



STATE OF TEXAS O
 COUNTY OF HAYS O

ON THIS THE 4th DAY OF SEPTEMBER 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 GONZALES INGALSBE	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 Carter led the Court in the Pledge of Allegiance to the Flags.

19737 APPROVE THE COMMISSIONERS' COURT MINUTES OF AUGUST 28, 2001

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Burnett to approve the Commissioners' Court Minutes of August 28, 2001 as presented by the County Clerk. All voting "Aye".

19738 APPROVE PAYMENT OF COUNTY INVOICES

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Burnett to approve payment of county invoices in the amount of \$179,260.48 as presented by the County Auditor. All voting "Aye".

Licenses & Permits	\$ 1,587.75	Public Safety Svcs	\$ 272.00	Fines	\$503.42
Auditor's Office	\$ 57.20	Treasurer's Ofc	\$ 46.11	Extension Office	\$ 231.28
Grants Administration	\$ 163.96	Juvenile Prob Ofc	\$ 537.71	Bldg. Mtc. Dept.	\$ 1,353.80
Environmental Health	\$ 73.58	Civic Center	\$ 46.32	Countywide Oper	\$ 32,741.42
Tax A/C Office	\$ 328.84	District Clerk's Ofc	\$ 429.46	Sheriff's Office	\$ 3,045.72
Jail Operations	\$ 9,396.37	Human Resources	\$ 454.95	Co Court at Law 1	\$ 189.80
District Attorneys Office	\$ 184.22	J.P. 1-2	\$ 41.51	J.P. 2	\$ 116.95
DPS	\$ 1,035.29	Constable 1	\$ 107.00	Constable 2	\$ 83.50
Constable 4	\$ 79.69	Constable 5	\$ 1,125.87	District Court Oper	\$ 35,861.72
Co & JP Court Oper	\$ 957.13	Veterans Adm	\$ 27.45	Computer Svcs	\$ 561.48
DPS/L&W	\$ 200.65	Fire Marshal/EMC	\$ 172.82	TJPC CCAP Grant	\$ 880.75
CJD/VOCA Grant	\$ 476.00	Truancy Ofcr Grant	\$ 214.21	Gen Fund Credit	<\$53.67>
Road & Bridge Oper	\$ 76,475.15	Precinct 1	\$ 113.02	Precinct 2	\$ 135.60
Precinct 3	\$ 294.35	R&B Gen Credit	<\$2,326.87>	Parks Fund	\$37.73
Rec Mng/County Clerk	\$ 8,732.45	Health Svcs Grants	\$ 934.31	Sheriffs Spec Proj	\$ 12.28
Sheriffs Drug Forfeiture	\$ 136.20	Cedar Oaks Mesa Water	\$ 1,184.00		

19739 APPROVE BUDGET AMENDMENT #01-37

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Burnett to approve Budget Amendment #01-37 as proposed by the County Auditor. All voting "Aye".

AMENDMENT NO. 2001-37 FY 2001 BUDGET 9-4-01				
FUND NO. 01 FUND TITLE GENERAL FUND				
	APPROPRIATION BEFORE AMENDMENT	AMENDMENT INCREASES DECREASES	APPROPRIATION AS AMENDED	
LINE ITEM - EXPENDITURES				
BUILDING MAINTENANCE (410):				
01-410-5281 Janitorial Supply	20,855	425		21,280
01-410-5271 Fuel	4,100	250		4,350
01-410-5457 A/C	28,400	750		29,150
01-410-5231 Medical Supply	50		(50)	-0-
01-410-5212 Postage	35		(25)	10
01-410-5242 Grounds Maintenance	1,750		(100)	1,650
01-410-5419 Misc Equipment Maintenance	1,900		(100)	1,800
01-410-5456 Pest Control	2,150		(100)	2,050
01-410-5473 Equipment Rental	3,200		(50)	3,150
01-410-5499 Elevator Service	12,190		(1,000)	11,190
		<u>1,425</u>	<u>(1,425)</u>	
<i>Transfer for needed expense</i>				



				AMENDMENT NO. <u>2001-37</u> FY 2001 BUDGET <u>9-4-01</u>
FUND NO. <u>01</u> FUND TITLE <u>GENERAL FUND</u>				
LINE ITEM - EXPENDITURES	APPROPRIATION BEFORE AMENDMENT	AMENDMENT INCREASES DECREASES	APPROPRIATION AS AMENDED	
BUILDING MAINTENANCE (410): [continued]				
01-410-5482 Broadway Utilities	12,000	2,500	14,500	
01-410-5487 Records Utilities	8,650	1,900	10,550	
01-410-5491 Justice Center Utilities	53,250	6,900	60,150	
01-410-5484 Courthouse Utilities	26,750	<u>3,700</u>	30,450	
		<u>15,000</u>		
COUNTYWIDE (414):				
01-414-5741 Road Facility/Misc Improv	475,000	<u>(15,000)</u>	460,000	
<i>Transfer for needed expense and balance utilities expense from Justice Center miscellaneous improvements</i>				
ASSOCIATE JUDGE-FAMILY LAW (492):				
01-492-5712 Data ProcEquipment	-0-	1,800	1,800	
01-492-5211 Office Supply	757	(300)	457	
01-492-5305 Trial Expense	1,600	(1,500)	100	
01-492-5331 Cont Ed	300	50	350	
01-492-5489 Telephone	510	<u>(50)</u>	460	
		1,850	(1,850)	
<i>Authorize replacement lap-top and transfer from trial savings</i>				
COMPUTER SERVICES (456):				
01-456-5421 Countywide Maintenance	37,795	1,747	39,542	
01-456-5429 software Maint/Pkgs	180,000	23,505	203,505	
01-456-5489 Telephone/Data Lines	41,000	11,700	52,700	
01-456-5021 Staff	134,044	(12,900)	121,144	
01-456-5101 FICA/RET	32,905	(2,500)	30,405	
01-456-5160 Insurance	19,999	(6,400)	13,599	
01-456-5211 Office Supply	1,500	(180)	1,320	
01-456-5212 Postage	100	(98)	2	
01-456-5213 Books	842	(355)	487	
01-456-5221 Data Proc Supplies	6,500	(995)	5,505	
01-456-5271 Fuel	1,500	(506)	994	
01-456-5311 Travel	1,000	(851)	149	
01-456-5321 Dues & Bonds	100	(100)	-0-	
01-456-5331 Cont Ed	4,000	(1,793)	2,207	
01-456-5413 Vehicle Maintenance	1,200	(783)	417	
01-456-5461 Printing	200	(200)	-0-	
01-456-5712 Data Proc Equipment	54,511	(4,891)	49,620	
01-456-5718 Software	11,000	<u>(3,400)</u>	7,600	
		<u>36,952</u>	(35,952)	
COUNTYWIDE (414):				
01-414-5711 Office Equipment	9,166	<u>(1,000)</u>	8,166	
		<u>(36,952)</u>		
<i>Transfer for needed expense from personnel and other savings; cancel department share of specified office equipment in Countywide, but transfer to department for needed expense</i>				
FUND NO. <u>41</u> FUND TITLE <u>CERTIFICATES OF OBLIGATION SERIES 97</u>				
C.O. '97 Projects (604):				
41-604-5715 Communication Equipment	-0-	<u>9,557</u>	9,557	
FUND NO. <u>01</u> FUND TITLE <u>GENERAL FUND</u>				
COUNTYWIDE (414):				
01-414-5741 Misc Improvements	460,000	<u>(9,557)</u>	450,443	
<i>Sheriff Office console was budgeted previous (2) years, but deleted each year as not satisfactorily operational. Unit is now in place; line item needs to be rebudgeted in order for proceeds to be disbursed.</i>				

**19740 APPROVE UTILITY PERMITS**

The following Utility Permits were submitted for approval:

- #01499 on Crystal Hills Drive issued to Time Warner Cable
- #01501 on Foothills Drive issued to Time Warner Cable
- #01502 on Blue Hole Road issued to Wimberley Water Supply Corp.
- #01503 on Climbing Way issued to Wimberley Water Supply Corp.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Burnett to approve Utility Permits #01499, #01501, #01502, and #01503 as submitted by the Hays County Road Department. All voting "Aye".

19741 APPROVE REFUND OF DOUBLE PAYMENT ON TAXES

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Burnett to approve refund of double payment on taxes in the amount of \$1257.01 on Lot 9 Whispering Oaks Phase II as submitted by the County Tax Assessor-Collector. All voting "Aye".

19742 APPROVE RESOLUTION ESTABLISHING A COUNTY POLICY OF MAINTAINING 3 TO 6 MONTHS OF OPERATING EXPENSES IN COUNTY RESERVES

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Burnett to approve Resolution Establishing a County Policy of Maintaining a 3 to 6 Months of Operating Expenses in County Reserves. All voting "Aye".

**A RESOLUTION OF HAYS COUNTY COMMISSIONERS' COURT
ESTABLISHING A FUND BALANCE POLICY**

WHEREAS, Hays County Commissioners' Court desires to establish a policy which maintains a fund balance adequate to sustain and promote financial integrity and stability; and

WHEREAS, for the fiscal year ending September 30, 2000, the Hays County General Fund balance was \$9,300,000, and

WHEREAS, it is generally accepted as sound financial policy to maintain a fund balance equal to three to six months operating expenses,

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners' Court of Hays County, Texas adopts a policy to maintain a minimum general fund balance sufficient to fund operating costs for at least three to six months, and calls upon all County Elected Officials and Departments to assist in accomplishing this policy.

ADOPTED THIS THE 4TH DAY OF SEPTEMBER, 2001.

19743 AWARD CONTRACT FOR HISTORIC PRESERVATION CONSULTING SERVICES FOR HAYS COUNTY TO TERRI MYERS

Request for Proposals (RFP's) were reviewed by the Purchasing Dept. and Kate Johnson, Chair of the Hays County Historical Commission and their recommendation is to award contract to Terri Myers. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Burnett to award contract for Historic Preservation Consulting Services for Hays County to Terri Myers. All voting "Aye".

19744 AWARD CONTRACT FOR HISTORIC PRESERVATION CONSULTING SERVICES TO COMPLETE HISTORIC DISTRICT NOMINATION FOR THE CITY OF BUDA TO TERRI MYERS

Request for Proposals (RFP's) were reviewed by the Purchasing Dept. and Kate Johnson, Chair of the Hays County Historical Commission - their recommendation is to award contract to Terri Myers. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Burnett to award contract for Historic Preservation Consulting Services for the City of Buda to Terri Myers in the amount of \$8,000. All voting "Aye".



19745 RENEW CURRENT CONTRACTS FOR ONE (1) ADDITIONAL YEAR TO THE FOLLOWING VENDORS AS PER ORIGINAL CONTRACT: CENTRAL TEXAS ROADS (EQUIPMENT W/OPERATOR), WILSON CULVERTS (METAL PIPE), ASPLUNDH TREE EXPERT (BRUSH CUTTING AND OTHER SERVICES), ROCAL INC., PATHMARK, WHITCO SIGN, CUSTOM PRODUCTS, WENZEL, WENZEL & ASSOC., (REGULATORY, WARNING & OTHER ROAD SIGNS)

The Road Department has been satisfied with the performance of current vendors and has asked that the contracts be renewed for one additional year. Purchasing has contacted all vendors and they are in agreement to renew with no price increases. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Burnett renew current contracts for one (1) additional year to the following vendors as per original contract: Central Texas Roads (equipment w/operator), Wilson Culverts (metal pipe), Asplundh Tree Expert (brush cutting and other services), Rocal Inc., Pathmark, Whitco Sign, Custom Products, Wenzel, Wenzel & Assoc., (regulatory, warning & other road signs). All voting "Aye".

19746 APPROVE SPECIFICATIONS FOR 3RD AND FINAL PHASE OF CEDAR OAKS MESA WATER LINE & SITE IMPROVEMENTS AND AUTHORIZE PURCHASING TO SOLICIT FOR BID AND ADVERTISE

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Burnett to approve specifications for 3^d and final phase of Cedar Oaks Mesa water line & site improvements and authorize Purchasing to solicit for bids and advertise. All voting "Aye". [Bids Specs are available for viewing in the Purchasing Dept.]

19747 APPROVE SPECIFICATIONS FOR PACKAGED GAS/ELECTRIC ROOFTOP AIR CONDITIONING UNITS FOR HAYS COUNTY JUSTICE CENTER AND AUTHORIZE PURCHASING TO SOLICIT FOR BID AND ADVERTISE

Funds are available in Budget Line Item 06-610-5728 (Building Renovation/Justice Center) that were not used for carpet and tile at the Justice Center. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Burnett to approve specifications for packaged gas/electric rooftop air conditioning units for the Hays County Justice Center and authorize Purchasing to solicit for bid and advertise. All voting "Aye".

19748 REQUEST RENEWAL OF CONTRACT WITH CENTRAL TEXAS MEDICAL ASSOCIATES FOR FY2002

Given recent regulations relating to the treatment of Medicaid Patients in a managed care environment, CTMA and the County have determined they each need to provide services to Medicaid Patients that they do not presently offer but that the other entity does. The purpose of this service contract is to make available and to provide primary and preventive health care services to the residents of Hays County through collaboration between the County and CTMA. The monthly fee for this service is \$8,033.00. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Burnett to request renewal of contract with Central Texas Medical Associates for FY2002. All voting "Aye".

19749 RESUBDIVISION OF HIGHLANDS SECTION C LOT 95-A [PCT. 4- 01-4-066] * APPROVE PRELIMINARY PLAT [T1-28]

Environmental Health Director Allen Walther advised that Lot 95A is a compilation of several other pieces of property that were joined together some years ago – the current owner proposes to divide this into five lots with a Shared Access Driveway. He gave staff recommendation for approval. Commissioner Molenaar spoke of his being a clean up of property that was previously granted a variance from platting (Lot 95-A1). A motion was made by Commissioner Molenaar, seconded by Commissioner Burnett to approve preliminary plat of "The Highlands Section C Lot 95-A". All voting "Aye".

19750 AUTHORIZE AN INTERLOCAL AGREEMENT WITH THE HAYS COUNTY APPRAISAL DISTRICT CONCERNING THE ISSUANCE OF MANUFACTURED HOME RELOCATION STATEMENTS [T1-58]

Tax Assessor-Collector Luanne Caraway spoke of new law effective 9/1/01 where mobile home movers have to go to the Appraisal District to get Statements of all taxes being paid before they can get a permit from the State to move a mobile home. She is requesting an interlocal agreement to move that duty from the Appraisal District to the Tax Office since we collect taxes for all the taxing entities – there will be a fee of \$10.00 that can be charged. She stated that mobile home taxes are a big problem because they move them. Commissioner Molenaar spoke in support of permitting mobile homes (Dept. of Motor Vehicles). Commissioner Burnett spoke of it being a serious problem causing property damages. Luanne Caraway spoke of permitting the mobile homes for movement. Commissioner Molenaar spoke of need to work with the Road Dept. so that routing can be established and need for legislation to make movers responsible for damages. A motion was made by Commissioner Molenaar, seconded by Judge Powers to authorize an interlocal agreement with the Hays County Appraisal District concerning the issuance of manufactured home relocation statements. All voting "Aye".



**INTERLOCAL COOPERATION AGREEMENT BETWEEN
HAYS COUNTY AND THE HAYS COUNTY CENTRAL APPRAISAL DISTRICT
RELATING TO THE ISSUANCE OF MANUFACTURED HOME RELOCATION STATEMENTS**

STATE OF TEXAS *
COUNTY OF HAYS *

THIS AGREEMENT is made and entered into by and between HAYS COUNTY, political subdivision of the State of Texas, hereinafter referred to as "COUNTY", and "HAYS COUNTY APPRAISAL DISTRICT", Hays County, Texas, also a political subdivision of the State of Texas, hereinafter referred to as "DISTRICT".

WHEREAS, the COUNTY and DISTRICT mutually desire to be subject to the provisions of V.T.C.A. Government Code, Chapter 791, the Interlocal Cooperation Act and V.T.C.A., Tax Code, Section 32.03(i); and

WHEREAS, the DISTRICT has the authority to authorize the COUNTY to act as tax assessor/collector for DISTRICT and the COUNTY has the authority to so act; and

WHEREAS, the Hays County Tax Office collects ad valorem taxes for all the taxing entities in Hays County for which the DISTRICT appraises;

NOW, THEREFORE, COUNTY and DISTRICT agree and understand as follows:

I.

The effective date of this agreement shall be the 4th day of September, 2001. The term of this Agreement shall extend through August 31, 2002. This Agreement is subject to renewal at the discretion of the Hays County Commissioners' Court and the Hays County Appraisal District, unless terminated by either party with thirty (30) days written notice.

II.

Pursuant to Section 32.03 of the Texas Tax Code, the Chief Appraiser for the DISTRICT and the Tax Assessor-Collector for the COUNTY hereby agree that the duties and responsibilities of the DISTRICT in the issuance of written statements requested by a person as described in Tax Code Section 32.03 (d) are transferred to the COUNTY Tax Assessor-Collector and the said Tax Assessor-Collector is authorized to issue said written statements.

III.

The duties of the COUNTY and DISTRICT shall be as follows:

1. COUNTY, by and through its duly elected tax assessor-collector, on request of any person, shall issue a written statement as to any taxes on a manufactured home located in the DISTRICT due any taxing unit for which the DISTRICT appraises property.
2. COUNTY may require that a request for the issuance of a statement (a) be in writing and signed by the person requesting the statement, (b) identify the location of the manufactured home; and (c) specify the address where the Assessor-Collector shall send the statement.
3. COUNTY may charge the person requesting a statement a fee not to exceed ten dollars (\$10.00) for each statement requested.
4. DISTRICT shall forward any requests received to the COUNTY via electronic facsimile at (512) 393-5517 the same day as received.

IV.

Any notice required by this Agreement shall be forwarded to the following addresses:

County Judge of Hays County
111 East San Antonio Street
San Marcos, Texas 78666

Hays County Appraisal District
Mr. Pete Islas
21001 North I.H. 35
Kyle, Texas 78640

V.

This Agreement represents the entire agreement between DISTRICT and COUNTY and supersedes all prior negotiations, representations and/or agreements, either written or oral. This agreement may be amended only by written instrument signed by the governing bodies of both DISTRICT and COUNTY or those authorized to sign on behalf of those governing bodies.

VI.

The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. Further, this Agreement shall be performable in Hays County, Texas.

VII.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties hereto that the remaining portions shall remain valid and in full force and effect to the extent possible.

VIII.

The undersigned officer and/or agent of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto, and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.



**DISCUSSION REGARDING EFFLUENT DISCHARGE RESULTING FROM
WASTEWATER PERMIT #14165-001 [T1-152]**

Summary submitted by Commissioner Carter: Application has been made to the TNRCC for a permit to discharge treated wastewater (up to 350,000 gallons per day) into an unnamed tributary that empties into the Brushy Creek, Plum Creek and the San Marcos River and which would also feed into private and SCS lakes. She joins all the citizens, ranchers, and farmers of the area who oppose this action and with them request that a no-discharge permits be required in this case and for future permits. Dr. Jack Fairchild, retired Professor of Engineering, spoke in support of the proposed resolution opposing effluent discharge. He spoke of efforts by the San Marcos River Foundation to prevent pollution of the San Marcos River and he spoke of need to support a zero discharge philosophy in Hays County. Commissioner Carter spoke of huge battles that have been won by the San Marcos River Foundation and the need to use technology within subdivisions to recycle water instead of being discharged into creeks and streams. Mel Mathis (representing the Railyard Joint Venture) spoke of his proposed development and the proposed discharge. Hays County Environmental Health Director Allen Walther spoke of average daily discharge units given in the proposal - this is a high level of effluent treatment (twice as clean as a class A system). This system will not be in a recharge zone or contributing zone. Commissioner Carter spoke of this being gumbo land (black land) and the water will wash down stream - this water could be used inside the subdivision. She spoke of foul smelling creeks that we already have. Commissioner Ingalsbe asked about odors and problems with discharge. Allen Walther advised that any system can fail - individual systems will not be as clean as the one proposed and there will be constant maintenance with the proposed system. He spoke of heavy rainfall event - the quality of the storm water runoff will be much poorer than the effluent quality - you will naturally pick up a lot of materials in your storm water runoff that will make it worse than the effluent. A discharge of this amount in flooding is inconsequential. Commissioner Carter spoke of theory of government is not working - she spoke of situation at Lake Bollinger. She spoke of individual septic tanks that fail are usually confined to their property and treatment plant failures affect a lot of people. Mel Mathis spoke of soil plasticity of the property and the land plan - most people who would buy property in this area cannot afford a riding lawn mower for a 1.5 acre lot and they cannot afford building/maintaining long driveways and the cost to fence large lots is high. Mr. Mathis spoke of greenbelts and parks allowing smaller lots and problems with individual septic tanks and aerobic systems (must be maintained by the owners). He stated that they had spoken to former County Commissioner Barton about options and have since discussed them with Commissioner Carter. He spoke of permit process that was followed - the Shawe family (adjoining property owners) have agreed to discharge on their property (stock tank) and they will be included in any CCN on request if they develop their property. Commissioner Carter stated that she will be contacting TNRCC regarding this permit. Attorney for Developer Tony Corbett spoke of his assistance in the permit process - no new evidence can be considered at this time - a motion for rehearing is automatic. Commissioner Molenaar spoke of expiration of the permit (2005). Mr. Corbett spoke of all permits having a five year term - TNRCC will look at impact of the discharge, etc. He stated that there is extensive water modeling to insure there is no degradation - there are more stringent rules now than in the past. Commissioner Carter spoke of concern by citizens. Judge Powers spoke of having a problem with individual septic systems vs. treatment plants. Mr. Corbett stated that the newer plants are less likely to have failures because of safe guards. Commissioner Carter spoke of problem with developers cutting corners. Mr. Corbett spoke of need for good systems to prevent problems. Mr. Corbett spoke of notification that was made to property owners two miles down stream and public notice that was published. Mel Mathis spoke of deal with the Shawe family and he spoke of their plan being to upgrade the area. This subdivision could have 1500 lots in it. Commissioner Carter spoke of this area being the traveling route of the Monarch butterflies and she feels like their habitat is being affected. A motion was made by Commissioner Carter to adopt a resolution in opposition to effluent discharge resulting from wastewater permit #14165-001 affecting Brushy Creek, Plum Creek, and the San Marcos River. Motion died for lack of a second

19751 REAFFIRM THE EXISTENCE OF THE HAYS COUNTY CIVIC CENTER BOARD WITH RECOMMENDATIONS TO BE MADE TO THE COURT WITHIN 90 DAYS

[T1-899] Commissioner Ingalsbe spoke of court having discussed options for the civic center - committee needs direction from the court - they want to meet and discuss options. Rene Ruiz, Civic Center Committee/Board President, spoke of the 5 phase study - this facility could be something greater than it is - the biggest challenge is the renovation dollars. He spoke of need for partnership with the City of San Marcos. Mr. Ruiz stated that he also serves on the Board on the Convention & Visitors Bureau for the City of San Marcos, which is very interested in this project - the civic center has been one of their agenda items for years and they will be holding meetings to discuss the civic center issue - they would like a commitment from the county to move forward and they would like for Commissioner Ingalsbe to be on this committee. Commissioner Molenaar spoke of accomplishing nothing every time it is brought up and he was taken out of the loop. It is his understanding that the Mayor of San Marcos is not interested in participating in this facility - he spoke of possibility of the livestock association taking over the civic center - we would be willing to fund part of it if other entities will also participate. Commissioner Molenaar stated that the civic center is not a profitable venture and no improvements have been made to date. Commissioner Carter asked who is on the civic center committee. Ruben Ruiz advised that the members are: James Holt, Garland Warren, Joe Costillo, Albert Sierra, Dorothy Evans, Guy Trimble, Commissioner Ingalsbe, and Phil Neighbors - he spoke of other entities involved. Commissioner Burnett asked if others are interested. Ruben Ruiz stated that the City Council wants more information before they can make a decision. The committee has presented the study to the council but it is now outdated as far as cost estimates.



The City might be interested in a convention center (which would be a different study). Commissioner Ingalsbe spoke of need for a joint meeting to discuss options and that meeting never occurred and the information was not made available. She feels like there are city council members that are interested in this project - do we make another attempt to pursue options? Commissioner Burnett spoke of creating a committee to make a presentation to the City of San Marcos and show revenue that could be generated - it will never generate revenue for the county. Commissioner Molenaar advised that the committee already exists. Commissioner Ingalsbe spoke of need for a time frame and if we cannot come up with a plan the court can decide what to do with the civic center. Judge Powers spoke of need for a plan. Commissioner Molenaar felt like 90 days would be sufficient to see if there are interested parties. Ruben Ruiz spoke of looking beyond the county and city for options (i.e. non-profit organizations, Chamber of Commerce). Consensus of the court was for the committee to move forward with options for the Civic Center. [T1-1360] A motion was made by Commissioner Ingalsbe, seconded by Commissioner Molenaar to reaffirm existence of the Hays County Civic Center Community Board and for the board to come back to the Court in 90 days with recommendations. All voting "Aye".

WORKSHOP WITH THE HAYS COUNTY PARKS ADVISORY BOARD [T1-1375]

Grants Administrator Richard Salmon spoke of property adjacent to Dudley Johnson Park - on Sept 5, 2000 the Court approved submitting a grant request to LCRA Partnership in Parks Program for \$135,000 to purchase 17.859 acres - LCRA authorized the grant and property was purchased Aug 9, 2001. The purchase was made possible by donations from the McCoy Foundation, generous offer of the owners Frank Hernandez/Tim Jansen/Bill Lowden. The property was appraised at \$210,00 and purchase for \$150,000. Improvements to the new property include a new metal fence, hike & bike trail, 10 family picnic site. The grants, donation, and county match can be used as matching funds for a Parks & Wildlife Grant if we chose to submit one in the future. Carolyn Vogel, Chair of Hays County Parks Advisory Board, introduced other board members present: Jackie Craig, Pat Moore, Paula Hamilton, David Baker (Vice Chair of the Board), Bill Johnson, and Curt Busk. They would like feedback and guidance from the Court. The master plan will allow us to apply for additional grants. Four precinct meetings will be held and some additional focus group meetings. David Baker spoke of RFQ for preparation of the parks and open space master plan. The county is soliciting proposals from qualified consultant/firm to prepare a Parks & Open Space Master Plan in cooperation with the Hays County Parks Advisory Board. The plan will: ∪ encompass the unincorporated areas of Hays County for a period of 5-10 years ∪ meet the requirements of the Texas Parks & Wildlife for master plans ∪ establish principles, concepts, and standards for park and or open space selection, acquisition and development ∪ gather community input through 4 public hearings for the development of needs and preferences ∪ create maps, inventories, charges, and photographs that communicate needs and establish priorities for park and recreation acquisition and projects ∪ coordinate links between parks and park plans of cities and villages within Hays and surrounding counties. The Consultant hired to assist in the preparation of the plan would be required to meet with Hays County Commissioners' Court, the Parks Advisory Board (PAB) and county residents. PAB undertook a survey to determine the preferences of residents and they indicated a strong preference for park development, open space acquisition, conservation of open space, while at the same time protecting individual property rights. The project deliverables include: (1) development of strategies for maintenance & improvement of existing parks, public-private conservation, connections to open space outside the county, various designs of open space uses, coordinating parks and open space management with other local and state governmental entities, and facilitating open space conservation relating to new growth; (2) Identification of appropriate properties for acquisition for parks and or open space; and (3) Development of funding strategies and resources. Mr. Baker spoke of preliminary schedule - focus groups have been identified as follows: Youth Groups (Recreation Association), Elected Officials, Development Community, Environmental Groups, Resource Agency Representatives, Business Community, Civic Groups/Non-Profits/foundations, Educators, Students, Seniors, Landowners & Property Owners Associations. Proposed Public Input Meeting Schedule is as follows:

Pct. #1 Focus Groups – September 26, 2001 @ 6:00 p.m. at the San Marcos Activity Center
 Pct. #4 Focus Groups – September 27, 2001 @ 7:00 p.m. at the Dripping Springs High School
 Pct. #3 Focus Groups – October 15, 2001 @ 7:00 p.m. at the Wimberley Village Hall or Wimberley HS
 Pct. #2 Focus Groups – October 16, 2001 @ 6:00 p.m. at Hays High School (proposed)

Also taking place on these dates (beginning at 9AM and ongoing throughout the day) will be tours, presentations and discussions with the various focus groups that have been identified. One of the tools used in developing parks and open space master plans is "focus group" interviews. These interviews are scheduled to occur early in the planning process to help in the assessment of recreational open space demand and to help identify special natural or unique resources within the study area. Focus groups should be comprised of local citizens that can shed light on a specific segment of the recreational/open space needs or opportunities within the study area. Meetings with the focus groups are used to allow the participants time to convey to planners information related to community needs that could possibly have an impact on decisions related to the development of the plan. Focus group meetings are most productive when the participants come prepared to discuss a specific issue and are armed with facts and figures that substantiate their platform. Written materials, i.e. studies, maps, reports, statistics, etc. that can be left with the planners are most helpful. The format for the focus group meetings will be informal, but the time frames must be rigid to ensure we stay on schedule. The development of the plan should take 6-9 months to develop – it is an ongoing, continually evolving document that will adopt to various opportunities that will arise over the next ten years.



Commissioner Burnett asked about prioritizing the projects and money that is available through the bond issue and its impact to the master plan. David Baker spoke of not allocating funds until the plan is complete and public meetings are held - the public input process will complete the information needed in order to prioritize the projects. There are natural resource areas in the county and we need to find out what the people want from these areas. There is an acquisition and site design committee that is collecting information about difference projects - there is a confidentiality issue and a policy is needed before that information is made public and cities need to be notified. Commissioner Carter asked that they focus on waterway type properties and she asked about funding for these meetings. David Baker advised that they are seeking funds to cover those expenses. Commissioner Burnett asked if the committee is needing more participation from the court at this time? Carolyn Vogel advised that this is already underway by this meeting today - she would welcome anyone to their board meetings (3rd Tuesday of each month 6:30-8:30 @ the Courthouse). She spoke of need to work on appointment policy (more specifics) and she spoke of building a team. Commissioner Burnett spoke of specific goal was to put together a Master Plan - the bond issue vote made clear the interest of the citizens - he feels like the board has done an outstanding job. Mrs. Vogel spoke of dedication of board members and they are committed to keeping the court informed. [T1-1998] She spoke of the committees strategic goals for 2002: one is to get a new chair for the board - 7 priorities are: \supseteq defined role for the board of providing timely recommendations to the county budgetary process on planning for parks, open space and related functions \subsetneq complete and adopt the Parks and Open Space Master Plan \subset establishment of a non-profit foundation to supplement county funds for parks and open space, \subseteq continue productive relationship with Commissioners' Court and staff \in unified message regarding parks and open space master plan process \notin identified list of available properties with potential opportunities based on the Master Plan criteria, and \angle complete development of and dedication of new land adjacent to Dudley Johnson Park. Commissioner Carter asked about getting enforcement at the park. Commissioner Molenaar spoke of including law enforcement in the Master Plan. Carolyn Vogel spoke of various committees working on different issues. Parks Manager Jerry Pinnix advised that the park has not been busy since it was dry - the water is now flowing over the dam but signs are up "No Swimming" until the water clears up. There was not very much participation when the river was dry. Carolyn Vogel spoke of now having a 32 acre park that has additional opportunities (hike & bike trails and picnicking). The master plan will have recommendations. Discussed Commissioners attending the various meetings and making them public. Commissioner Molenaar spoke of wanting to be present at meetings involving the Hilliard/Lime Kiln Road area. Carolyn Vogel asked for assistance from the court to promote the meetings to the public (news releases, posting on county website, etc.).

ADJOURNMENT

MINUTES APPROVED IN OPEN COURT ON THE 11TH DAY OF SEPTEMBER, 2001.

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

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

