

**Commissioners Court – JUNE 21, 2022  
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 JUNE 21, 2022, in the Hays County Courthouse, Room 301, San Marcos, Texas. An Open Meeting will be held concerning the following subjects:**

- A. **CALL TO ORDER**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE - Pledge of Allegiance to the American Flag & Pledge of Allegiance to the Texas Flag**
- D. **ROLL CALL**
- E. 

<b>PUBLIC COMMENTS</b>
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 .
- F. 

<b>PRESENTATIONS &amp; PROCLAMATIONS</b>
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  - 1. [Adopt a Proclamation recognizing June 2022 as Elder Abuse Prevention Awareness Month. \*\*BECERRA\*\* Click to View](#)
  - 2. [Adopt a Proclamation Recognizing the 35th Anniversary of the Workforce Solutions Rural Capital Area. \*\*BECERRA\*\* Click to View](#)
  - 3. [Adopt a Proclamation recognizing June 2022 as LGBTQ Pride Month. \*\*BECERRA\*\* Click to View](#)

4. Adopt a Proclamation recognizing the Celebration of the 80th Anniversary of La Sociedad Mutualista de Cuauhtémoc. **INGALSBE** [Click to View](#)
5. Update by Jude Prather, Veteran Services Officer, regarding Hope 4 Veterans Grant. **SHELL/PRATHER**  
[Click to View](#)

G.

**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.

1. Approve payments of County invoices. **VILLARREAL-ALONZO**
2. Approve the payment of Juror checks. **VILLARREAL-ALONZO**
3. Approve the payment of United Healthcare claims. **VILLARREAL-ALONZO**
4. Approve the payment of the June 30, 2022 payroll disbursements in an amount not to exceed \$4,100,000.00 effective June 30, 2022 and post totals for wages, withholdings, deductions and benefits on the Hays County website once finalized. **BECERRA/RICHEY**  
[Click to View](#)
5. Authorize payment of \$806.70 to Cornerstone Detention Products, Inc. for the Jail related to repairs to a separation door and food port locks where no purchase order was in place as required per the County Policy. **INGALSBE/CUTLER** [Click to View](#)
6. Approve Utility Permits. **INGALSBE/BORCHERDING** [Click to View](#)
7. Authorize Payment to Card Service Center in the amount of \$578.64 for Lodging at the Texas Department of Emergency Management Conference in which no purchase order was issued as required per the Hays County Purchasing Policy. **BECERRA** [Click to View](#)
8. Authorize the County Clerk's Office to purchase of 2 AR-E file stampers from National Date Stamp valued at \$2,113.00 for the County Clerk Courts Division and amend the budget accordingly. **BECERRA/CARDENAS** [Click to View](#)
9. Accept the Fiscal Year 2021 Hays County Emergency Services District #3 Audit Report per Texas Health and Safety Code 775.082. **VILLARREAL-ALONZO/SHELL/INGALSBE** [Click to View](#)
10. Receive Annual Road Reports for each Precinct as required by the Texas Transportation Code Sect 251.005. **JONES/BORCHERDING** [Click to View](#)
11. Appoint Pastor Darius Todd, as the Chaplain for Hays County, Texas, pursuant to the Resolution, Policy and Procedure Regarding Invocations, adopted by the Commissioners Court on October 16, 2012. **BECERRA/KENNEDY** [Click to View](#)

12. Authorize a waiver to the purchasing policy for the Sheriff's Office to use existing funds to purchase two Motor-One Wireless Shoulder Mics from PVP Communications, valued at \$1,383.00, and amend the budget accordingly. **INGALSBE/CUTLER** [Click to View](#)
13. Authorize the Sheriff's Office to use existing funds to purchase an 80" Ram Bar from Lenco Armored Vehicles valued at \$2,702.91; authorize a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(7)(D) and amend the budget accordingly. **INGALSBE/CUTLER** [Click to View](#)
14. Authorize a waiver to the purchasing policy for the Sheriff's Office to use existing funds to purchase The WRAP by Safe Restraints, Inc., valued at \$1,413.00, and amend the budget accordingly. **INGALSBE/CUTLER** [Click to View](#)
15. Amend various departmental operating, special revenue and capital project budgets in preparation for FY 2022 mid-year financial reporting. **BECERRA/DORSETT** [Click to View](#)
16. Authorize the County Judge to execute a Contract Amendment between Hays County and Kyle Landscaping Services related to Cemetery Maintenance pursuant to IFB 2022-B04, adding Antioch Cemetery (\$140.00 per visit for the front area and \$240.00 as directed for the back area). **SMITH/BORCHERDING** [Click to View](#)
17. Approve specifications for IFB 2022-B14 Metal Beam Guard Fence (MBGF) Materials and authorize Purchasing to solicit for bids and advertise. **BECERRA/BORCHERDING** [Click to View](#)
18. Authorize a waiver to the purchasing policy and amend the Constable Pct. 2 operating budget for increased costs of \$679.00 for a Motor-One Wireless Shoulder Mic for the Motor Unit. **JONES/TORRES** [Click to View](#)
19. Approve an amended list of positions authorized to receive overtime payments as outlined in the Hays County Personnel Policy, Section 2A112. **SHELL/INGALSBE/MILLER** [Click to View](#)
20. Authorize the County Judge to execute a First Amendment and a Second Amendment to the Master Services Agreement with Securus Technologies, LLC related to electronic mail and field service technician. **SHELL/CUTLER** [Click to View](#)
21. Amend the Constable's operating budgets related to law enforcement equipment for vehicles approved in the FY2022 budget process. **JONES/SHELL/DORSETT** [Click to View](#)
22. Authorize the Hays County Commissioner's Court to submit a request for funds to the Texas Comptroller's Office for unclaimed capital credits pursuant to the Texas Property Code, Section 74.602. **BECERRA/DORSETT** [Click to View](#)
23. Approve extension of RFP 2016-P06 Bank Depository with Sage Capital Bank, N.A. for a period not to exceed 92 days (September 30, 2022) and authorize a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(4). **BECERRA/RICHEY** [Click to View](#)

H.

<b>ACTION ITEMS</b>
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I.

<b>ROADS</b>
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1. Discussion and possible action to approve the selection of WSB Inc. to review Traffic Impact Analyses for certain proposed residential and commercial developments in Hays County. **JONES/BORCHERDING** [Click to View](#)
2. Discussion and possible action to call for a public hearing on July 5, 2022 to establish a 3-way stop location on Goforth Road at the intersection with High Road. **INGALSBE/BORCHERDING** [Click to View](#)
3. Discussion and possible action to accept fiscal surety for the construction of roadway and drainage improvements in the amount of \$4,800,135.72 for Sunset Oaks, Section 1, Phase 2 Subdivision (Bond # 08BSBIW4813). **INGALSBE/BORCHERDING** [Click to View](#)
4. Discussion and possible action to authorize the County Judge to execute Contract Amendment No. 3 in the amount of \$112,000.00 to the Professional Services Agreement between Hays County and Cobb Fendley & Associates, Inc. for Utility Coordination Services on the TxDOT/Hays County FM110 North Partnership Project and authorize a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(4). **INGALSBE/BORCHERDING** [Click to View](#)
5. Discussion and possible action to authorize the County Judge to execute Supplemental Work Authorization #1 to Work Authorization #3 of the Professional Services Agreement between Hays County and Binkley & Barfield Inc. related to the Windy Hill Project; authorize a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(4) and amend the budget accordingly. **JONES/BORCHERDING** [Click to View](#)
6. Discussion and possible action to authorize the County Judge to execute Supplemental Work Authorization #2 to Work Authorization #1 of the Professional Services Agreement between Hays County and Binkley & Barfield Inc. related to the Windy Hill Project and amend the budget accordingly. **BORCHERDING/JONES** [Click to View](#)
7. Discussion and possible action to adopt a Resolution and Order Closing, Abandoning, and Vacating a portion of Right of Way, formerly platted as Crestwood Street, in Precinct 3; to authorize execution of a deed reflecting said abandonment; and to authorize execution of an Easement Agreement for Access related to the portion of the Right of Way that will remain accessible to the public. **SHELL** [Click to View](#)
8. Discussion and possible action to call for a public hearing on July 5, 2022 to establish 4-way stop locations on Mathias Lane at the intersection with Texas Ash Drive and at the intersection with Spider Lily Drive. **INGALSBE/BORCHERDING** [Click to View](#)

J.

<b>SUBDIVISIONS</b>
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1. PLN-1710-NP; Camino Real Takedown 1, Preliminary Plan (458 Lots). Discussion and possible action to approve preliminary plan. **INGALSBE/PACHECO** [Click to View](#)

2. Discussion and possible action to authorize the County Judge to execute a Development Agreement for Elder Hill Condominiums between Hays County and Gladys Highlands, LLC. **SHELL/PACHECO** [Click to View](#)

K. 

<b>MISCELLANEOUS</b>
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0. Discussion and possible action to consider granting a variance to Section 10.W.1 of the Hays County Rules for On- Site Sewage Facilities and allow issuance of On-Site Sewage System permit to the owner of 401 Kothmann Road. **SHELL/PACHECO** [Click to View](#)
1. Discussion and possible action to authorize the Parks Department to purchase a new Top Hat 5X12 Utility trailer in the amount of \$3,180.00 and amend the budget accordingly. **SHELL/T. CRUMLEY** [Click to View](#)
2. Discussion and possible action to authorize partnership with Pet Prevent A Litter (PALS) to hold four pet microchip clinics throughout Hays County not to exceed \$3,880.00 and amend the budget accordingly. **BECERRA** [Click to View](#)
3. Discussion and possible action to execute an Order Agreement, Master Lease Agreement, and Equipment Removal/Buyout Authorization with Ricoh USA, Inc. for County Wide Copiers, total monthly amount \$1,117.85. **BECERRA** [Click to View](#)
4. Discussion and possible action to award a contract for RFP 2022-P08 HVAC - Maintenance & Repair Services, Jail to SI Mechanical, LLC and authorize staff and General Counsel to negotiate a contract. **INGALSBE/CUTLER** [Click to View](#)
5. Discussion and possible action to accept 17.495 acres of donated property related to the Sentinel Peak Preserve Project; record donation value per the land appraisal report and amend the budget accordingly. **SHELL** [Click to View](#)
6. Discussion and possible action to authorize the County Clerk to realign general ledger position funding within the General Fund and Records Management Fund. **BECERRA/CARDENAS** [Click to View](#)

L. 

<b>WORKSHOP</b>
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1. Workshop regarding the Facility Workshop and Needs Assessment Report pursuant to RFP 2022-P02 - Animal Shelter and Animal Services Feasibility Study. **SHELL/INGALSBE** [Click to View](#)

M. 

<b>EXECUTIVE SESSIONS</b>
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The Commissioners Court will announce that 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.

1. 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. **BECERRA** [Click to View](#)
2. Executive Session pursuant to Section 551.071 and Section 551.076 of the Texas Local Government Code regarding the deployment, or specific occasions for implementation, of security personnel or devices. Possible discussion and/or action may follow in Open Court. **JONES** [Click to View](#)
3. Executive Session pursuant to Sections 551.071 and 551.074 of the Texas Government Code: consultation with counsel and deliberation regarding employment and duties of all individual positions employed by Hays County, Grade 112 and below. Possible discussion and/or action may follow in open court. **BECERRA** [Click to View](#)
4. Executive Session pursuant to Sections 551.071 and 551.074 of the Texas Local Government Code: consultation with counsel and deliberation regarding all individual positions serving the Hays County Mental Health Courts. Possible discussion and/or action may follow in Open Court. **SHELL** [Click to View](#)

N.

**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.

1. Discussion and possible action related to the burn ban. **BECERRA**
2. Discussion related to the Hays County inmate population, to include current population counts and costs. **BECERRA**
3. 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**
4. Discussion and possible action regarding Hays County's use of federal or other grant funding related to COVID-19 response including but not limited to the American Rescue Plan Act (ARPA) and the Emergency Rental Assistance Program (ERAP). **BECERRA**

O. **ADJOURNMENT**

**Posted by 5:00 o'clock P.M. on the \_\_\_\_ day of \_\_\_\_\_, 2022  
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.