NO. 2016-143-02-22

4. **AI-41196** Partial Release of Easement at the intersection of CR 936 and State Highway 121 to TxDOT for the expansion of SH 121, Public Works.

COURT ORDER NO. 2016-144-02-22

5. **AI-41229** Personnel Appointments, Human Resources.

COURT ORDER NO. 2016-145-02-22

6. **AI-41230** Personnel Changes, Human Resources.

COURT ORDER NO. 2016-146-02-22

GENERAL DISCUSSION

5. **AI-41153** MHMC Program Update FY2015, 199th District Court.

PULLED

6. **AI-41225** Update on planned development north of Highway 380, Commissioner Precinct 1.

Commissioner Fletcher asked David Bristol, Prosper EDC (Economic Development Corporation) and Corbett Howard, Celina EDC, to update the Court on planned development north of Highway 380.

Mr. Bristol came forward with Garrett Weaver, Interim Director of Prosper EDC, and presented a PowerPoint presentation on the population growth, demographics and development activity in and around the City of Prosper. The major developments are Windsong Ranch with 2,100 acres, Villages of Star Trail with 1,100 single family homes planned, Blue Star Gates of Prosper which is currently under development and Matthews Paradise, a billion-dollar mixed use development. Other smaller projects include Texas Health Neighborhood Care & Wellness Center, the Prosper Bank Building, two Kroger grocery stores, a Lowe's Home Improvement Center and a second fire station. Mr. Bristol said they appreciate the County's interest in helping with the bordering roads such as Frontier Parkway.

Mr. Howard presented his PowerPoint presentation on Celina's demographics and development plans stating FY2020 through FY2030 will be the decade of Celina. The footprint of Celina is 78 square miles which is larger than either Plano or Frisco. Development plans include 38,365 residential lots bringing the population at build out to 137,000. The Celina Regional Activity Center will be larger than Legacy Park in West Plano. With Toyota's headquarters and J.P. Morgan's corporate campus moving to the area there is a shift in job creation, and Mr. Howard said this will help fuel the growth in Prosper and Celina. On the first 580 units built in the Light Farms subdivision, the average cost per home is \$386,000.

The two most critical arterials are the southbound access roads from FM428 to Highway 380 and the Outer Loop. Mr. Howard stressed the importance of completing the section of the Outer Loop between the DNT (Dallas North Tollway) and Preston Road and said the return on the investment for the County is outstanding. There was a brief conversation about the need for the future north/south flyover on Highway 380 to help ease congestion. Commissioner Fletcher received a video from a commuter who sat through six cycles of lights on Preston Road trying to go north over Highway 380 at 2:00 p.m. (Time: 2:33 p.m.)

NO ACTION TAKEN

Judge Self recessed Commissioners' Court into Executive Session at 2:41 p.m. and reconvened the meeting at 3:10 p.m.

7. AI-41226 Support the Gala senior affordable housing project at Highway 289 and Popular Street in Celina, Texas, Commissioner Precinct 1.

John Palmer, Gardner Capital, came forward with a PowerPoint presentation and to request two Resolutions of Support for its 2016 competitive tax credit funding application submitted through TDHCA (Texas Department of Housing and Community Affairs). Gardner Capital is a privately-owned family of companies with 25 years of experience in the housing industry using mixed finance to develop housing.

Gardner has proposed a scaled and collaborative community revitalization plan on a 22.6 acre property owned by Rex and Sherese Glendenning. The plan includes a new public park, Gala at Celina – a gated senior living community, and Provision at Celina - a multifamily (workforce) development. The planned site is located within walking distance of Old Downtown Celina and is intended to stimulate and attract new commercial and residential investment in the antiquated and underserved parts of the city.

Mr. Palmer detailed the plans for the two developments which will provide high-quality and affordable housing for community residents. Gardner Capital is a long-term build-and-hold owner of housing communities and has a reputation for implementation of the strictest residency requirements and quality property management standards necessary to sustain long-term community success. The direct and indirect economic benefits from the Gala and Provision at Celina developments include: \$35 million in total development budgets; \$19.5 million in local construction spending; 295 local construction and service jobs; \$4.7 million in post construction service spending; 82 post construction service jobs; and an estimated \$250,000 in property taxes per year.

Originally the 23 acres were listed in the city and this was confirmed by both CAD (Central Appraisal District) and the Collin County GIS (Geographic Information Systems) Department. During the application process, Gardner Capital was notified by the City of Celina that the property was annexed in 2004 but 30 days later it had been de-annexed. Mr. Glendenning purchased the property in 2006 and has been paying city property taxes since 2006. TDHCA rules require a Resolution of Support from both the City of Celina and Collin County. Gardner Capital has received the resolution from the City of Celina and a letter of support from Representative Scott Sanford. The Resolution of Support from the County will allow them to move forward with annexation, rezoning, the site plan and providing sewer/utilities to the property. Without these approvals the developer cannot move forward with the application for either of the tax credit community developments. Applications are due on March 1, 2016. (Time: 3:32 p.m.)

Rex Glendenning, the property owner, came forward to ask the Court to support the projects. Mr. Glendenning's contractual agreement with Gardner Capital is that he will support it as a landowner as long as the city supports it. (Time: 3:34 p.m.)

Chris Kincaid, Celina, also came forward to ask for the Court's support. Mr. Kincaid is a Celina firefighter/paramedic and unable to live in the city that he grew up in because it is out of his price range and there is no affordable housing. An affordable housing development would allow him to move back into the city that he serves and protects. (Time: 3:35 p.m.)

Celeste Cox, Executive Director for North Collin County Habitat for Humanity, came forward to speak in favor of the resolutions. According to the U.S. Census Bureau, in Collin County 34% of those living in poverty are children under the age of six. The average rent for a two bedroom apartment is \$943 per month. Affordable housing is not a luxury; it is a necessity. With their current funding support, Habitat for Humanity cannot serve all the families that need support. Tax credit housing is not public housing because it is done with a private developer, land and investors. The Board of North Collin County Habitat for Humanity supports these projects. (Time: 3:37 p.m.)

NO ACTION TAKEN

8. **AI-41227** Support the Provision affordable housing project at Highway 289 and Popular Street in Celina, Texas, Commissioner Precinct 1.

NO ACTION TAKEN

9. **AI-41233** Indigent Defense program and grant application, Commissioner Precinct 4.

PULLED

10. Possible future agenda items by Commissioners Court without discussion.

EXECUTIVE SESSION

Judge Self recessed Commissioners' Court into Executive Session at 2:41 p.m. under Paragraph 551.071, Legal to discuss items 7 and 8 under General Discussion asking for support for senior and affordable housing.

Judge Self reconvened the meeting at 3:10 p.m.


With no further business of the Court, Judge Self adjourned the meeting at 3:38 p.m.



Keith Self, County Judge


Susan Fletcher, Commissioner, Pct. 1


Cheryl Williams, Commissioner, Pct. 2


Chris Hill, Commissioner, Pct. 3


Duncan Webb, Commissioner, Pct. 4


Stacey Kemp, Ex-Officio Clerk
Commissioners' Court
Collin County, T E X A S

