

**Commissioners Court September 21, 2021
NOTICE OF A MEETING OF THE
COMMISSIONERS COURT OF HAYS COUNTY, TEXAS**



This Notice is posted pursuant to the Texas Open Meetings Act. (VERNONS TEXAS CODES ANN. GOV. CODE CH.551). The Hays County Commissioners Court will hold a meeting at **9:00 A.M.** on the **21st day of September 2021**, in the Hays County Courthouse, Room 301, San Marcos, Texas. An Open Meeting will be held concerning the following subjects:

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE - Pledge of Allegiance to the American Flag & Pledge of Allegiance to the Texas Flag

ROLL CALL

PUBLIC COMMENTS

At this time **3-MINUTE** comments will be taken from the audience on Non-Agenda related topics. To address the Court, please submit a Public Participation/ Witness Form to the County Clerk. Please Complete the Public Participation/ Witness Form in its Entirety.
NO ACTION MAY BE TAKEN BY THE COURT DURING PUBLIC COMMENTS.

PRESENTATIONS & PROCLAMATIONS

1	5-6	Adopt a Proclamation declaring October 1, 2021 as National Manufacturing Day. INGALSBE/SHELL
2	7-8	Adopt a Proclamation declaring September 17-23, 2021 as Constitution Week. BECERRA
3	9-10	Adopt a Proclamation declaring October 2021 as CAPCOG Cybersecurity Awareness Month. INGALSBE
4	11-12	Adopt a proclamation recognizing Hispanic Heritage Month and the contributions made by the Indigenous & Tejano First Families. BECERRA

CONSENT ITEMS

The following may be acted upon in one motion.
A Commissioner, the County Judge, or a Citizen may request items be pulled for separate discussion and/or action.

5	13	Approve payments of County invoices. VILLARREAL-ALONZO
6	14	Approve the payment of United Healthcare claims. VILLARREAL-ALONZO
7	15	Approve Commissioners Court Minutes of August 17, 2021. BECERRA/CARDENAS
8	16	Approve the payment of the September 30, 2021 payroll disbursements in an amount not to exceed \$4,125,000.00 effective September 30, 2021 and post totals for wages, withholdings, deductions and benefits on the Hays County website once finalized. BECERRA/RICHEY
9	17-18	Approve and confirm the appointment of Darrell Perez as Deputy Constable Bailiff in the Hays County Constable Precinct 1 Office, effective date September 21, 2021. INGALSBE/PETERSON
10	19-20	Authorize the Commissioner Pct. 1 Office to support the City of Kyle Parks and Recreation Department related to developing the land at 1408 Center Street, Kyle, an upcoming park project. INGALSBE
11	21	Authorize the Hays County Judge to execute Amendments to the Health Services Agreements between Hays County and Wellpath, LLC to extend the current contract until December 31, 2021. INGALSBE
12	22	Amend various departmental operating, special revenue and capital project budgets in preparation for Fiscal Year 2021 third quarter financial reporting. INGALSBE/VILLARREAL-ALONZO
13	23-24	Authorize payment to FedEx Office for Emergency Rental Assistance Program printing in the amount of \$749.70 in which no purchase order was issued as required per the Hays County Purchasing Policy. BECERRA/T.CRUMLEY
14	25-39	Authorize the County Judge to execute Amendment #3 to a Contract between Hays County and PBS of Texas related to Countywide Janitorial Services pursuant to RFP 2020-P02. BECERRA/CUTLER
15	40-47	Approve Utility Permits. JONES/SMITH/BORCHERDING
16	48-49	Approve extension of RFP 2016-P06 Bank Depository with Sage Capital Bank, N.A. for a period not to exceed 92 days (December 31, 2021). BECERRA/RICHEY
17	50	Authorize payment to TimeKeeping Systems, Inc. for \$3,150 for professional services related to the Jail Guard 1 timekeeping system and amend the budget accordingly. INGALSBE/CUTLER

18	51	Amend the Sheriff's Office operating budget for needed vehicle repairs in which insurance proceeds of \$5,837 were received and authorize payment to Lester's Shop for repairs of \$5,273.26 in which no purchase order was issued as required per the Hays County Purchasing Policy. INGALSBE/CUTLER
19	52-54	Approve the appointment of Maria Cristina Nelson to serve on Emergency Services District #1 to replace Geoffrey Tahuahua, for a term ending December 31, 2021. SMITH
20	55-59	Approve the appointment of Staci Dement to serve on Emergency Services District #1 to replace Daniel O'Brien, for a term ending December 31, 2021. SMITH
21	60-61	Authorize the County Judge to execute a resolution certifying that the County has approved a \$13,000 grant for FY 2022 to Combined Community Action, an organization that provides home delivered meals to homebound persons in the county that are elderly or have a disability. INGALSBE
22	62-63	Authorize the County Judge to use the remainder of his Community Program Expense of \$1,250 for Texas State University Center for Diversity and Gender Studies. BECERRA
23	64-65	Approve extension of IFB 2017-B02 Countywide Dumpsters with Texas Disposal Systems for an additional period not to exceed 61 days (November 30, 2021). BECERRA
24	66	Amend the Constable Pct. 5 operating budget for vehicle repairs and new tires needed for the law enforcement fleet. JONES/ELLEN
25	67-119	Approve specifications for RFP 2021-P07 Program Management - American Rescue Plan Act (ARPA) Funds and authorize Purchasing to solicit for proposals and advertise. SMITH
26	120-196	Approve specifications for RFP 2021-P04 Medical Services - Jail and Juvenile Detention Center and authorize Purchasing to solicit for proposals and advertise. INGALSBE

ACTION ITEMS

ROADS

27	197-202	Discussion and possible action to consider the acceptance of road construction & drainage improvements and accept the 2-year maintenance bond #166107N in the amount of \$154,337.85 for the Trails at Windy Hill subd., Phase 4 & Phase 5. JONES/BORCHERDING
28	203-205	Discussion and possible action to accept the maintenance bond rider extension #PB03016800417M in the amount of \$90,377.95 until February 28, 2022 for Sunfield subd., Phase 2, Section 12. JONES/BORCHERDING
29	206-207	Hold a public hearing with possible action to establish a 4-way stop at the intersection of Green Pastures Drive and Skyview Terrace in Green Pastures subdivision. JONES/BORCHERDING
30	208	Discussion and possible action to consider the release of the maintenance bond #CA2721467 in the amount of \$57,872.74 and the acceptance of roads into the county road maintenance system for Windy Hill 11AC subdivision. JONES/BORCHERDING
31	209	Discussion and possible action to consider the release of the maintenance bond #SU1146030 in the amount of \$315,510.25 and the acceptance of roads into the county road maintenance system for Reunion Ranch subdivision, Phase 2, Section 4. SMITH/BORCHERDING
32	210-216	Discussion and possible action to authorize the County Judge to execute Amendment #1 to the Advance Funding Agreement for Surface Transportation Block Grant Program (STBG) between Hays County and the Texas Department of Transportation (TxDOT) for the FM 621 Corridor Safety Improvements project. INGALSBE/BORCHERDING
33	217	Discussion and possible action to approve the selection of Halff Associates, Inc. to provide right-of-way acquisition services for the low water crossing projects in Precinct 4; and to authorize staff and counsel to negotiate a contract. SMITH/BORCHERDING
34	218	Discussion and possible action to approve the selection of Cobb Fendley & Associates, Inc. to provide utility coordination services for the low water crossing projects in Precinct 4; and to authorize staff and counsel to negotiate a contract. SMITH/BORCHERDING

SUBDIVISIONS

35	219-222	PLN-1757-PC; Discussion and possible action to approve the final plat of the Replat of Lot 4, Los Ranchos Subdivision; hold a public hearing. SMITH/MACHACEK
36	223-225	PLN-1774-PC; Call for a Public Hearing on October 5, 2021 to discuss final plat approval of the Replat of Lot 12, Los Ranchos Subdivision. SMITH/MACHACEK
37	226-227	PLN-1735-NP; Discussion and possible action to approve the final plat of the Dogrock Estates Subdivision. SHELL/MACHACEK
38	228-238	Discussion and possible action to authorize the execution of a Development Agreement between Hays County and Driftwood Golf Club Development, Inc., related to the development of real property located in Precinct 4 of Hays County. SMITH

MISCELLANEOUS

39	239-243	Discussion and possible action to approve Joint Election Agreements for entities contracting with Hays County Elections for the November 2, 2021 General Election. JONES/SHELL/ANDERSON
40	244-251	Discussion and possible action to add and continue Judges Professional Liability Insurance Policies with the Texas Lawyers Insurance Exchange (TLIE) for the County Court at Law Judges effective 8/1/2021 for Judge O'Brien and 10/1/21 for Judges Johnson and Updegrave. BECERRA/MILLER
41	252	Discussion and possible action to approve the selection of HDR Architecture, Inc. to deliver schematic designs for the upgrades needed to the entire existing electronic security systems including cameras, card readers, and intercoms for the Hays County Government Center, and authorize staff and counsel to negotiate a contract. INGALSBE
42	253-259	Discussion and possible action to award the contract for IFB 2021-B10 Fischer Store Road @ RM 3235 to Cox Commercial Construction. SHELL/BORCHERDING
43	260-261	Discussion and possible action to adopt the Hays County FY 2022 Holiday Calendar. INGALSBE
44	262-264	Discussion and possible action to approve an instructional policy for the County Treasurer to implement future pay increases. BECERRA/RICHEY
45	265-268	Discussion and possible action to approve the naming of a private driveway in Precinct 4, Whispering Oaks Lane. SMITH/PACHECO
46	269-274	Discussion and possible action to approve the naming of a private driveway in Precinct 3, Dark Sky Path. SHELL/PACHECO
47	275	Discussion and possible action to abate, rescind, or otherwise modify enforcement of the Hays County Fire Code, originally effective January 1, 2020. SMITH
48	276	Discussion and possible action to authorize Development Services Department to administratively grant authorizations for commercial on-site sewage facility permits. SMITH/PACHECO
49	277-296	Discussion and possible action to authorize the County Judge to execute a Professional Services Agreement between Hays County and Half Associates, Inc. to perform professional services related to Flood Mitigation Assistance. SHELL
50	297	Discussion and possible action to allow the Transportation Department to accumulate comp-time over the 80 hour maximum until December 31, 2021. JONES/BORCHERDING
51	298-308	Discussion and possible action to authorize the County Judge to execute an Interlocal Agreement for Drainage Repair and Maintenance between Hays County and the City of Buda in regards to stormwater drainage located under West Robert S. Light as it approaches IH 35. JONES
52	309-311	11:00 a.m. - Presentation by Allison, Bass, Magee, LLP regarding the initial assessment of Hays County for Purposes of Redistricting Evaluation; and discussion and possible action to adopt Findings of Fact Regarding Political Boundaries of Hays County, Texas and an Order for Redistricting of Political Boundaries. INGALSBE/SHELL
53	312-313	1:00 p.m.- Hold a final public hearing on the FY 2022 Hays County Proposed Budget. BECERRA
54	314-315	Discussion and possible action to set the FY 2022 salaries and allowances for Hays County Elected Officials. BECERRA
55	316-317	Discussion and possible action to adopt the FY 2022 Hays County budget after making any final changes as a result of the public hearing. BECERRA
56	318-319	Discussion and possible action to ratify the property tax increase reflected in the FY 2022 Hays County budget. BECERRA
57	320-322	Discussion and possible action to approve an order adopting the tax rate for FY 2022 and levy the taxes. BECERRA

EXECUTIVE SESSIONS

The Commissioners Court will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel to discuss matters of land acquisition, litigation, and personnel matters as specifically listed on this agenda. The Commissioners Court may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

58	323	Executive Session pursuant to Sections 551.071 and 551.087 of the Texas Government Code: consultation with counsel and deliberation regarding economic development negotiations associated with Project Magic Mint, Project SUFC and Project Phoenix. Possible discussion and/or action may follow in open Court. BECERRA
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STANDING AGENDA ITEMS

The Commissioners Court utilizes Standing Agenda Items to address issues that are frequently or periodically discussed in court. This section allows the Court to open the item when a need for discussion arises.

59	Discussion and possible action related to the burn ban and/or disaster declaration. BECERRA	
60	Discussion related to the Hays County inmate population, to include current population counts and costs. BECERRA	

61	Discussion of issues related to the Hays County Jail, and the planning of projects pertaining to the public safety facilities needs within the County. Possible action may follow. INGALSBE/CUTLER
62	Update from the County Judge and staff regarding the Local Disaster Declaration and COVID-19. Possible discussion and action may follow. BECERRA

ADJOURNMENT

Posted by 5:00 o'clock P.M. on the 17th day of September, 2021

COMMISSIONERS COURT, HAYS COUNTY, TEXAS

CLERK OF THE COURT

Hays County encourages compliance with the Americans with Disabilities Act (ADA) in the conduct of all public meetings. To that end, persons with disabilities who plan to attend this meeting and who may need auxiliary aids such as an interpreter for a person who is hearing impaired are requested to contact the Hays County Judge's Office at (512) 393-2205 as soon as the meeting is posted (72 hours before the meeting) or as soon as practical so that appropriate arrangements can be made. While it would be helpful to receive as much advance notice as possible, Hays County will make every reasonable effort to accommodate any valid request regardless of when it is received. Braille is not available.