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STATE OF TEXAS \*  
 COUNTY OF HAYS \*

ON THIS THE 18<sup>TH</sup> DAY OF APRIL A.D., 2017, 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
CHRISTINE RODRIGUEZ	DEPUTY COUNTY CLERK

AND THE FOLLOWING PROCEEDINGS WERE HAD, THAT IS:

Judge Cobb gave the invocation and led the court in the Pledge of Allegiance to the United States and Texas flags. Judge Cobb called the meeting to order.

**32426 APPROVE PAYMENTS OF COUNTY INVOICES**

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Whisenant to approve payments of County Invoices in the amount of \$ 685,037.14 as presented by the Hays County Auditor. All present voting "Aye". MOTION PASSED

**32427 APPROVE COMMISSIONERS COURT MINUTES OF APRIL 11, 2017**

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Whisenant to approve Commissioners Court Minutes of April 11, 2017. All present voting "Aye". MOTION PASSED

**32428 AUTHORIZE THE SHERIFF'S OFFICE TO ADMINISTER A RETIRED PEACE OFFICER'S PROGRAM AS REQUIRED BY SECTION 614.124 OF THE TEXAS GOVERNMENT CODE**

Captain Mike Davenport of Hays County Sheriff's Office spoke. Section 614.124 of the Texas Government Code requires the head of a law enforcement agency to issue a honorably retired peace officers identification card to those individuals who request and meet the qualifications listed in both the Texas Government Code and the Texas Occupations Code Section 1701.357(g) of the Texas Occupations Code states, " A county law enforcement agency must obtain approval of the program authorized by this section from the Commissioners Court of the county before issuing a certificate of proficiency under this section." A motion was made by Commissioner Ingalsbe, seconded by Commissioner Whisenant to authorize the Sheriff's Office to administer a Retired Peace Officer's Program as required by Section 614.124 of the Texas Government Code. All present voting "Aye". MOTION PASSED

**32429 AUTHORIZE THE HISTORICAL COMMISSION TO ACCEPT VARIOUS DONATIONS FOR THE KYLE DEPOT PROJECT AND AMEND THE BUDGET ACCORDINGLY**

The Historical Commission has received donations for the Kyle Depot Projects for misc supplies. Budget Amendment: Increase - 5201 Supplies Increase - 4610 Contributions. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Whisenant to authorize the Historical Commission to accept various donations for the Kyle Depot Project and amend the budget accordingly. All present voting "Aye". MOTION PASSED

**32430 ACCEPT A DONATION OF LABOR AND MATERIALS (VALUED AT \$1800) TO THE PARKS DEPARTMENT, JACOB'S WELL NATURAL AREA AND AMEND THE BUDGET ACCORDINGLY**

The Parks Department received a donation of labor and materials from Ball Brothers Paint and Drywall, located in Wimberley, to remove two windows, frame and drywall area in the Nature Center to create a new space to show educational films and hold presentations for the public. This donation is valued at \$1800. A motion was made by Commissioner Ingalsbe, seconded by Commissioner Whisenant to accept a donation of labor and materials (valued at \$1800) to the Parks Department, Jacob's Well Natural Area and amend the budget accordingly. All present voting "Aye". MOTION PASSED

**32431 AUTHORIZE PAYMENT TO CHUCK NASH CHEVROLET FOR EXPENSES RELATED TO THE VETERAN'S OFFICE VAN REPAIRS IN WHICH NO**



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**PURCHASE ORDER WAS ISSUED OR QUOTES OBTAINED AS REQUIRED PER THE COUNTY PURCHASING POLICY AND AMEND THE BUDGET FOR ADDITIONAL MAINTENANCE ITEMS NEEDED**

The Veteran's Office 2008 van was taken into Chuck Nash Chevrolet for repairs to the harness/crank sensor and hvac system. The office did not obtain the required purchase orders prior to the repairs totaling \$2,769. Additionally, the 2008 and the 2011 vans are in need of tires for a cost of \$1,217. Total cost of repairs and maintenance items is \$3,986. The department has identified some savings in their continuing education line item and also has donated funds in a miscellaneous line item available to fund the additional needed for these repairs. Budget Amendment: Increase Vehicle Maintenance - .5413 - \$2,143 Decrease Miscellaneous .5391 - \$1,443 Decrease Cont Education .5551 - \$700. **A motion was made by Commissioner Whisenant, seconded by Commissioner Ingalsbe to authorize payment to Chuck Nash Chevrolet for expenses related to the Veteran's Office van repairs in which no purchase order was issued or quotes obtained as required per the County Purchasing Policy and amend the budget for additional maintenance items needed. All present voting "Aye". MOTION PASSED**

**32432 AMEND THE EXTENSION OFFICE TRAVEL BUDGET FOR TRAVEL RELATED TO YOUTH EDUCATION AND OUTREACH PROGRAMS**

Additional funds are needed for travel to area livestock shows and educational outreach programs. Savings within their operating budget have been identified to fund this request. Budget Amendment: Increase - 5501 Travel - \$1,500 Decrease - 5271 Fuel - (\$1,000) Decrease - 5551 Cont Ed - (\$500). **A motion was made by Commissioner Whisenant, seconded by Commissioner Ingalsbe to amend the Extension Office travel budget for travel related to youth education and outreach programs. All present voting "Aye". MOTION PASSED**

**32433 APPROVE SPECIFICATIONS FOR IFB 2017-B06 FOR COUNTYWIDE AIR CONDITIONING AND HEATING SERVICES AND AUTHORIZE THE PURCHASING MANAGER TO SOLICIT FOR BIDS AND ADVERTISE**

The current vendor contract will expire in May 2017 and the Building Maintenance Department has requested that these services be rebid. Attachment: IFB 2017-B06. **A motion was made by Commissioner Whisenant, seconded by Commissioner Ingalsbe to approve specifications for IFB 2017-B06 for Countywide Air Conditioning and Heating Services and authorize the Purchasing Manager to solicit for bids and advertise. All present voting "Aye". MOTION PASSED**

**32434 ACCEPT GRANT CONTRIBUTIONS ON BEHALF OF THE HAYS COUNTY CHILD PROTECTIVE BOARD AND AMEND THE BUDGET ACCORDINGLY**

The Hays County Child Protective Board has received grant funding utilizing the county federal tax identification number as authorized. The total awards received are as follows; City of San Marcos - \$10,000 City of Buda - \$1500 The HCCPB will deposit these funds with the county as their pass through agency. The funds will be allocated back to the agency to be utilized for the following expenses; >Basic clothing >Participation in extracurricular school activities and scholastic achievements >Equipment and services to encourage and assist academic success and improve graduation rates >Recognition of significant milestones >Provide for physical and mental health services not covered by governmental programs >Provide support for CPS case workers participation in professional training >Increase public awareness of child abuse Funds will be released to HCCPB in incremental payments once the granting municipalities have deposited their funds with the county. Budget Amendment: Increase Contributions: .4610 Increase Social Service Grant Funding: .5800. **A motion was made by Commissioner Whisenant, seconded by Commissioner Ingalsbe to accept grant contributions on behalf of the Hays County Child Protective Board and amend the budget accordingly. All present voting "Aye". MOTION PASSED**

**32435 AUTHORIZE THE CONSTABLE PRECINCT 5 OFFICE TO PURCHASE THREE (3) REPLACEMENT STALKER DUAL RADAR SYSTEMS AND AMEND THE BUDGET ACCORDINGLY**

The Constable would like to replace three (3) radar systems that are currently not functional and would not be cost effective to repair. Partial funds have been identified in the Constable's operating budget. Remaining potential funding source is County Wide contingencies. Budget Amendment: Increase Law Enforcement Eqpt: .5717\_400 - \$6,503 Decrease Computer Equipment: .5717\_400 - (\$3,964) Decrease County Wide Contingencies: 001-645-00.5399 - (\$2,539). **A motion was made by Commissioner Whisenant, seconded by Commissioner Ingalsbe to authorize the Constable Precinct 5 Office to purchase three (3) replacement Stalker Dual Radar Systems and amend the budget accordingly. All Present Voting "Aye". MOTION PASSED**



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**32436 SUB-722 LITTLE COUNTRY SUBDIVISION (2 LOTS). DISCUSSION AND POSSIBLE ACTION TO APPROVE FINAL PLAT**

County Planner Marcus Pacheco spoke. The proposed Little Country Subdivision is a 2 lot subdivision across 3.40 acres and is located off of Summit Pass Road in Precinct 4. The subdivision will be served by rainwater collection and wastewater treatment will be accomplished by individual on-site sewage facilities. **A motion was made by Commissioner Whisenant, seconded by Commissioner Conley to approve final plat of SUB-722 Little Country Subdivision (2 Lots). All present voting "Aye". MOTION PASSED**

**32437 SUB-742 CALL FOR A PUBLIC HEARING ON MAY 2, 2017 TO DISCUSS FINAL PLAT APPROVAL OF THE REPLAT OF LOT 19, HILL COUNTRY ESTATES SECTION 3**

The proposed Little Country Subdivision is a 2 lot subdivision across 3.40 acres and is located off of Summit Pass Road in Precinct 4. The subdivision will be served by rainwater collection and wastewater treatment will be accomplished by individual on-site sewage facilities. **A motion was made by Commissioner Whisenant, seconded by Commissioner Ingalsbe to Call for a public hearing on May 2, 2017 to discuss final plat approval of the Replat of Lot 19, Hill Country Estates Section 3 SUB- 742. All present voting "Aye". MOTION PASSED**

**32438 SUB-778 SHADOW CREEK REVISED PRELIMINARY PLAN (1701 LOTS). DISCUSSION AND POSSIBLE ACTION TO APPROVE PRELIMINARY PLAN**

County Planner Marcus Pacheco spoke. This proposed Shadow Creek Revised Preliminary plan will condense Phases 9-2 and 11-3 into a single phase called Phase 9-2. The lots from these phases will go from 50' to 40' width, which will result in an additional 45 lots being created, bringing the total amount of single family residence lots to 1,701. In addition, the inclusion of the 46 greenbelt lots and the associated acreage will be included with this revision. All residential lots will be served by the GoForth Special Utility District for water service and North Hays County MUD #1 for wastewater service. **A motion was made by Commissioner Conley, seconded by Commissioner Ingalsbe to approve preliminary plan of SUB-778 Shadow Creek Revised Preliminary Plan (1701 Lots). All present voting "Aye". MOTION PASSED**

**32439 SUB-739 HOME CAMP SUBDIVISION (1 LOT). DISCUSSION AND POSSIBLE ACTION TO APPROVE FINAL PLAT**

County Planner Marcus Pacheco spoke. The proposed Home Camp Subdivision is a 1 lot subdivision across 6.86 acres and is located off of Caliche Road in Precinct 3. The subdivision will be served by private well and rainwater. Wastewater service will be provided by individual onsite sewage facilities. **A motion was made by Commissioner Conley, seconded by Commissioner Whisenant to approve final plat of SUB- 739 Home Camp Subdivision (1 Lot). All present voting "Aye". MOTION PASSED**

**32440 AUTHORIZE THE COUNTY JUDGE TO EXECUTE CHANGE ORDER AUTHORIZATION NO. 1 BETWEEN HAYS COUNTY AND GERLOFF COMPANY, INC. FOR WORK RELATED TO THE PIPE REPLACEMENT PROJECT AT THE HAYS COUNTY GOVERNMENT CENTER**

Clint Garza, Director of Developmental Services spoke. CO #1 Scope: 1. Repair plumbing leak on domestic cold water line in Break Room. 2. Additional ceiling access panels as required by City inspector. 3. Labor and Materials for installation of ceiling access panels. 4. General labor and cleanup of sites. 5. Supplemental power and fuel to work sites. Costs incurred under this change order will be reimbursed by County Insurance and have been approved by TAC. **A motion was made by Commissioner Ingalsbe, seconded By Commissioner Whisenant to authorize the County Judge to execute Change Order Authorization No. 1 between Hays County and Gerloff Company, Inc. for work related to the pipe replacement project at the Hays County Government Center. All Present Voting "Aye". MOTION PASSED**

**32441 UTILIZE COUNTY RECORDS PRESERVATION FUNDS TO HIRE TEMPORARY PERSONNEL FOR SCANNING OF THE DEVELOPMENT SERVICES DIVISION'S PERMIT RECORDS AND AMEND THE BUDGET ACCORDINGLY**



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Clint Garza, Director of Developmental Services spoke. In May 2016 the Commissioner's Court authorized the Development Services Director to contract with ARC Document Solutions for off-site scanning services. Due to problems with scanning quality, document retrieval, and other areas within original scope, the vendor was unable to complete the job satisfactorily. A \$12,000 refund has been issued to the county and will be utilized to hire on site temporary staff to complete the project. Budget Amendment: Decrease Contact Services: .5448 (\$12,000) Increase Salaries: .5021 - \$11,145 Increase FICA: .5101\_100 - \$692 Increase Medicare: .5101\_200 - \$163. **A motion was made by Commissioner Whisenant, seconded by Commissioner Ingalsbe to utilize County Records Preservation Funds to hire temporary personnel for scanning of the Development Services Division's permit records and amend the budget accordingly. All present voting "Aye". MOTION PASSED**

**32442 AUTHORIZE THE COUNTY JUDGE TO EXECUTE CHANGE ORDER AUTHORIZATION NO. 1 BETWEEN HAYS COUNTY AND TDINDUSTRIES FOR WORK RELATED TO SEWER LINE REPAIRS AT THE HAYS COUNTY JAIL AND AMEND THE BUDGET ACCORDINGLY**

Clint Garza, Director of Developmental Services spoke. On March 21, 2017 the Court authorized sewer line repairs to the bathroom area in the Jail kitchen. Initial scope of work was to replace a 4x8 section with 4" cast iron sewer piping. However, upon further inspection as work has progressed, a total 8x16 section is in need of piping replacement as well as a new flush valve and handicap water closet. Attachment: TDI Quote TCPN Contract: R150501-TX-13586 Funds were budgeted during the FY 2017 budget process in County Wide (\$500k) for miscellaneous capital improvements for the Jail as needed. Including this change order, a total of \$73,570 has been used leaving a balance of \$426,430. Budget Amendment: Decrease Co Wide Misc Capital Improvements - 001-645-00.5741 Increase Jail Misc Capital Improvements - 001-618-03.5741. **A motion was made by Commissioner Whisenant, seconded by Commissioner Ingalsbe to authorize the County Judge to execute Change Order Authorization No. 1 between Hays County and TDIndustries for work related to sewer line repairs at the Hays County Jail and amend the budget accordingly. All present voting "Aye". MOTION PASSED**

**EXECUTIVE SESSION PURSUANT TO SECTIONS 551.071 AND 551.072 OF THE TEXAS GOVERNMENT CODE: CONSULTATION WITH COUNSEL AND DELIBERATION REGARDING THE PURCHASE, EXCHANGE OR VALUE OF RIGHT OF WAY ALONG PROPOSED FM110 IN PCT. 1. POSSIBLE ACTION TO FOLLOW IN OPEN COURT**

Court convened into Executive Session at 9:33 a.m. and reconvened into open court at 10:47 a.m. In Executive Session were Commissioner Ingalsbe, Commissioner Conley, Commissioner Whisenant, Judge Cobb, Sheriff Gary Cutler, Lt. SS Julie Villalpando, and Capt. L.E. Mike Davenport. No Action Taken.

**EXECUTIVE SESSION PURSUANT TO SECTIONS 551.071 AND 551.076 OF THE TEXAS GOVERNMENT CODE, CONSULTATION WITH COUNSEL AND DELIBERATION REGARDING SECURITY PERSONNEL AND/OR DEVICE(S) AT THE HAYS COUNTY JAIL, 1307 UHLAND ROAD, SAN MARCOS, TX**

Court convened into Executive Session at 10:47 a.m. and reconvened into open court at 10:55 a.m. In Executive Session were Commissioner Ingalsbe, Commissioner Conley, Commissioner Whisenant, and Judge Cobb. No Action Taken.

**Clerk's Note Re: Item 20 DISCUSSION OF ISSUES RELATED TO THE HAYS COUNTY JAIL, AND THE PLANNING OF PROJECTS PERTAINING TO THE PUBLIC SAFETY FACILITIES NEEDS WITHIN THE COUNTY. POSSIBLE ACTION MAY FOLLOW.-WAS PULLED**

**DISCUSSION AND POSSIBLE ACTION RELATED TO THE BURN BAN AND/OR DISASTER DECLARATION.**

Judge Cobb gave an update on the burn ban. The drought index is at 57 and the burn ban will remain lifted.

**Clerk's Note Re: Item 22 DISCUSSION OF ISSUES RELATED TO THE ROAD BOND PROJECTS, INCLUDING UPDATES FROM MIKE WEAVER, PRIME STRATEGIES, LAURA HARRIS, HNTB AND ALLEN CROZIER, HDR. POSSIBLE ACTION MAY FOLLOW. WAS PULLED**

**ADJOURNMENT**

A motion was made by Judge Cobb, seconded by Commissioner Whisenant to adjourn court at 10:58 a.m.



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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 April 18, 2017.

A handwritten signature in cursive script that reads "Liz Q. Gonzalez".

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

