



STATE OF TEXAS 0
 COUNTY OF HAYS 0

ON THIS THE 9TH DAY OF JANUARY A.D., 2001, THE COMMISSIONERS' COURT OF HAYS COUNTY, TEXAS, MET IN REGULAR MEETING. THE FOLLOWING MEMBERS WERE PRESENT, TO-WIT:

JAMES L. POWERS	COUNTY JUDGE
DEBBIE INGALSBE GONZALES	COMMISSIONER, PCT. 1
H. S. "SUSIE" CARTER	COMMISSIONER, PCT. 2
WILLIAM "BILL" BURNETT	COMMISSIONER, PCT. 3
RUSS G. MOLENAAR	COMMISSIONER, PCT. 4
LEE CARLISLE	COUNTY CLERK

WHEN THE FOLLOWING PROCEEDINGS WERE HAD, THAT IS:

Judge Powers called the meeting to order and gave the invocation. Commissioner Burnett led the Court in the Pledge of Allegiance to the Flags.

PUBLIC COMMENTS REGARDING "NORTHRIDGE SUBDIVISION"

[T1-24] Wayland Clark appeared before the Court and spoke regarding Northridge Subdivision - approved by the Court on December 19, 2000. He spoke of Phase I being 29 lots with smallest lot being 1.05 acres. He spoke of violations of Hays County Rules & Regulations that he feels have been ignored by this court (with exception of Commissioner Ingalsbe and Commissioner Carter). He spoke of items pointed out at the last meeting, including \$25,000 of back taxes. Commissioner Burnett submitted a copy of Tax Certificate issued by the Hays County Tax Office on 2/29/00 showing zero taxes due - there are no delinquent taxes due on this property - and he stated that he takes offense that the Court has not followed our subdivision rules - we have followed every single portion of our subdivision rules - an averaging provision allows having 1 acre lots when you have larger acreage lots. Mr. Clark spoke of Phase I not having a park in it or no other such large acreage that would allow averaging. Commissioner Burnett advised that the averaging provision stands whether it is parks or large acreage tracts. Mr. Clark felt like the citizens have been let down.

[T1-92] Mike Cosgrove appeared representing the Madrone Ranch Property Owners Association. He spoke of time spent in the County Clerk's office recording the minutes of Dec 19, 2000. He asked to have the following items written into the minutes

OMITTANCE TO THE MINUTES OF THE HAYS COUNTY COMMISSIONERS
 COURT MINUTES OF DECEMBER 19, 2000

Under item 19184 of the DECEMBER 19, 2000 Commissioners Court Meeting the following items recorded on tape were omitted from the written minutes of said meeting:

Item 1. Mr. Michael Cosgrove pointed out that Section 10.1 b.i. of the Hays County Waste Water Regulations states that in the course of lot averaging the largest lot by plat note must be a private green belt or park accessible to all property owners in the sub-division. The sub-division developers have not complied with this requirement.

Item 2. Mr. Cosgrove stated that the property development owners have not provided any restrictions that would restrict larger lots from being subdivided at a future date.

Item 3. Mr. Jim Duvall pointed out the commissioners that all of the taxes had not been paid and it was a requirement of the sub-division by-laws the a certificate of paid taxes be presented to the commissioners court before final approval is granted.

Item 4. Mr. Allen Walther stated the developer is required the inform potential buyers of the quality of the water before they purchase lots in the subdivision.

Item 5. Mr. Jim Duvall stated that the 24 hour water study was not performed a second time at requested by commissioner Burnett.

19197 APPROVE THE COMMISSIONERS' COURT MINUTES OF DECEMBER 19, 2000

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter to approve the Commissioners' Court Minutes of December 19, 2000 as presented by the County Clerk. All voting "Aye".



19198 APPROVE PAYMENT OF COUNTY INVOICES

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter
All voting "Aye".

12/26/00 DISBURSEMENTS = \$ 472,352.65

Public Safety Services	\$ 35,436.00	Auditor's Office	\$ 693.97	Treasurer's Office	\$ 885.51
Extension Office	\$ 546.87	Grants Administration Office	\$ 2,332.45	Juvenile Probation Office	\$ 3,870.85
Election Administration Ofc	\$ 6,458.05	Community & Social Services	\$ 156,951.33	Indigent Care	\$ 9,125.18
Building Maintenance Dept	\$ 10,559.15	Environmental Health	\$ 1,506.02	Civic Center	\$ 1,403.52
Countywide Operating	\$ 15,780.02	Tax Assessor-Collector Ofc	\$ 137.08	Sheriff's Office	\$ 12,552.46
Jail Operations	\$ 27,008.30	County Judge's Office	\$ 14.75	District Attorney's Office	\$ 226.80
Justice of the Peace 1-1	\$ 95.29	Justice of the Peace 1-2	\$ 318.90	Justice of the Peace 4	\$ 45.00
Justice of the Peace 5	\$ 836.90	Dept of Public Safety	\$ 270.20	Constable 1	\$ 57.22
Constable 2	\$ 21.60	Constable 3	\$ 135.00	Constable 4	\$ 61.73
Constable 5	\$ 100.03	District Court Operations	\$ 6,810.57	Computer Services	\$ 12,282.33
TJPC Salaries Grant	\$ 748.64	Fire Marshal/EMC Office	\$ 26.00	TJPC CCAP Grant	\$ 24,397.20
Special Counsel Office	\$ 9.52	CJD/VAWA Grant	\$ 206.70	CJD/Truancy Office Grant	\$ 67.16
CAPCO/Waste Task Force Grnt	\$ 70.00	CAPCO/911 Address Mtc Grnt	\$ 223.26	TJPC/Juv Prob Grant	\$ 2,490.00
Johnson/Heritage Visitor Ctr	\$ 109.65	General Fund Credit	<\$9,170.42>	Road & Bridge Operations	\$ 118,208.28
Precinct 3	\$ 294.13	Precinct 4	\$ 7.91	Road Reconstruction	\$ 4,159.66
R&B Gen Fund Credit	<\$6.51>	Sheriffs Abandoned Veh Fund	\$ 120.00	Hays Co Parks Fund	\$ 3.19
Records Mgn/Co Clerk Fund	\$ 335.76	Health Svcs Grants	\$ 4,966.19	Law Library Fund	\$ 150.00
Sheriffs Drug Forfeiture Fund	\$ 1,472.50	Family Health Svcs Fund	\$ 12,839.00	New Canaan Grant Fund	\$ 4,408.35
DOJ/Equip & Tech Fund	\$ 193.40				

1/2/01 DISBURSEMENTS = \$47,472.07

Public Safety Services	\$ 128.50	Auditors Office	\$ 676.06	Treasurers Office	\$ 251.63
Extension Office	\$ 1,307.45	Grants Administration Office	\$ 7.75	Juvenile Probation Ofc	\$ 572.98
Transfer Station	\$ 362.31	Building Maintenance Dept	\$ 6,672.04	Environmental Health	\$ 839.31
Civic Center	\$ 2,155.00	Countywide Operating	\$ 7,422.83	Tax Assessor-Collector	\$ 267.87
District Clerk's Office	\$ 260.00	Sheriff's Office	\$ 2,900.58	Jail Operations	\$ 1,810.32
County Judge's Office	\$ 174.47	County Court at Law 1	\$ 563.28	District Attorney's Ofc	\$ 91.21
Justice of the Peace 1-1	\$ 201.15	Justice of the Peace 1-2	\$ 154.07	Justice of the Peace 2	\$ 302.22
Justice of the Peace 3	\$ 189.51	Justice of the Peace 4	\$ 152.25	Dept of Public Safety	\$ 758.68
Constable 1	\$ 9.18	Constable 5	\$ 278.00	District Court Oper	\$ 5,903.45
Co & JP Court Operations	\$ 1,624.53	Veterans Admin Office	\$ 190.66	Computer Services	\$ 178.24
DPS/License & Weights	\$ 205.25	Fire Marshal/EMC Ofc	\$ 327.49	Assoc Judge/Family Law	\$ 4.39
Commissioners Court Expense	\$ 427.13	CJD/VOCA Grant	\$ 145.00	Gen Fund Credit	<\$ 593.30>
Road & Bridge Operations	\$ 5,557.77	Precinct 3	\$ 223.12	Precinct 4	\$ 426.16
R&B General Fund Credit	<\$50.00>	Hays Co Parks Fund	\$ 167.49	Rec Mngmnt/Co Clerk	\$ 817.72
Health Services Grants	\$ 18.40	Courthouse Security Fund	\$ 939.55	Sheriffs Drug Forf Fund	\$ 400.83
D.A.'s Drug Forfeiture Fund	\$ 1,610.58	Family Health Services Fund	\$ 438.87		

1/9/01 DISBURSEMENTS = \$ 384,965.89

Fines	\$ 65.00	Auditor's Office	\$ 553.16	Treasurer's Office	\$ 1,176.95
Grants Administration Ofc	\$ 19.38	Juvenile Probation Office	\$ 511.37	Community & Social Svcs	\$ 5,000.00
Transfer Station	\$ 114.49	Building Maintenance Dept	\$ 2,969.40	Civic Center	\$ 434.38
Countywide Operating	\$ 187,665.44	District Clerk's Office	\$ 57.29	Sheriff's Office	\$ 8,602.91
Jail Operatons	\$ 21,531.74	District Attorney's Office	\$ 942.12	Justice of the Peace 1-1	\$ 2.21
Justice of the Peace 1-2	\$ 281.49	Justice of the Peace 2	\$ 34.83	Justice of the Peace 3	\$ 71.97
Justice of the Peace 5	\$ 140.00	Dept of Public Safety	\$ 87.70	Constable 1	\$ 36.27
Constable 2	\$ 164.23	Constable 3	\$ 233.84	Constable 4	\$ 56.69
District Court Operations	\$ 1,700.00	Co & JP Court Operations	\$ 123.00	Computer Services	\$ 53,492.76
Fire Marshal/EMC Office	\$ 101.66	District Court Reporters	\$ 504.62	CJD/VOCA Grant	\$ 524.57
CJD/VAWA Grant	\$ 60.16	CJD/Truancy Officer Grant	\$ 119.75	CAPCO/Waste Task Force	\$ 939.70
Road & Bridge Operations	\$ 89,357.68	Precinct 2	\$ 152.25	Precinct 3	\$ 191.19
R&B General Fund Credit	<\$2,125.00>	Sheriffs Abandoned Veh Fund	\$ 15.66	Records Mng/Co Clerk	\$ 813.93
Sheriffs Drug Forf Fund	\$ 308.00	Family Health Svcs Fund	\$ 160.12	Cedar Oaks Mesa Water	\$ 2,400.00
DOJ/Equip & Tech Fund	\$ 979.98	Tobacco Settlement Fund	\$ 4,393.00		

19199 APPROVE BUDGET AMENDMENT #01-07

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter to approve Budget Amendment No. 01-07 as proposed by the County Auditor. All voting "Aye".

AMENDMENT NO. 2001-07 FY 2001 BUDGET 1-9-01				
FUND NO. 01 FUND TITLE GENERAL FUND				
	APPROPRIATION BEFORE AMENDMENT	AMENDMENT		APPROPRIATION AS AMENDED
LINE ITEM - EXPENDITURES	AMENDMENT	INCREASES	DECREASES	
COMMUNITY/SOCIAL SERVICES (407):				
01-407-5848 Hays/Timity G.W. District	-0-	10,000		10,000
COUNTYWIDE (414):				
Contingencies	73,768		(10,000)	63,768
<i>Budget authorized payments to agency</i>				



					AMENDMENT NO. <u>2001-07</u> FY 2001 BUDGET 1-9-01
FUND NO. <u>01</u> FUND TITLE <u>GENERAL FUND</u>					
<u>LINE ITEM – EXPENDITURES</u>	<u>APPROPRIATION</u> <u>BEFORE</u> <u>AMENDMENT</u>	<u>AMENDMENT</u>		<u>APPROPRIATION</u> <u>AS</u> <u>AMENDED</u>	
		<u>INCREASES</u>	<u>DECREASES</u>		
CAPCO/WASTE TSK FORCE OFFICER (726):					
01-726-5719 Equipment	-0-	20,880		20,880	
REVENUE:					
01-384-2726 CAPCO/Waste Task Force	20,880		20,880	41,680	
<i>Budget for special surveillance equipment award from agency</i>					
FUND NO. <u>03</u> FUND TITLE <u>ROAD & BRIDGE GENERAL FUND</u>					
PRECINCT 3 (441):					
03-441-5311 Travel	100	3,243		3,343	
03-441-5191 Travel Allowance	4,325		(3,243)	1,082	
<i>Transfer travel funds</i>					

19200 APPROVE REFUND OF DOUBLE PAYMENTS AND/OR OVERPAYMENTS ON TAXES

Tax Assessor-Collector Luanne Caraway submitted the following applications for a tax refund:

23.12 ac. J.M. Veramendi Lg.	\$ 3,172.65 (overpayment)
2.00 ac. Hanelius & Peterson Tr	\$ 795.02 (overpayment)
Lot 201 Saddleridge Sec 2	\$ 635.44 (double payment)
Lot 9 Blk 4 Bonita Vista 2	\$ 1,766.46 (double payment)
Lot 31 Paradise Valley Sec 1	\$ 2,454.69 (overpayment)
Lot 15 Blk H Leisurewoods #5	\$ 4,038.60 (double payment)
2.00 ac. O. G. Eels Survey	\$ 2,009.14 (double payment)
Lot 13 Blk D SW Territory Sec 3	\$ 2,150.18 (double payment)

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter to approve refund of double payments and/or overpayments on taxes as submitted by the County Tax Assessor-Collector. All voting "Aye".

19201 APPROVE OFFICIAL BONDS FOR ELECTED OFFICIALS

County Clerk Lee Carlisle presented Official Bonds for approval for the following Elected Officials: Sheriff Don Montague, Tax A/C Luanne Caraway, Commissioner Pct. 1 Debbie Ingalsbe, Commissioner Pct. 3 Bill Burnett, Constable Pct. 1 Lupe R. Cruz, Constable Pct. 2 James H. Kohler, Constable Pct. 3 Ronald P. Magill, Constable Pct. 4 Debra A. Brown, Constable Pct. 5 Billy H. Reeves, and J.P. Pct. 1 Place 1 Macel Sullivan. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter to approve Official Bonds for Elected Officials as submitted by the County Clerk. All voting "Aye".

19202 ACCEPT AUDIT REPORT OF CONSTABLE PCT. 4

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter to accept Audit Report of Constable Pct. 4. All voting "Aye".

19203 APPROVE PURCHASE OF REPLACEMENT REFRIGERATOR FOR EXTENSION OFFICE FROM COUNTYWIDE EQUIPMENT

The refrigerator at the Extension Office quit working and could not be repaired economically. To prevent losing the food in the refrigerator, it had to be replaced immediately. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter to approve purchase of replacement refrigerator for Extension Office from Countywide Equipment. All voting "Aye".

19204 APPOINT PETE ANDERSON TO REPLACE DOROTHY KERBOW WHO RESIGNED FROM THE HAYS COUNTY HISTORICAL COMMISSION

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter to appoint Pete Anderson (Wimberley) to replace Dorothy Kerbow who resigned from the Hays County Historical Commission. All voting "Aye".



19205 ACCEPT THE RESIGNATION OF VALENTIN ALMENDAREZ AND APPROVE BRUCE HART, AS HIS REPLACEMENT, TO THE SOUTH HAYS COUNTY EMERGENCY SERVICES DISTRICT NO. 3

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter to accept the resignation of Valentin Almendarez and approve Bruce Hart, as his replacement, to the South Hays County Emergency Services District No. 3. All voting "Aye".

19206 AWARD BID #2001-B10 FOR PRESCRIPTION DRUGS FOR INDIGENT HEALTH CARE, SPECIAL ASSISTANCE PROGRAM AND HEALTH DEPARTMENT PATIENTS FOR THE SAN MARCOS AREA TO H & Z PHARMACY D/B/A THORPE LANE PHARMACY AND AUTHORIZE THE COUNTY JUDGE TO EXECUTE CONTRACT

Bids were submitted by H&Z Pharmacy (dba Thorpe Lane Pharmacy) and B & J Pharmacy. The Purchasing Department and Indigent Health Care Coordinator Margie Rodriguez recommended awarding contract to H & Z Pharmacy (dba Thorpe Lane Pharmacy). A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter to award bid #2001-B10 for prescription drugs for indigent health care, special assistance program and health department patients for the San Marcos area to H & Z Pharmacy (dba Thorpe Lane Pharmacy) and authorize the County Judge to execute a contract. All voting "Aye".

19207 AWARD BID #2001-B14 FOR A NEW PNEUMATIC ROLLER (BID OPTION #2) TO WAUKESHA-PEARCE

Bidders for a new pneumatic roller were: Waukesha-Pearce (Austin), Closner Equipment Co. Inc. (San Antonio), Holt Company of Texas (Austin), Anderson Machinery (Austin), and Howard-Mcaneer Equipment Co. (Fort Worth). Purchasing Agent Debbie Bilbrey advised that based on bid option #2 with the 5 year minimum repurchase price, the lowest best bid meeting specs is Waukesha-Pearce. Bid Price = \$43,132 Warranty = \$3,308 - minimum repurchase price = \$15,000 - total bid price with repurchase = \$ 31,440 - delivery date in 45 days. She and Road Supt/Eng Jerry Borcharding recommend awarding the bid to Waukesha-Pearce. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter to award bid #2001-B14 for a new pneumatic roller (bid option #2) to Waukesha-Pearce. All voting "Aye".

19208 AWARD BID #2001-B13 FOR A NEW ARTICULATED WHEEL LOADER (BID OPTION #1) TO RDO EQUIPMENT IN THE AMOUNT OF \$96,774.00

Bidders for a new articulated wheel loader were: RDO Equipment (Manor), Crescent Machinery Co. (Austin), Holt Company of Texas (Austin), Waukesha-Pearce Ind. Inc.(Austin), Anderson Machinery (Austin), and Howard-Mcaneer Equipment Co. (Fort Worth). Purchasing Agent Debbie Bilbrey advised that based on bid option #1, the lowest best bid meeting specs is RDO Equipment. John Deere 544 H: Bid Price = \$96,366 Warranty = \$408 - total bid price with warranty = \$ 96,774. She and Road Supt/Eng Jerry Borcharding recommend awarding the bid to RDO Equipment. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter to award bid #2001-B13 for a new articulated wheel loader (bid option #1) to RDO Equipment. All voting "Aye".

19209 AWARD BID #2001-B12 FOR A NEW MOTORGRADER (BID OPTION #2) TO HOLT COMPANY OF TEXAS

Bidders for a new motor grader were: RDO Equipment (Manor), Anderson Machinery (Austin), Holt Company of Texas (Austin), Howard-Mcaneer Equipment Co. (Fort Worth). Purchasing Agent Debbie Bilbrey advised that based on bid option #2 with the 5 year minimum repurchase price, the lowest best bid meeting specs is Holt Company of Texas. Bid Price = \$126,787 Warranty = \$4,101 - minimum repurchase price = \$90,500 - total bid price with repurchase = \$40,388 - delivery date in 12 weeks. She and Road Supt/Eng Jerry Borcharding recommend awarding the bid to Holt Company of Texas. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter to award bid #2001-B12 for a new motorgrader (bid option #2) to Holt Company of Texas. All voting "Aye".

19210 RESUBDIVISION OF MEADOW CREEK RANCH PHASE I, LOT 47 * 00-4-098 * PUBLIC HEARING AND APPROVE FINAL PLAT [T1-164]

Judge Powers declared the public hearing open - no public input was received and public hearing was closed. Property owner Thomas P. Jones is dividing one lot into two (47A = 2.50 ac. & 47B = 2.89 ac) with access on Meadow Creek Drive. Environmental Health Director Allen Walther gave staff recommendation for final approval. A motion was made by Commissioner Molenaar, seconded by Commissioner Burnett to approve final plat of "Resubdivision of Meadow Creek Ranch Section Phase I Lot 47". All voting "Aye".



19211 REPLAT OF RIVER MOUNTAIN RANCH, SECTION 1, LOTS 56 & 57 * 01-4-004 * APPROVE FINAL PLAT AND WAIVE PUBLIC NOTIFICATION [T1-187]

Environmental Health Director Allen Walther advised that this replat is due to a re-alignment of two lots which will continue to have access on permanent streets. Staff is requesting waiver of public notification. A motion was made by Commissioner Molenaar, seconded by Commissioner Burnett to waive public notification and approve final plat of "Replat of Lots 56 & 57 River Mountain Ranch". All voting "Aye".

19212 REPLAT OF CALLE A CIELO, LOTS 1, 2 & 3 * 01-4-005 * APPROVE FINAL PLAT AND WAIVE PUBLIC NOTIFICATION [T1-204]

Environmental Health Director Allen Walther spoke of this replat being three lots reduced to two - recommending waiver of public notification (one property owner) and approval of final plat. A motion was made by Commissioner Molenaar, seconded by Commissioner Ingalsbe to waive public notification and approve final plat of "Replat of Calle A Cielo Lots 1-3". All voting "Aye".

19213 MEADOW VISTA, SECTION 2 * 00-2-115 * APPROVE PRELIMINARY PLAT [T1-234]

Environmental Health Director Allen Walther spoke of this being a second phase of a phased development - staff is requesting that the temporary culdesac be changed to a permanent culdesac on final plat. Commissioner Carter asked that property line is no more than 30 feet from the centerline of the road (CR157). Allen Walther advised that this has been taken care when we did the preliminary plat on the first section. A motion was made by Commissioner Carter, seconded by Commissioner Ingalsbe to approve preliminary plat of "Meadow Vista Section 2". All voting "Aye".

19214 AUTHORIZE COUNTY JUDGE TO ACCEPT \$15,000 CONTRIBUTION FOR THE PARKS MASTER PLAN FROM THE BURDINE JOHNSON FOUNDATION AND AUTHORIZE COUNTY JUDGE TO SEND ACKNOWLEDGEMENT LETTER [T1-267]

Grants Administrator Richard Salmon advised that this is the second grant we have received from the Burdine Johnson Foundation and he wanted to publicly thank the Board members and the Foundation for this contribution. Commissioner Burnett thanked Jerry Pinnix, Richard Salmon and the Parks Board for their work in taking a minimal amount of money and expand that through grants with the end result being a Parks Master Plan to get additional grant funds. A motion was made by Judge Powers, seconded by Commissioner Molenaar to authorize the County Judge to accept \$15,000.00 contribution for the Parks Master Plan from the Burdine Johnson Foundation and to furthermore authorize the County Judge to send an acknowledgement letter to the Burdine Johnson Foundation. All voting "Aye".

19215 AUTHORIZE THE GRANTS DEPT. TO COSPONSOR A PUBLIC WORKSHOP WITH THE GOVERNOR'S OFFICE OF BUDGET AND PLANNING RELATING TO GRANTS AND AUTHORIZE THE COUNTY JUDGE TO EXECUTE A LETTER AGREEMENT

[T1-297] The Grants Department is seeking authorization from the court for them to work with the Governor's Office of Budget and Planning to cosponsor a public workshop (2 day training) designed to familiarize participants with the various aspects of proposal writing, including researching funding sources (federal, state, and private) and developing successful grant applications. Public notice will be provided and cities, non-profit agencies and other governmental entities will be invited. Each participant will be charged a fee of \$25 to cover expenses. This workshop will hopefully provide general information to others and seek to minimize the impact to the County's Grant Department of others seeking assistance. Grants Administrator Richard Salmon spoke of effort to get people to write grants for themselves - the Governor's office will provide people for the workshop and it will be held at the Law Enforcement Center. A motion was made by Judge Powers, seconded by Commissioner Burnett to authorize the Grants Department to cosponsor a public workshop with the Governor's Office of Budget and Planning relating to grants and authorize the County Judge to execute a letter of agreement relating to same. All voting "Aye".

19216 ADOPT A RESOLUTION SUPPORTING THE CONVEYANCE OF PROPERTY LOCATED AT 1401 WEST SAN ANTONIO STREET, SAN MARCOS, TEXAS, TO THE SOUTH HAYS COUNTY EMERGENCY SERVICES DISTRICT NO. 3 [T1-334]

Commissioner Ingalsbe spoke of great job done by the South Hays ESD which has brought their ISO rating down. She stated that the District is in a position now to build a substation. The conveyance will not occur until after the new Pct. 1 & 2 road department facilities are completed. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Carter to adopt a resolution supporting the conveyance of property located at 1401 West San Antonio Street in San Marcos to the South Hays County Emergency Services District No. 3. All voting "Aye". South Hays County Fire Department Chief Joel Cliett spoke of need to have ownership interest or a long term lease on the property in order to spend money on the current facilities. The location of this facility is a key item on the ISO rating. Our district totally circles the city of San Marcos and this location puts us at the center of the district - additional substations are needed. A central station must be nailed down. He spoke of looking for property in the Lime Kiln area for a substation this year - they will also be looking for a substation on RR12. Mr. Cliett spoke of ways to increase your ISO rating - rating are only changed during an inspection. We are headed in the right direction. We were at a 10 and are now at a 7 [this rating makes a big difference in fire rating and insurance costs. (a 20-30% savings) .



**RESOLUTION OF HAYS COUNTY COMMISSIONERS COURT
SUPPORTING CONVEYANCE OF PROPERTY TO THE
SOUTH HAYS COUNTY EMERGENCY SERVICE DISTRICT NUMBER 3**

**STATE OF TEXAS
COUNTY OF HAYS**

WHEREAS, the Hays County Commissioners Court is constructing new road department facilities to serve the needs of Precinct 1 & 2, thereby eliminating the current use requirements for the county property located at San Antonio and Hopkins Streets; and

WHEREAS, the South Hays County Emergency Service District No. 3 provides valuable fire and emergency services to many citizens in southern Hays County and needs a permanent central location to support sub-stations; and


WHEREAS, the governing board of the South Hays County Emergency Service District No. 3 has made exemplary progress in performance, fiscal accountability, and improved ISO Rating;

NOW, THEREFORE, BE IT RESOLVED BY THE HAYS COUNTY COMMISSIONERS COURT THAT; the county agrees: \supseteq To convey approximately one (1) acre of property at 1401 W. San Antonio St., currently used to house the Road Department Vehicle Maintenance and a second structure currently utilized by the South Hays County Emergency Service District Number 3. \subsetneq That South Hays County Emergency Service District Number 3 is required to obtain a survey and plat of the property to be conveyed. \subset Such conveyance will occur upon the completion and relocation of the new facilities to serve Precincts 1 and 2. \subseteq To authorize the County Judge to execute the conveyance documents at such time.

ADOPTED BY THE HAYS COUNTY COMMISSIONERS COURT ON THIS THE 9TH DAY OF JANUARY, 2001.

STAFF REPORT

[T1-525] County Auditor Bill Herzog spoke of letter he received from Standards & Poor's increasing Hays County's rating from A to A+ - the rating was changed primarily due to the strong tax base growth, and the county's management of growth pressures while building strong financial reserves. The outlook on this new rating for the intermediate to long term is stable. He advised that the county has also been increased from stable to positive by Moody. Bill Herzog read from the credit profile dated 12/19/00. He advised that they are aware that we are going to spend \$1 million out of our reserves for road projects. See report in



Hays County, Texas

CREDIT PROFILE	UPGRADED	TO	FROM
December 19, 2000	\$26.57 mil ltd-tax GO bnds and antic nts ser 1994, 1995, and 1997	A+	A
	OUTLOOK REVISED	Stable	Positive

Analysts:
 Jeffrey Panger, New York
 212-438-2076
 Wendy Wiperman, Dallas
 214-871-1421

RATIONALE
 The upgrade on Hays County, Texas' debt reflects strong tax base growth and the county's management of growth pressures while building strong financial reserves.
 The rating reflects:
 • A diversifying local economy within the Austin metropolitan area,
 • Good financial operations, and
 • Low debt.
 Mitigating factors include below-average, though improving, wealth and income levels, and future capital needs.
 Hays County is located in south central Texas, roughly 15 miles southwest of the city of Austin ('AA+' GO rating) and 45 miles north of San Antonio ('AA+'), ranking among the state's fastest-growing counties. The estimated 1999 population grew to 92,755, representing a 41% jump from the 1990 census. The traditionally rural economy is rapidly diversifying, partially as a result of its outgrowth from the strong Austin metropolitan area economy. The county has benefited from the presence of one of the nation's largest factory outlet malls, which generates millions of dollars in sales tax revenue. Unemployment has consistently been low across economic cycles, and averaged just 2.5% in 1999, well below state and national averages. Per capita effective buying income remains below average at 93.2% of the national figure in 1999. However, this represents a significant improvement over the 1989 figure of 79%. Below-average wealth levels are mitigated by a large student population (about 20,000) associated with Southwest Texas State University, located in San Marcos.
 Continuing residential construction has helped raise taxable assessed valuation (AV) 132% in the past six years to \$4.2 billion in 1999. Growth in the county's taxable base has enabled the county to cut tax rates in two of the past four years. The tax base is not concentrated, with the 10 leading taxpayers accounting for just 6.5% of total AV.
 Overall net debt is moderate at \$2,015 per capita and 4.68% of market value, driven largely by issuances from overlapping entities. Debt service accounts for a significant 15% of annual expenditures; this, however, is mitigated by rapid and declining amortization, with 94% of remaining debt retired in the next 10 years. Rapid growth has made infrastructure needs, primarily roads, a priority. The county may seek authorization for additional general obligation debt for road construction in the next year.

Standard & Poor's
 A Division of The McGraw-Hill Companies

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Standard & Poor's PUBLIC FINANCE

General fund balances remain strong, with sizable \$2.4 million and \$1.4 million operating surpluses recorded in fiscals 1998 and 1999, respectively. The county's fiscal 1999 unreserved general fund balance totaled \$8.3 million, representing a substantial 43% of annual expenditures, compared to \$3.1 million, or 19% of expenditures, in fiscal 1995. Unaudited fiscal 2000 results indicate a \$1 million operating surplus, boosting balances to \$9.3 million. For fiscal 2001, the county has budgeted to spend \$1 million in balances for road projects designed to relieve congestion on Route 35, which connects the county to Austin.

OUTLOOK
The stable outlook reflects solid growth in the county's taxable base and strong financial position, both of which should aid the county in meeting the needs posed by significant population growth.

Court was adjourned.

MINUTES APPROVED IN OPEN COURT ON THE 16TH DAY OF JANUARY, 2001.

JAMES L. POWERS, COUNTY JUDGE
H A Y S COUNTY, TEXAS

LEE CARLISLE, COUNTY CLERK
H A Y S COUNTY, TEXAS

