

**Commissioners Court November 23, 2021**  
**NOTICE OF A MEETING OF THE**  
**COMMISSIONERS COURT OF HAYS COUNTY, TEXAS**



This Notice is posted pursuant to the Texas Open Meetings Act. (VERNON'S TEXAS CODES ANN. GOV. CODE CH.551). The Hays County Commissioners Court will hold a meeting at **9:00 A.M.** on the **23<sup>rd</sup> day of November 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 Recognizing the 30th Anniversary of the San Marcos Toastmasters. <b>BECERRA</b>
2	7-8	Adopt a Proclamation recognizing the Historical and Cultural significance of the Southside Mexican School. <b>BECERRA</b>
3	9-10	Adopt a Proclamation declaring November 2021 as Native American Heritage Month and November 26th as Native American Heritage Day in Hays County. <b>SHELL</b>
4	11	Presentation by Halff Associates and member(s) of the Parks and Open Space Advisory Commission (POSAC) regarding POSAC's assessment of parks and open space project applications. <b>BECERRA</b>

**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	12	Approve payments of County invoices. <b>VILLARREAL-ALONZO</b>
6	13	Approve payments of Juror checks. <b>VILLARREAL-ALONZO</b>
7	14	Approve the payment of United Healthcare claims. <b>VILLARREAL-ALONZO</b>
8	15	Approve the payment of the November 30, 2021 payroll disbursements in an amount not to exceed \$4,600,000.00 effective November 30, 2021 and post totals for wages, withholdings, deductions and benefits on the Hays County website once finalized. <b>BECERRA/RICHEY</b>
9	16	Approve the re-appointments of Steve Janda and Marilyn Miller to the board of Emergency Service District (ESD) #6, two year terms ending December 31, 2023. <b>SMITH</b>
10	17	Approve the reappointments of Staci Dement, Maria Cristina Nelson and Darrell Debish for the board of Emergency Services District #2, two year terms ending December 31, 2023. <b>SMITH</b>
11	18-23	Authorize the Juvenile Probation Department to purchase six (6) Dell OptiPlex All in One Computers and six (6) Microsoft Office, Home and Business licenses for the Juvenile Computer lab utilizing funds from the Texas Juvenile Justice Department (TJJD) Regional Diversion Grant and amend the budget accordingly. <b>BECERRA/DAY</b>
12	24-27	Authorize the Juvenile Probation Department to purchase one (1) Dell OptiPlex Computer for the GED Program utilizing funds from the Texas Juvenile Justice Department (TJJD) State Aid Grant and amend the budget accordingly. <b>BECERRA/DAY</b>
13	28	Approve the reappointment of Kyle Mylius to serve on the Tax Increment Reinvestment Zone (TIRZ) Number 5 (Downtown) Board of Directors for a two-year term expiring on December 31, 2023. <b>INGALSBE</b>
14	29-35	Authorize the County Judge to execute the FY 2022 Interlocal Contract for the Next Generation 9-1-1 Database Program with the Capital Area Emergency Communications District (CAECD) for emergency communications Geographic Information Systems (GIS). <b>BECERRA/PACHECO</b>
15	36	Authorize the Office of Emergency Services to host the annual Local Emergency Planning Committee Luncheon and utilize up to but not exceeding \$800.00 to provide lunch to attendees. <b>BECERRA/MIKE JONES</b>
16	37-90	Approve specifications for IFB 2022-B05 Countywide Portable Toilets and Handwashing Stations Rental Services and authorize Purchasing to solicit for bids and advertise. <b>BECERRA/T.CRUMLEY</b>

17	91	Approve the reappointment of County Judge Ruben Becerra to the CARTS Board of Directors, a two-year term ending December 31, 2023. <b>BECERRA</b>
18	92	Authorize payment of \$517.90 to Sherwin-Williams where no purchase order was in place as per the purchasing policy. <b>INGALSB/CUTLER</b>
19	93-98	Approve and execute the Sheriff's Office Equitable Sharing and Agreement Certification in accordance with the statutes and guidelines that govern the Federal Equitable Sharing Program. <b>INGALSB/CUTLER</b>
20	99-107	Authorize the execution of an Interlocal Agreement with Travis County for the FY 2022 Sheriff's Combined Auto Theft Task Force (SCATTF) grant award. <b>INGALSB/CUTLER</b>
21	108-112	Approve Utility Permits. <b>INGALSB/JONES/BORCHERDING</b>
22	113-190	Authorize the County Judge to execute the Fifth Amended and Restated Development Agreement between the City of San Marcos, Hays County, and Lazy Oaks Ranch, LP in connection with the La Cima development for the addition of Film and Television Production Facilities as a permitted use and establishing associated development standards. <b>SHELL</b>
23	191-192	Authorize the County Judge to execute the First Amendment to an Interlocal Cooperation Agreement between Hays County and Comal County regarding a rate change for the housing and care of Hays County inmates from \$65.00 per inmate per day to \$85.00 per inmate per day, effective January 1, 2022. <b>INGALSB/CUTLER</b>
24	193-230	Approve specifications for IFB 2022-B06 Road Building Materials - Limestone Rock Asphalt, Cold Mix and authorize Purchasing to solicit for bids and advertise. <b>BECERRA/BORCHERDING</b>
25	231-280	Approve specifications for IFB 2022-B07 Road Building Materials - Hot Mix Thin Overlay and authorize Purchasing to solicit for bids and advertise. <b>BECERRA/BORCHERDING</b>
26	281-287	Authorize the District Court to purchase one replacement Dell Latitude 5420 Laptop with accessories for the 428th Judicial District Judge and amend the budget accordingly. <b>INGALSB/STEEL</b>
27	288-292	Authorize the County Judge to execute a Cooperative Agreement between Hays County and Texas A&M AgriLife Extension Service regarding a partnership between the two in representing the citizens of Hays County with a County Extension Program. <b>JONES/BLANKENSHIP</b>
28	293-306	Authorize the County Judge to execute a Contract Termination Notice with Kone, Inc. related to the Elevator Preventative Maintenance Agreement. <b>BECERRA/T.CRUMLEY</b>
29	307-374	Authorize the County Judge to execute a Contract Amendment with OTIS Elevator Company related to Elevator Maintenance and Repair Services pursuant to RFP 2021-P01. <b>BECERRA/T.CRUMLEY</b>
30	375-376	Approve extension of IFB 2017-B02 Countywide Dumpsters with Texas Disposal Systems for an additional period not to exceed 62 days (January 31, 2022). <b>BECERRA</b>
31	377-379	Authorize payment to Gruene Harley Davidson in the amount of \$932.50 for the Constable Pct. 5 Office related to repairs to the 2020 Harley Davidson Motorcycle where no purchase order was issued as required per the Hays County Purchasing Policy. <b>JONES/ELLEN</b>
32	380-404	Authorize the County Judge to execute a Contract Amendment with Water and Earth Technologies, Inc. related to the Professional Services Agreement for Annual Field Maintenance, effective October 1, 2021 and authorize a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(7)(D). <b>BECERRA/MIKE JONES</b>
33	405-455	Approve specifications for RFP 2022-P03 Hays County Mental Health Needs Assessment and authorize Purchasing to solicit for bids and advertise. <b>BECERRA/INGALSB</b>
34	456-504	Approve specifications for RFP 2022-P04 Public Defender's Office and authorize Purchasing to solicit for bids and advertise. <b>SHELL</b>

## ACTION ITEMS

### ROADS

35	505-506	Hold a public hearing with possible action to reduce the current speed limit of 35 MPH to 30 MPH on Crosswinds Parkway in Crosswinds subdivision from Windy Hill Road to Nautical Loop, per a recent traffic study. <b>INGALSB/BORCHERDING</b>
36	507-508	Hold a public hearing with possible action to establish a 3-way stop location on Campo Del Sol Parkway at the intersection of Satsuma Drive in Sunfield subdivision. <b>JONES/BORCHERDING</b>
37	509-511	Discussion and possible action to call for a public hearing on December 7, 2021 to establish a "Yield" sign on both sides of the low-water crossing on Trautwein Road for safety. <b>SMITH/BORCHERDING</b>
38	512	Discussion and possible action to consider the release of the maintenance bond #1060749 in the amount of \$156,832.00, and the acceptance of roads into the county road maintenance system for Sunfield subdivision, Phase 2, Section 9. <b>JONES/BORCHERDING</b>
39	513	Discussion and possible action to consider the release of the maintenance bond #1045316 in the amount of \$1,117,247.50, and the acceptance of roads into the county road maintenance system for Sunfield subdivision, Phase 2, Section 6. <b>JONES/BORCHERDING</b>

40	514-515	Discussion and possible action to call for a public hearing on December 7, 2021 to establish a "No Thru Truck Traffic" zone on York Creek Road, a segment of Francis Harris Lane, and a segment of Soechting Lane. <b>INGALSBE/BORCHERDING</b>
41	516-519	Discussion and possible action to approve Amendment #1 to the Advance Funding Agreement between Hays County and the Texas Department of Transportation (TxDOT) for the RM 12 at Winters Mill Parkway and RM 3237 at Winters Mill Parkway Intersection Improvements and authorize the County Judge to execute the Advance Funding Agreement Amendment #1 on behalf of Hays County. <b>SHELL/BORCHERDING</b>

### SUBDIVISIONS

42	520-523	PLN-1756-PC; Hold a Public Hearing with possible action to approve the final plat of the Douglas Estates Subdivision, Lot D-40, Replat. <b>SMITH/MACHACEK</b>
43	524-529	PLN-1798-PC; Hold a Public Hearing Hold a Public Hearing with possible action to approve the final plat of the Hurlbut Ranch West, Lot 17A, Replat. <b>SHELL/MACHACEK</b>
44	530-532	PLN-1802-PC; Call for a Public Hearing on December 7, 2021 to discuss possible action regarding the Bell Springs Ranches Subdivision, Section 1, Lot 2, Replat. <b>SHELL/MACHACEK</b>
45	533-535	PLN-1846; Call for a Public Hearing on December 21, 2021 regarding the discussion and possible action to Cancel Lot 2-A in the Henderson Subdivision. <b>SMITH/MACHACEK</b>

### MISCELLANEOUS

46	536-546	Discussion and possible action to authorize addition of four Autel Robotics unmanned aircraft to the Hays County General and Law Enforcement liability coverage with an annual premium of \$2,500.00. <b>BECERRA/MILLER</b>
47	547-553	Discussion and possible action authorizing the County Judge to execute an Interlocal Cooperation Agreement Between Hays County and Maverick County regarding housing of Hays County inmates at the Maverick County Jail for the housing and care of Hays County inmates. <b>BECERRA/CUTLER</b>
48	554-566	Discussion and possible action to authorize the County Judge to execute a Professional Services Agreement (PSA) between Hays County and Vista Planning & Design related to the continuation of the Sentinel Peak Preserve Phase One Conceptual Master Plan and authorize a discretionary exemption pursuant to Local Government Code, Chapter 262.024(a)(4). <b>SHELL</b>
49	567-568	Discussion and possible action to amend the Development Services Fee Schedule. <b>SMITH/PACHECO</b>
50	569-570	Discussion and possible action to amend the Transportation Fee Schedule. <b>SMITH/BORCHERDING</b>
51	571-572	Discussion and possible action to approve the Core4 Partnership logo to be used by Community Action, Inc. <b>BECERRA</b>
52	573-574	Discussion and possible action to approve a Resolution against antisemitism. <b>BECERRA</b>
53	575	Discussion and possible action to authorize the Development Services Department to hire the GIS Specialist, slot 0232-002 at the 50th percentile effective December 13, 2021. <b>SHELL/PACHECO</b>

### 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.

54	576	Executive Session pursuant to Section 551.071 of the Texas Government Code: consultation with counsel regarding pending and/or contemplated litigation involving Hays County. Possible action may follow in open court. <b>BECERRA</b>
55	577	Executive Session pursuant to Sections 551.071 and 551.072 of the Texas Government Code: consultation with counsel and deliberation regarding the purchase, exchange, lease and/or value of real property associated with the POSAC-recommended 2020 Parks and Open Space Bond Projects. Possible discussion and/or action may follow in open court. <b>SHELL</b>
56	578	Executive Session pursuant to Sections 551.071 and 551.074 of the Texas Government Code: consultation with counsel and deliberation regarding the positions of the Hays County Fire Marshal and the Hays County Office of Emergency Services Director; and regarding state statutes on Fire Code. Possible discussion and/or action may follow in open court. <b>BECERRA/JONES</b>
57	579	Executive Session pursuant to Sections 551.071 and 551.072 of the Texas Government Code: consultation with counsel and deliberation regarding the purchase, exchange, lease and/or value of real property located on or near Stagecoach Trail in San Marcos, Texas and within Precinct 3. Possible discussion and/or action may follow in open court. <b>SHELL</b>
58	580	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 Deep Golden, Project Just Peachy, Project Phoenix and Project Wild Strawberry. Possible discussion and/or action may follow in open Court. <b>JONES</b>

59	581	Executive Session pursuant to Sections 551.071 and 551.072 of the Texas Government Code: consultation with counsel and deliberation regarding the purchase, exchange or value of Right of Way along proposed FM110 in Pct 1. Possible action to follow in open court. <b>INGALSBE</b>
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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.

60	Discussion and possible action related to the burn ban and/or disaster declaration. <b>BECERRA</b>
61	Discussion related to the Hays County inmate population, to include current population counts and costs. <b>BECERRA</b>
62	Discussion and possible action related to proposed bills in the 87th Special Session of the Texas Legislature and to consider adoption of resolution(s) regarding proposed bills. The Court may opt to withdraw to Executive Session during this item to consult with legal counsel pursuant to Texas Government Code 551.071. <b>SMITH</b>
63	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. <b>INGALSBE/CUTLER</b>
64	Discussion and possible action regarding funding received or to be received by Hays County under the American Rescue Plan Act (ARPA). <b>BECERRA</b>

### ADJOURNMENT

Posted by 5:00 o'clock P.M. on the 19<sup>th</sup> day of November, 2021

**COMMISSIONERS COURT, HAYS COUNTY, TEXAS**

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**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.