



STATE OF TEXAS *
 COUNTY OF HAYS *

ON THIS THE 16TH DAY OF DECEMBER A.D., 2014, THE COMMISSIONERS' COURT OF HAYS COUNTY, TEXAS, MET IN REGULAR MEETING. THE FOLLOWING MEMBERS WERE PRESENT, TO-WIT:

ALBERT H. COBB JR	COUNTY JUDGE
DEBBIE GONZALES INGALSBE	COMMISSIONER, PCT. 1
MARK JONES	COMMISSIONER, PCT. 2
WILL CONLEY	COMMISSIONER, PCT. 3
RAY O. WHISENANT JR	COMMISSIONER, PCT. 4
LIZ Q. GONZALEZ	COUNTY CLERK

AND THE FOLLOWING PROCEEDINGS WERE HAD, THAT IS:

J.D. Elshoff of New Life Christian Church of Buda gave the invocation. Judge Cobb led the court in the Pledge of Allegiance to the United States and Texas flags. Judge Cobb called the meeting to order.

PUBLIC COMMENTS

Greg Malatek from TxDOT spoke on transportation and presented Commissioner Conley with the Road Hand Award.

PRESENTATION OF RETIREMENT RECOGNITION TO JUDGE LINDA A. RODRIGUEZ, COUNTY COURT AT LAW 2

Judge Linda A. Rodriguez, County Court at Law 2 spoke. Commissioners Court gave their thanks to Judge Rodriguez for her 28 years of service to Hays County. Commissioner Ingalsbe presented Judge Rodriguez with a U.S. Flag that was flown over the Government Center in her honor. Judge Cobb presented her with a Commemorative Clock given to retirees.

PRESENTATION ON THE HAYS COUNTY-TEXAS DEPARTMENT OF TRANSPORTATION PARTNERSHIP PROGRAM I-35/POSEY ROAD PROJECT

Michael J. Weaver, Prime Strategies, Inc. introduced Tommy Navario, who gave a powerpoint presentation on I-35/Posey Road Project. The Hays County-Texas Department of Transportation Partnership Program was formalized by an Advance Funding Agreement (AFA) executed between Hays County and the Texas Department of Transportation on December 18, 2013 and Texas Transportation Commission action on August 29, 2013 identifying project development and construction funding for the replacement of the Posey Road Bridge and approaches. Since the execution of the AFA, Hays County and TxDOT have re-evaluated the original scope of the project in consideration of all upcoming proposed improvements to I-35 and have added 6 new ramp reversals, conversion of two-way frontage roads, and made a change to the project scope that will not preclude a Future Transportation Corridor on I-35 under evaluation by TxDOT. The presentation will provide information regarding the expanded scope, project status overview and anticipated progress schedule for this project

PRESENTATION BY THE CITY OF WOODCREEK REGARDING A DONATION TO THE JACOBS WELL NATURAL AREA PROJECT

City of Woodcreek, Mayor Pro Tem, Nancye Britner, read a Resolution from the City of Woodcreek and presented a check in the amount of \$6,226.84. City Manager John Sone helped to present the check to Hays County. At its meeting on December 10, 2014, the Woodcreek The City Council approved the contribution of \$6,200 to the Jacobs Well Natural Area, operated by Hays County. The funds were designated to enhance the Visitor Information Center by the construction of an Interpretive Artifact Display. The City collected the funds through its Hotel Occupancy Taxes over the period of October 1, 2008, through December 31, 2013. This contribution was in accordance with the Texas Tax Code guidelines, which is to enhance and promote tourism, and to attract guests to area hotels. Mayor Pro Tem Britner, will present the contribution at the December 16th Hays County Commissioners Court meeting. Woodcreek City Manager John Sone, who serves as an interpretive guide at Jacobs Well, will be on hand for the presentation as well.

30306 APPROVE PAYMENTS OF COUNTY INVOICES

A motion was made by Commissioner Jones, seconded by Commissioner Ingalsbe to approve County Invoices in the amount of \$1,989,935.54 as submitted by the County Auditor. All voting "Aye". MOTION PASSED

**30307 APPROVE COMMISSIONERS COURT MINUTES OF DECEMBER 9, 2014**

A motion was made by Commissioner Jones, seconded by Commissioner Ingalsbe to approve Commissioners Court Minutes of December 9, 2014 as presented by the County Clerk. All voting "Aye". MOTION PASSED

30308 APPROVE THE APPOINTMENT OF MARCUS GONZALES TO A FULL-TIME DEPUTY CONSTABLE POSITION IN THE CONSTABLE PRECINCT 5 OFFICE

Constable Mancillas needs to fill an open and budgeted full-time position within the Constable Precinct 5 Department. A motion was made by Commissioner Jones, seconded by Commissioner Ingalsbe to approve the appointment of Marcus Gonzales to a full-time Deputy Constable position in the Constable Precinct 5 Office. All voting "Aye". MOTION PASSED

30309 APPROVE THE RE-APPOINTMENT OF JIM HOLLIS AND RICHARD GARRETT AS MEMBERS OF EMERGENCY SERVICES DISTRICT #2

Jim Hollis and Richard Garrett have each agreed to serve a two-year term beginning January 1, 2015. A motion was made by Commissioner Jones, seconded by Commissioner Ingalsbe to approve the re-appointment of Jim Hollis and Richard Garrett as members of Emergency Services District #2. All voting "Aye". MOTION PASSED

30310 APPROVE THE RE-APPOINTMENT OF ERIC HOLEN AND SUSAN MECKEL AS MEMBERS OF EMERGENCY SERVICES DISTRICT #5

Eric Holen and Susan Meckel have each agreed to serve a two-year term beginning January 1, 2015. A motion was made by Commissioner Jones, seconded by Commissioner Ingalsbe to approve the re-appointment of Eric Holen and Susan Meckel as members of Emergency Services District #5. All voting "Aye". MOTION PASSED

30311 APPROVE THE RE-APPOINTMENT OF JIM WEATHERFORD, PAUL KASKIE AND SCOTT STEVENS AS MEMBERS OF EMERGENCY SERVICES DISTRICT #8

Jim Weatherford, Paul Kaskie and Scott Stevens have each agreed to serve a two-year term beginning January 1, 2015. A motion was made by Commissioner Jones, seconded by Commissioner Ingalsbe to approve the re-appointment of Jim Weatherford, Paul Kaskie and Scott Stevens as members of Emergency Services District #8. All voting "Aye". MOTION PASSED

30312 APPROVE UTILITY PERMITS

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Jones to approve utility permit #937 on Fitzhugh Rd. West issued to PEC and Permit #938 on Oak Grove Drive issued to DSWSC as presented by the Transportation Department. All voting "Aye". MOTION PASSED

30313 AUTHORIZE THE COUNTY JUDGE TO EXECUTE A RENEWAL AGREEMENT FOR LEGAL RESEARCH MATERIALS FOR THE LAW LIBRARY LOCATED AT HAYS COUNTY JAIL

The Sheriff, Jail Division is requesting to renew the agreement for legal content provided by Lexis Nexis. By renewing the agreement it will extend for one year with a monthly commitment of \$785.00/mo. The funds for this service are budgeted in Jail/Books and Periodicals. Amount required \$785.00. 001-618-03.5213 - Books & Periodicals. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Jones to authorize the County Judge to execute a renewal agreement for legal research materials for the Law Library located at Hays County Jail. All voting "Aye". MOTION PASSED

30314 APPROVE THE RE-APPOINTMENT OF FRED ROTHERT TO THE PLUM CREEK CONSERVATION DISTRICT

Fred Rothert has agreed to serve a two-year term beginning January 1, 2015. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Jones to approve the re-appointment of Fred Rothert to the Plum Creek Conservation District. All voting "Aye". MOTION PASSED



30315 AMEND VARIOUS DEPARTMENTAL BUDGETS IN PREPARATION FOR THE COUNTY'S FY2014 YEAR-END PROCESS

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Jones to amend various departmental budgets in preparation for the County's FY2014 year-end process. All voting "Aye". MOTION PASSED

30316 ACCEPT DONATIONS FOR THE HISTORICAL COMMISSION BUCK WINN MURAL PROJECT AND AMEND THE BUDGET ACCORDINGLY

The Historical Commission received various donations to be used for the purchase of the Buck Winn murals. These contributions as well as previous contributions will be used to fund the second payment of \$20,000 per the contract sales agreement. Amount required \$11,437; Increase Revenue - \$11,437; Decrease Printing - (\$7,000); Decrease Misc Exp - (\$1,563); Increase Capital Exp - \$20,000. Line item 141-676-00.4614. **A motion was made by Commissioner Ingalsbe, seconded by Commissioner Jones to accept donations for the Historical Commission Buck Winn Mural project and amend the budget accordingly. All voting "Aye". MOTION PASSED**

30317 AUTHORIZE THE CJD GRANT FUNDED VETERAN'S COURT TO UTILIZE MEDICAL INSURANCE SAVINGS FOR ADDITIONAL SUPPLIES AND SERVICES NEEDED AND AMEND THE BUDGET ACCORDINGLY

The Veteran's Court is a new program funded by the Office of the Governor, Criminal Justice Division. The Veteran's Court Administrator has declined the medical insurance coverage, therefore savings have been identified to utilize for additional needs such as phone service, contract services and office supplies. Amount \$3,830.00; line item number 001-612-99-083; Decrease Medical Insurance - (\$3,830); Increase Court Appt Attorney - \$1,800; Increase Contract Services - \$1,000; Increase Telephone Service - \$ 530; Increase Office Supplies - \$ 500. **A motion was made by Commissioner Ingalsbe, seconded by Commissioner Jones to authorize the CJD Grant Funded Veteran's Court to utilize medical insurance savings for additional supplies and services needed and amend the budget accordingly. All voting "Aye". MOTION PASSED**

30318 AUTHORIZE THE PRESERVATION RECORDS DEPARTMENT TO UTILIZE ADDITIONAL FUNDS NEEDED FOR A LARGE DOCUMENT SCANNER AND AMEND THE BUDGET ACCORDINGLY

The Records Preservation staff was approved a large document scanner during the FY15 budget process. Quotes that were obtained did not cover the amount needed. The large format scanner that is being ordered will adequately handle the approximately 700 large documents that cannot be scanned in traditional office scanners. The records range in size from 15.5"x12" to 36"x44". The cost of purchasing the scanner is significantly lower than outsourcing the scanning. Currently, the records do not meet permanent records storage standards that must be met by April 7, 2015. Permanent records storage standards require the protection of records from fire, water, steam, structural collapse, unauthorized access, theft, and other similar hazards and cannot be in direct contact with the floor. By purchasing the scanner, it will increase efficiency by allowing departments to access their records electronically. Backup, in various formats, will be maintained to ensure the protection of the records. Records to be scanned include construction plans, plats, maps, plans, reports and studies. No additional funds are needed; funds have been identified in Records Preservation General Supplies to fund the increased cost. Amount required \$380.00; line item number 106-610-00.5712_700; Decrease General Supplies (\$380); Increase Computer Eqpt - \$380. **A motion was made by Commissioner Conley, seconded by Commissioner Whisenant to authorize the Preservation Records department to utilize additional funds needed for a large document scanner and amend the budget accordingly. All voting "Aye". MOTION PASSED**

30319 ACCEPT A DONATION FROM THE CITY OF WOODCREEK FOR AN INTERPRETIVE ARTIFACT DISPLAY AT THE JACOBS WELL NATURAL AREA PARK AND AMEND THE BUDGET ACCORDINGLY

Amount required \$6,200; line item number 001-700-00.5719_700. Bill Herzog spoke of the amount that needs to be changed from \$6,200 to \$6,227. **A motion was made by Commissioner Conley, seconded by Commissioner Whisenant to accept a donation from the City of Woodcreek for an Interpretive Artifact Display at the Jacobs Well Natural Area Park and amend the budget accordingly. All voting "Aye". MOTION PASSED**



- 30320 AUTHORIZE THE COUNTY JUDGE TO EXECUTE A SUPPLEMENTAL AGREEMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH REYNOLDS, SMITH AND HILLS CS, INCORPORATED FOR THE FM 1626 NORTH PROJECT AS PART OF THE PASS-THROUGH FINANCE PROGRAM IN HAYS COUNTY, INCREASING THE COMPENSATION CAP BY \$391,018.00 FROM \$1,893,982.00 TO \$2,285,000.00**

The additional authorized money will allow for the execution of a supplemental to Work Authorization #1 for FM 1626 North construction management services. Amount required \$391,018.00. Line Item number 026-802-96-629.5621_400. **A motion was made by Commissioner Jones, seconded by Commissioner Ingalsbe to authorize the County Judge to execute a Supplemental Agreement No. 1 to the Professional Services Agreement with Reynolds, Smith and Hills CS, Incorporated for the FM 1626 North project as part of the Pass-Through Finance Program in Hays County, increasing the Compensation Cap by \$391,018.00 from \$1,893,982.00 to \$2,285,000.00. All voting "Aye". MOTION PASSED**

- 30321 ACCEPT OF ROAD CONSTRUCTION AND DRAINAGE IMPROVEMENTS AND ACCEPTANCE OF THE MAINTENANCE BOND FOR TWO YEARS FOR SHADOW CREEK, PHASE 4, SECTION 2 FOR PAINTED DESERT LANE, DIAMONDBACK COVE, AND HERON DRIVE**

Jerry Borcharding, Transportation Director gave staff recommendation of the acceptance of construction of roads and drainage improvements within the County ROW. The Transportation Department has inspected and approved the improvements. **A motion was made by Commissioner Jones, seconded by Commissioner Whisenant to accept of road construction and drainage improvements and acceptance of the Maintenance Bond for two years for Shadow Creek, Phase 4, Section 2 for Painted Desert Lane, Diamondback Cove, and Heron Drive. All voting "Aye". MOTION PASSED**

- 30322 CALL FOR A PUBLIC HEARING ON JANUARY 6, 2015 TO DISCUSS FINAL PLAT APPROVAL OF THE REPLAT OF LOT 2 RIM ROCK RANCH ESTATES**

Rim Rock Ranch Estates is a recorded subdivision located off of Ranch Road 32 in Precinct 3. The proposed replat will divide the 11.733 acre lot into two lots. Water service will be provided by private wells and wastewater treatment will be accomplished by individual on-site sewage facilities. **A motion was made by Commissioner Jones, seconded by Commissioner Ingalsbe to call for a public hearing on January 6, 2015 to discuss final plat approval of the Replat of Lot 2 Rim Rock Ranch Estates. All voting "Aye". MOTION PASSED**

- 30323 CALL FOR A PUBLIC HEARING ON JANUARY 6, 2015 TO DISCUSS FINAL PLAT APPROVAL OF THE REPLAT OF LOT 2B OF THE REVISED PLAT OF LOT 2, GATLIN RIDGE SUBDIVISION**

Gatlin Ridge is a recorded subdivision located off of Ranch Road 12 in Precinct 4. The proposed re-plat will divide the 50.292 acre lot into two lots. Water service will be provided by private wells and wastewater treatment will be accomplished by individual on-site sewage facilities. In 1999, the Commissioners Court authorized a variance to allow more than one single family residence on the lots served by a shared access driveway that were being created at that time. The lots created by this plat are restricted to one single family residence per lot and are prohibited from further subdivision. **A motion was made by Commissioner Whisenant, seconded by Commissioner Jones to call for a public hearing on January 6, 2015 to discuss final plat approval of the Replat of Lot 2B of the Revised Plat of Lot 2, Gatlin Ridge Subdivision. All voting "Aye". MOTION PASSED**

- 30324 SUB-285 AMENDING PLAT OF LOTS 300 & 301, WOODCREEK SECTION 19 (2 LOTS) AND GRANT A VARIANCE FROM TABLE 705.05.01 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AND APPROVE FINAL PLAT**

Roxie McInnis, Development Services Manager spoke. Woodcreek Section 19 was platted in 1974 as a 299 lot subdivision, located off of Valley Spring Road in Precinct 3. The proposed amended plat redraws the dividing line between lots 300 and 301. The Hays County minimum lot size for new lots located within the Edwards Aquifer Contributing Zone which are served by a Public Groundwater Supply and Public Sewer is 0.50 acres. Although this amended plat does not create additional lots, the minimum lot size requirement cannot be met. Please see the property owner's justification for the variance in backup. This kind of resubdivision is typically approved administratively; however the lot size variance requires Commissioners Court approval. **A motion was made by Commissioner Conley, seconded by Commissioner Whisenant approve SUB-285 Amending Plat of Lots 300 & 301, Woodcreek Section 19 (2 lots) and to grant a variance from Table 705.05.01 of the Hays County Development Regulations and approve final plat. All voting "Aye". MOTION PASSED**



30325 SUB-264 REPLAT OF TRACTS A-1, A-2 & A-3 VISTA RANCH AKA BLUE BLAZES RANCH (7 LOTS) APPROVE FINAL PLAT

Roxie McInnis, Development Services Manager gave staff recommendation. The Blue Blazes Ranch subdivision is a proposed 35.022 acre subdivision located off of US HWY 290 in Precinct 4. The development will consist of 7 lots averaging 5.00 acres in size. Each lot will be served by Dripping Springs Water Supply Corporation and individual on-site sewage facilities. **A motion was made by Commissioner Whisenant, seconded by Commissioner Ingalsbe SUB-264 Replat of Tracts A-1, A-2 & A-3 Vista Ranch aka Blue Blazes Ranch (7 lots) approve final plat. All voting "Aye". MOTION PASSED**

30326 AUTHORIZE THE COUNTY JUDGE TO EXECUTE A COMMISSARY NETWORK AGREEMENT BETWEEN HAYS COUNTY AND THE KEEFE GROUP, INC., FOR THE PROVISION OF COMMISSARY SUPPLIES IN THE HAYS COUNTY JAIL

The Sheriff's Office has utilized Purchasing to receive proposals for the provision of commissary supplies. After reviewing those proposals, Keefe has been selected to provide this service. The Sheriff has requested that the Court consider co-signing the Commissary Network Agreement since it includes provisions that address County liability. General Counsel has reviewed the Agreement and approves its form. **A motion was made by Commissioner Ingalsbe, seconded by Commissioner Whisenant to authorize the County Judge to execute a Commissary Network Agreement between Hays County and The Keefe Group, Inc., for the provision of commissary supplies in the Hays County jail. All voting "Aye". MOTION PASSED**

DISCUSSION REGARDING PROPOSED AMENDMENTS TO THE HAYS COUNTY PROPERTY USE POLICY

General Counsel, Mark Kennedy, addressed many on the issues that have arisen after functions in County facilities. Such as, Building Maintenance needing additional staff to help clean up. It has been several years since the Property Use Policy was updated. Application of the current Policy has revealed some areas that warrant improvement. General Counsel presented several ideas for changes in court. Court action on these changes will be made in court in January.

DISCUSSION ON REGARDING CHANGES TO THE CURRENT HAYS COUNTY CELL PHONE POLICY

Chief of Staff, Lon Shell, spoke of need to update cell phone policy. Rather than getting the latest and greatest smart phone, County is recommending a \$0.99 phone for those departments that requires a phone. In some instances, there's a \$35 stipend. On direction from the Court, Lon Shell will bring back a Cell Phone Policy for the Court's consideration in January.

UPDATE FROM STAFF AND CONSULTANTS ON THE PROGRESS OF THE LA CIMA DEVELOPMENT PROJECT

Judge Cobb read an obituary for La Cima Developer Charles R. Perry Sr., who died November 27, 2014. Sharon Smith a financial advisor for Hays County spoke and Bill Wards spoke. The La Cima PID on September 16 – City approved Development Agreement; September 23 – County created PID and approved; October – County contracted for market study and appraisal; - Developer paid for these reports – County staff and developer initiated weekly conference calls; December 1 – Market Study and Appraisal Report completed; Currently – Developer working with San Marcos on wastewater and roadway improvements; Next- Bond issuance work with San Marcos on wastewater and roadway improvements; Next – Bond issuance work will resume after improvements decided – Attorney General will review resume after improvements decided – Attorney General will review bond document submittals – County will consider bond documents.

30327 AUTHORIZE THE LOCAL HEALTH DEPARTMENT TO CHANGE THE EMPLOYMENT STATUS FOR RN SUPERVISOR, SLOT 1135-002 BACK TO FULL-TIME, EFFECTIVE 3/17/14 BASED ON ACTUAL HOURS WORKED, AUTHORIZE A ONE-TIME SUPPLEMENTAL PAYMENT FOR THE PAY PERIOD ENDING 12/31/14, AND MOVE BASE SALARY TO THE 82ND PERCENTILE WITHIN THE GRADE

In March 2014, the RN Supervisor requested a reduced and flexible work week. To accommodate this request, salary and scheduled work hours were reduced by 25%. Additionally, payroll leave accruals and the FY 2015 budgets were adjusted. The Development Services Director would like the Court's consent to move this employee's status back to full time with no break in service and authorize payment of salary and benefits as confirmed by employee time records. An end of year accounting reflects an adjustment to salary, accruals and FY 15 budget. Amount required \$15,488; Line Item 120-675-00] (1). Employee retains full-time status, salary,



and leave accruals as of 3/17/14 (2). Authorize a one-time supplemental payment of \$11,817 (3). Return FY15 budget to full-time employment status with a base salary of \$69,014; Funding - will be amended as needed or covered through attrition; \$11,817 - Base Salary 1,115 - Longevity 803 - Fica 189 - Medicare 1,564 Retirement. **A motion was made by Commissioner Ingalsbe, seconded by Commissioner Jones to authorize the Local Health Department to change the employment status for RN Supervisor, slot 1135-002 back to full-time, effective 3/17/14 based on actual hours worked, authorize a one-time supplemental payment for the pay period ending 12/31/14, and move base salary to the 82nd percentile within the grade. All voting "Aye". MOTION PASSED**

30328 AUTHORIZE THE DISTRICT ATTORNEY'S OFFICE TO HIRE THE FIRST ASSISTANT DA AT THE 50TH PERCENTILE EFFECTIVE JANUARY 1, 2015

District Attorney Elect, Wes Mau requested the Court's consideration on the hiring of Ralph Guerrero at the 50th percentile using salary savings. **A motion was made by Commissioner Ingalsbe, seconded by Commissioner Whisenant to authorize the District Attorney's Office to hire the First Assistant DA at the 50th percentile effective January 1, 2015. All voting "Aye". MOTION PASSED**

30329 DONATE USE OF EXCESS FUNDS IN THE AMOUNT OF \$1,434.53, RETURNED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION FOR SAVINGS ON CONSTRUCTION OF THE RANDALL VETTER MEMORIAL SIGN TO FOP HILL COUNTRY LODGE #23; AUTHORIZE THE COUNTY JUDGE TO EXECUTE A SOCIAL SERVICES CONTRACT

DPS Trooper Sgt. Darryl Jiral spoke. **A motion was made by Commissioner Ingalsbe, seconded by Commissioner Conley to donate use of excess funds in the amount of \$1,434.53, returned from the Texas Department of Transportation for savings on construction of the Randall Vetter Memorial Sign to FOP Hill Country Lodge #23; authorize the County Judge to execute a Social Services Contract. All voting "Aye". MOTION PASSED**

DISCUSSION REGARDING THE IMPACT OF VARIOUS CHANGES TO OUR RETIREE INSURANCE PROGRAM TO HELP REDUCE THE ANNUAL LIABILITY THAT IS REQUIRED TO BE REFLECTED IN THE COUNTY'S COMPREHENSIVE ANNUAL FINANCIAL REPORT BY THE GOVERNMENTAL ACCOUNTING STANDARDS BOARD (GASB)

Mark Guajardo, Actuarial Associate with Milliman spoke and gave a Powerpoint presentation. OPEB benefits are considered to be part of the compensation for services rendered. Benefits are "earned" during the period of employment, and employers need to recognize the obligation over that period. The true cost of future benefits need to be measured, evaluated, and reflected in financial statements. Other post-employment benefits- Medical; Dental, Vision, Hearing, Disability, Life Insurance, Long-term Care. Primary Inputs; Participant Data, Plan Provisions, Claims Date and Actuarial Methods & Assumption. Key Assumptions; Economic; Demographic and Medical. Economic Assumptions; Discount rate: Discount rate: 4% per annum, compound annually, if not funded; 6% to 8% per annum, compound annually, if funded; (approximate 15% to 20% change in liabilities for basis point change). Salary increase: 3% to 5% per annum; (used for life insurance and with amortization of unfunded actuarial liability). Demographic Assumptions: retirement age, termination rates, and disability rates typically same as pension valuation; Mortality rates: same as pension valuation or other current mortality table; e.g., RP2000 Combined Mortality Table for respective gender (usually with mortality improvement); X% of active employees currently electing medical coverage are assumed to elect retiree medical coverage; X% of spouses that will elect coverage. Key Medical Assumptions Claim costs in future years equal the starting claim costs adjusted for the assumed ongoing cost trends. Such trends are based on the health care cost trend rate adjusted for impact of plan design, cost containment features and Medicare coordination. This item will be brought back for the Court's consideration in January 2015.

30330 EXECUTIVE SESSION PURSUANT TO SECTIONS 551.071 AND 551.072 OF THE TEXAS GOVERNMENT CODE: CONSULTATION WITH COUNSEL AND DELIBERATION REGARDING THE VALUE, PURCHASE AND/OR TRANSFER OF A 482 SQUARE FOOT PARCEL OWNED BY HAYS COUNTY IN PRECINCT 4

Court convened into Executive Session at 1:07 p.m. and reconvened into opened court at 1:15 p.m. In Executive Session were Commissioner Ingalsbe, Commissioner Jones, Commissioner Conley, Commissioner Whisenant, Judge Cobb, Mark Kennedy, General Counsel, Lon Shell, Chief of Staff and Clint Garza Development and Community Services Manager. **A motion was made by Commissioner Whisenant, seconded by Commissioner Conley to authorize General Counsel to negotiate the best method for allowing the Hanks/Denbow transaction to move forward without interfering with the public access over an upon a 482 sq.ft parcel owned by Hays County; to authorize counsel to execute all documents incidental to closing of the transaction; and to authorize the County Judge to execute a deed or easement document, as approved by counsel, at closing. All voting "Aye". MOTION PASSED**



30331 EXECUTIVE SESSION PURSUANT TO SECTIONS 551.071 AND 551.072 OF THE TEXAS GOVERNMENT CODE: CONSULTATION WITH COUNSEL AND DELIBERATION REGARDING THE VALUE, PURCHASE AND/OR SALE OF PROPERTY OWNED BY HAYS COUNTY AT THE CORNER OF WINDY HILL ROAD AND FM 2001 IN PRECINCT 2

Court convened into Executive Session at 1:15 p.m. and reconvened into opened court at 1:25 p.m. In Executive Session were Commissioner Ingalsbe, Commissioner Jones, Commissioner Conley, Commissioner Whisenant, Judge Cobb, Mark Kennedy, General Counsel, and Lon Shell, Chief of Staff. **A motion was made by Commissioner Jones, seconded by Commissioner Ingalsbe to accept the highest offer for approximately 1.03 acres of land owned by Hays County at the intersection of Windy Hill Road and FM 2001 in Precinct 2, made by 5-D Investments; to authorize the County Judge to execute a contract for sale of said property; to authorize General Counsel to execute all documents incidental to closing of the transaction; and to authorize the County Judge to execute a deed at closing. All voting "Aye". MOTION PASSED**

30332 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 MARCO

Court convened into Executive Session at 12:40 p.m. and reconvened into opened court at 1:01 p.m. In Executive Session were Commissioner Ingalsbe, Commissioner Jones, Commissioner Conley, Commissioner Whisenant, Judge Cobb, Mark Kennedy, General Counsel, and Lon Shell, Chief of Staff. **A motion was made by Commissioner Whisenant, seconded by Commissioner Jones to authorize the County Judge to execute a Chapter 381 Economic Development Incentive Agreement between Hays County and HHS, LLC as presented in Executive Session and as finalized by General Counsel. All voting "Aye". MOTION PASSED**

DISCUSSION OF ISSUES RELATED TO THE HAYS COUNTY JAIL, AND THE PLANNING OF PRO

Lt. Eric Batch of the Sheriff's Office gave staff report. Hays County's current maximum jail capacity is 362 inmates. Jail Standards recommends holding approximately 10% of capacity open. That lowers our recommendation to 311. The jail's daily average was 313 and peak was 321 on December 9nd for the week of December 7 to December 13, 2014. The maximum female capacity is 76 inmates. Last week's average was 52 and peak was 55 on 12/8/2014. The maximum male capacity is 256 inmates. Last week's average was 261 and peak was 268 on 12/8/2014.

ACTION RELATED TO THE BURN BAN AND/OR DISASTER DECLARATION

Judge Cobb stated that on advice of the Hays County Fire Marshal sticks & fins fireworks will not be banned during this holiday season. The Burn Ban will remain lifted. Judge Cobb urged the public to use extreme caution when conducting outdoor burning.

County Clerk's Note Agenda Item #37 RE: DISCUSSION OF ISSUES RELATED TO THE ROAD BOND PROJECTS, INCLUDING UPDATES FROM MIKE WEAVER, PRIME STRATEGIES, LAURA HARRIS, HNTB AND ALLEN CROZIER, HDR – was pulled

County Clerk's Note Agenda Item #38 RE: DISCUSSION OF ISSUES RELATED TO THE HAYS COUNTY WATER AND SEWER AUTHORITY AND THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY – was pulled and will not be placed on as a standing agenda item

A motion was made by Commissioner Jones, seconded by Commissioner Whisenant to adjourn court at 1:33 p.m.

I, LIZ Q. GONZALEZ, COUNTY CLERK and EXOFFICIO CLERK OF THE COMMISSIONERS' COURT, do hereby certify that the foregoing contains a true and accurate record of the proceedings had by the Hays County Commissioners' Court on December 16, 2014.



**LIZ Q GONZALEZ, COUNTY CLERK AND EXOFFICIO
CLERK OF THE COMMISSIONERS' COURT OF
HAYS COUNTY, TEXAS**

