

**Commissioners Court – JUNE 21, 2022**  
**NOTICE OF A MEETING OF THE**  
**COMMISSIONERS COURT OF HAYS COUNTY, TEXAS**



This Notice is posted pursuant to the Texas Open Meetings Act. (VERNON'S TEXAS CODES ANN. GOV. CODE CH.551). The Hays County Commissioners Court will hold a meeting at **9:00 A.M.** on JUNE 21, 2022, in the Hays County Courthouse, Room 301, San Marcos, Texas. An Open Meeting will be held concerning the following subjects:

A. **CALL TO ORDER**

B. **INVOCATION**

C. **PLEDGE OF ALLEGIANCE - Pledge of Allegiance to the American Flag & Pledge of Allegiance to the Texas Flag**

D. **ROLL CALL**

E. **PUBLIC COMMENTS**

At this time 3-MINUTE comments will be taken from the audience on Non-Agenda related topics. To address the Court, please submit a Public Participation/ Witness Form to the County Clerk. Please Complete the Public Participation/ Witness Form in its Entirety.

NO ACTION MAY BE TAKEN BY THE COURT DURING PUBLIC COMMENTS .

F. **PRESENTATIONS & PROCLAMATIONS**

1. Adopt a Proclamation recognizing June 2022 as Elder Abuse Prevention Awareness Month. **BECERRA**
2. Adopt a Proclamation Recognizing the 35th Anniversary of the Workforce Solutions Rural Capital Area. **BECERRA**
3. Adopt a Proclamation recognizing June 2022 as LGBTQ Pride Month. **BECERRA**
4. Adopt a Proclamation recognizing the Celebration of the 80th Anniversary of La Sociedad Mutualista de Cuauhtémoc. **INGALSBE**
5. Update by Jude Prather, Veteran Services Officer, regarding Hope 4 Veterans Grant. **SHELL/PRATHER**

G. **CONSENT ITEMS**

The following may be acted upon in one motion.

1. Approve payments of County invoices. **VILLARREAL-ALONZO**
2. Approve the payment of Juror checks. **VILLARREAL-ALONZO**
3. Approve the payment of United Healthcare claims. **VILLARREAL-ALONZO**
4. Approve the payment of the June 30, 2022 payroll disbursements in an amount not to exceed \$4,100,000.00 effective June 30, 2022 and post totals for wages, withholdings, deductions and benefits on the Hays County website once finalized. **BECERRA/RICHEY**

5. Authorize payment of \$806.70 to Cornerstone Detention Products, Inc. for the Jail related to repairs to a separation door and food port locks where no purchase order was in place as required per the County Policy. **INGALSBE/CUTLER**
6. Approve Utility Permits. **INGALSBE/BORCHERDING**
7. Authorize Payment to Card Service Center in the amount of \$578.64 for Lodging at the Texas Department of Emergency Management Conference in which no purchase order was issued as required per the Hays County Purchasing Policy. **BECERRA**
8. Authorize the County Clerk's Office to purchase of 2 AR-E file stampers from National Date Stamp valued at \$2,113.00 for the County Clerk Courts Division and amend the budget accordingly. **BECERRA/CARDENAS**
9. Accept the Fiscal Year 2021 Hays County Emergency Services District #3 Audit Report per Texas Health and Safety Code 775.082. **VILLARREAL-ALONZO/SHELL/INGALSBE**
10. Receive Annual Road Reports for each Precinct as required by the Texas Transportation Code Sect 251.005. **JONES/BORCHERDING**
11. Appoint Pastor Darius Todd, as the Chaplain for Hays County, Texas, pursuant to the Resolution, Policy and Procedure Regarding Invocations, adopted by the Commissioners Court on October 16, 2012. **BECERRA/KENNEDY**
12. Authorize a waiver to the purchasing policy for the Sheriff's Office to use existing funds to purchase two Motor-One Wireless Shoulder Mics from PVP Communications, valued at \$1,383.00, and amend the budget accordingly. **INGALSBE/CUTLER**
13. Authorize the Sheriff's Office to use existing funds to purchase an 80" Ram Bar from Lenco Armored Vehicles valued at \$2,702.91; authorize a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(7)(D) and amend the budget accordingly. **INGALSBE/CUTLER**
14. Authorize a waiver to the purchasing policy for the Sheriff's Office to use existing funds to purchase The WRAP by Safe Restraints, Inc., valued at \$1,413.00, and amend the budget accordingly. **INGALSBE/CUTLER**
15. Amend various departmental operating, special revenue and capital project budgets in preparation for FY 2022 mid-year financial reporting. **BECERRA/DORSETT**
16. Authorize the County Judge to execute a Contract Amendment between Hays County and Kyle Landscaping Services related to Cemetery Maintenance pursuant to IFB 2022-B04, adding Antioch Cemetery (\$140.00 per visit for the front area and \$240.00 as directed for the back area). **SMITH/BORCHERDING**
17. Approve specifications for IFB 2022-B14 Metal Beam Guard Fence (MBGF) Materials and authorize Purchasing to solicit for bids and advertise. **BECERRA/BORCHERDING**
18. Authorize a waiver to the purchasing policy and amend the Constable Pct. 2 operating budget for increased costs of \$679.00 for a Motor-One Wireless Shoulder Mic for the Motor Unit. **JONES/TORRES**

19. Approve an amended list of positions authorized to receive overtime payments as outlined in the Hays County Personnel Policy, Section 2A112. **SHELL/INGALSBE/MILLER**
20. Authorize the County Judge to execute a First Amendment and a Second Amendment to the Master Services Agreement with Securus Technologies, LLC related to electronic mail and field service technician. **SHELL/CUTLER**
21. Amend the Constable's operating budgets related to law enforcement equipment for vehicles approved in the FY2022 budget process. **JONES/SHELL/DORSETT**
22. Authorize the Hays County Commissioner's Court to submit a request for funds to the Texas Comptroller's Office for unclaimed capital credits pursuant to the Texas Property Code, Section 74.602. **BECERRA/DORSETT**
23. Approve extension of RFP 2016-P06 Bank Depository with Sage Capital Bank, N.A. for a period not to exceed 92 days (September 30, 2022) and authorize a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(4). **BECERRA/RICHEY**

H.

<b>ACTION ITEMS</b>
---------------------

I.

<b>ROADS</b>
--------------

1. Discussion and possible action to approve the selection of WSB Inc. to review Traffic Impact Analyses for certain proposed residential and commercial developments in Hays County. **JONES/BORCHERDING**
2. Discussion and possible action to call for a public hearing on July 5, 2022 to establish a 3-way stop location on Goforth Road at the intersection with High Road. **INGALSBE/BORCHERDING**
3. Discussion and possible action to accept fiscal surety for the construction of roadway and drainage improvements in the amount of \$4,800,135.72 for Sunset Oaks, Section 1, Phase 2 Subdivision (Bond # 08BSBIW4813). **INGALSBE/BORCHERDING**
4. Discussion and possible action to authorize the County Judge to execute Contract Amendment No. 3 in the amount of \$112,000.00 to the Professional Services Agreement between Hays County and Cobb Fendley & Associates, Inc. for Utility Coordination Services on the TxDOT/Hays County FM110 North Partnership Project and authorize a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(4). **INGALSBE/BORCHERDING**
5. Discussion and possible action to authorize the County Judge to execute Supplemental Work Authorization #1 to Work Authorization #3 of the Professional Services Agreement between Hays County and Binkley & Barfield Inc. related to the Windy Hill Project; authorize a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(4) and amend the budget accordingly. **JONES/BORCHERDING**
6. Discussion and possible action to authorize the County Judge to execute Supplemental Work Authorization #2 to Work Authorization #1 of the Professional Services

Agreement between Hays County and Binkley & Barfield Inc. related to the Windy Hill Project and amend the budget accordingly. **BORCHERDING/JONES**

7. Discussion and possible action to adopt a Resolution and Order Closing, Abandoning, and Vacating a portion of Right of Way, formerly platted as Crestwood Street, in Precinct 3; to authorize execution of a deed reflecting said abandonment; and to authorize execution of an Easement Agreement for Access related to the portion of the Right of Way that will remain accessible to the public. **SHELL**
8. Discussion and possible action to call for a public hearing on July 5, 2022 to establish 4-way stop locations on Mathias Lane at the intersection with Texas Ash Drive and at the intersection with Spider Lily Drive. **INGALSBE/BORCHERDING**

J.

<b>SUBDIVISIONS</b>
---------------------

1. PLN-1710-NP; Camino Real Takedown 1, Preliminary Plan (458 Lots). Discussion and possible action to approve preliminary plan. **INGALSBE/PACHECO**
2. Discussion and possible action to authorize the County Judge to execute a Development Agreement for Elder Hill Condominiums between Hays County and Gladys Highlands, LLC. **SHELL/PACHECO**

K.

<b>MISCELLANEOUS</b>
----------------------

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

L.

## WORKSHOP

1. Workshop regarding the Facility Workshop and Needs Assessment Report pursuant to RFP 2022-P02 - Animal Shelter and Animal Services Feasibility Study.  
**SHELL/INGALSBE**

M.

## EXECUTIVE SESSIONS

The Commissioners Court will announce that it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel to discuss matters of land acquisition, litigation and personnel matters as specifically listed on this agenda. The Commissioners Court may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

1. Executive Session pursuant to Sections 551.071 and 551.072 of the Texas Government Code: consultation with counsel and deliberation regarding the purchase, exchange, lease and/or value of real property associated with the POSAC-recommended 2020 Parks and Open Space Bond Projects. Possible discussion and/or action may follow in open court. **BECERRA**
2. Executive Session pursuant to Section 551.071 and Section 551.076 of the Texas Local Government Code regarding the deployment, or specific occasions for implementation, of security personnel or devices. Possible discussion and/or action may follow in Open Court. **JONES**
3. Executive Session pursuant to Sections 551.071 and 551.074 of the Texas Government Code: consultation with counsel and deliberation regarding employment and duties of all individual positions employed by Hays County, Grade 112 and below. Possible discussion and/or action may follow in open court. **BECERRA**
4. Executive Session pursuant to Sections 551.071 and 551.074 of the Texas Local Government Code: consultation with counsel and deliberation regarding all individual positions serving the Hays County Mental Health Courts. Possible discussion and/or action may follow in Open Court. **SHELL**

N.

## STANDING AGENDA ITEMS

The Commissioners Court utilizes Standing Agenda Items to address issues that are frequently or periodically discussed in court. This section allows the Court to open the item when a need for discussion arises.

1. Discussion and possible action related to the burn ban. **BECERRA**
2. Discussion related to the Hays County inmate population, to include current population counts and costs. **BECERRA**
3. Discussion of issues related to the Hays County Jail, and the planning of projects pertaining to the public safety facilities needs within the County. Possible action may follow. **INGALSBE/CUTLER**
4. Discussion and possible action regarding Hays County's use of federal or other grant funding related to COVID-19 response including but not limited to the American Rescue Plan Act (ARPA) and the Emergency Rental Assistance Program (ERAP). **BECERRA**

O. **ADJOURNMENT**

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

---

**CLERK OF THE COURT**

Hays County encourages compliance with the Americans with Disabilities Act (ADA) in the conduct of all public meetings. To that end, persons with disabilities who plan to attend this meeting and who may need auxiliary aids such as an interpreter for a person who is hearing impaired are requested to contact the Hays County Judge's Office at (512) 393-2205 as soon as the meeting is posted (72 hours before the meeting) or as soon as practical so that appropriate arrangements can be made. While it would be helpful to receive as much advance notice as possible, Hays County will make every reasonable effort to accommodate any valid request regardless of when it is received. Braille is not available.





## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Judge Becerra

---

#### **Agenda Item**

Adopt a Proclamation recognizing June 2022 as Elder Abuse Prevention Awareness Month. **BECERRA**

#### **Summary**

---

#### **Attachments**

Elder Abuse Proclamation  
Awareness Flyer  
World Awareness Flyer

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Judge Becerra

---

#### **Agenda Item**

Adopt a Proclamation Recognizing the 35th Anniversary of the Workforce Solutions Rural Capital Area. **BECERRA**

#### **Summary**

---

#### **Attachments**

WSRCA Proclamation

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Judge Becerra

---

#### **Agenda Item**

Adopt a Proclamation recognizing June 2022 as LGBTQ Pride Month. **BECERRA**

#### **Summary**

Proclamation to be presented at Commissioners Court.

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Commissioner Ingalsbe

---

#### **Agenda Item**

Adopt a Proclamation recognizing the Celebration of the 80th Anniversary of La Sociedad Mutualista de Cuauhtémoc. **INGALSBE**

#### **Summary**

In 1942, a charitable organization was formed that “promotes and preserves the heritage and cultural identity of people of Mexican and Mexican American descent.” La Sociedad Mutualista de Cuauhtémoc.

The society’s founders knew their fellow Mexican Americans’ wish to preserve their culture and traditions, yet to live in harmony in the melting pot of America. They realized their need for support in all facets of their lives. With devotion, fortitude, and passion, the society’s board members have worked hard to create a vibrant community.

Central to the community is Cuauhtémoc Hall where La Sociedad Mutualista de Cuauhtémoc holds its meetings. It is here that the milestones of life are celebrated.

---

#### **Attachments**

Proclamation - Cuauhtemoc

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Jude Prather

**Sponsor:**

Commissioner Shell

---

#### **Agenda Item**

Update by Jude Prather, Veteran Services Officer, regarding Hope 4 Veterans Grant. **SHELL/PRATHER**

#### **Summary**

---

#### **Attachments**

Hope 4 Hays 2021-2022 Overview

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Britney Richey

**Sponsor:**

Judge Becerra

---

#### **Agenda Item**

Approve the payment of the June 30, 2022 payroll disbursements in an amount not to exceed \$4,100,000.00 effective June 30, 2022 and post totals for wages, withholdings, deductions and benefits on the Hays County website once finalized. **BECERRA/RICHEY**

#### **Summary**

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Sheriff Gary Cutler

**Sponsor:**

Commissioner Ingalsbe

---

**Agenda Item:**

Authorize payment of \$806.70 to Cornerstone Detention Products, Inc. for the Jail related to repairs to a separation door and food port locks where no purchase order was in place as required per the County Policy. **INGALSBE/CUTLER**

**Summary:**

Warranty repair services was requested to repair separation door and food port locks. Cornerstone Detention Products, LLC provided repair services and deemed services as non-warranty due to inmates tampering with the locks, and a purchase order was not in place. The jail is requesting payment to the vendor for \$806.70, where no purchase order was in place as per the County's Purchasing Policy. Funding is available in the Jails Building Maintenance & Repair general ledger.

**Fiscal Impact:**

Amount Requested: \$806.70

Line Item Number: 001-618-03.5451

**Budget Office:**

Budget Amendment Required: Y/N?: No

Comments:

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: NO

G/L Account Validated Y/N?: Building Maintenance and Repair

New Revenue Y/N?: N/A

Comments:

---

---

**Attachments**

Cornerstone Invoice

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:** Jerry Borcharding  
**Sponsor:** Commissioner Ingalsbe  
**Co-Sponsor:** Commissioner Smith

---

#### Agenda Item

Approve Utility Permits. **INGALSBE/BORCHERDING**

#### Summary

TRN-2022-4903-UTL	Frontier to bore and trench along Teal Lane & Shovler Street to install 10,382' of Duct, (1) 20"x40"x6" C'xoncrete Pad, (27) 17"x30" HHS, (6) 2'x3' HHS, (1) 3'x3' HHS, and 11"x11"x16" Drop Boxes. Trenching will remain outside of the pavement.
TRN-2022-4910-UTL	LaSalle MUD to propose a 12" PVC waste water line to be installed along CR 158, crossing CR 158 in two locations via boring, and will be crossing the future FM110 at one location. The total length of the waste water line will be 7,250 linear feet.
TRN-2022-4944-UTL	County Line SUD to propose two bores crossing Plum Creek Road for a 15" gravity wastewater main (in a 24" steel casing) and an 8" reuse water main (in a 16" steel casing).
TRN-2022-4959-UTL	Astound Broadband proposes to install 10 linear feet of underground fiber cable from existing utility pole to LCC along Posey Road. Trenching will remain outside of the pavement.

---

#### Attachments

Permit  
Plan Set  
Permit  
Location Map  
Plan Set  
Permit  
Plan Set  
Site Plan  
Permit  
Site Plan  
Traffic Control Plan  
Location Map







## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Judge Becerra

---

**Agenda Item:**

Authorize Payment to Card Service Center in the amount of \$578.64 for Lodging at the Texas Department of Emergency Management Conference in which no purchase order was issued as required per the Hays County Purchasing Policy. **BECERRA**

**Summary:**

Purchase order was not submitted waiting on TDEM authorization to possibly reimburse the cost of lodging, parking and taxes.

**Fiscal Impact:**

Amount Requested: \$578.64

Line Item Number: 001-600-00.5551

**Budget Office:**

Budget Amendment Required Y/N?: No

Comments:

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: No

G/L Account Validated Y/N?: Yes, Continuing Education

New Revenue Y/N?: No

Comments:

---

**Attachments**

Hyatt Receipt

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Elaine H. Cardenas

**Sponsor:**

Judge Becerra

---

**Agenda Item:**

Authorize the County Clerk's Office to purchase of 2 AR-E file stampers from National Date Stamp valued at \$2,113.00 for the County Clerk Courts Division and amend the budget accordingly.

**BECERRA/CARDENAS**

**Summary:**

The County Clerk would like approval to purchase two new AR-E file stampers from National Date Stamp to replace outdated file stampers for the courts' division.

**Fiscal Impact:**

Amount Requested: \$2,113

Line Item Number: 101-617-10.5711\_400

**Budget Office:**

Budget Amendment Required Y/N?: YES

Comments: Funds available in Records Management Fund.

Budget Amendment:

\$2,113 - Increase Office Equipment\_Operating 101-617-10.5711\_400

(\$2,113) - Decrease Office Supplies 101-617-10.5211

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Yes

G/L Account Validated Y/N?: Yes

New Revenue Y/N?: N/A

Comments:

---

**Attachments**

National Date Stamp Quote

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:** Villarreal-Alonzo  
**Sponsor:** Commissioner Shell  
**Co-Sponsor:** Commissioner Ingalsbe

---

#### **Agenda Item**

Accept the Fiscal Year 2021 Hays County Emergency Services District #3 Audit Report per Texas Health and Safety Code 775.082. **VILLARREAL-ALONZO/SHELL/INGALSBE**

#### **Summary**

Texas Health and Safety Code 775.082 requires that the District prepare and file with the Commissioners Court by June 1 of each year an audit report of the district's fiscal accounts and records. The District's Audit Report dated May 20, 2022 is attached.

---

#### **Attachments**

ESD #3 FY 2021 Final Audit Report

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Jerry Borcharding

**Sponsor:**

Commissioner Jones

---

#### Agenda Item

Receive Annual Road Reports for each Precinct as required by the Texas Transportation Code Sect 251.005. **JONES/BORCHERDING**

#### Summary

Sec. 251.005

Commissioner's Road Report

(a)

A county commissioner serving as a road supervisor shall make a sworn annual report during the ninth month of the county fiscal year on a form approved by the commissioners court showing:

(1)

the condition of each road or part of a road and of each culvert and bridge in the commissioner's precinct;

(2)

the amount of money reasonably necessary for maintenance of the roads in the precinct during the next county fiscal year;

(3)

the number of traffic control devices in the precinct defaced or torn down;

(4)

any new road that should be opened in the precinct; and

(5)

any bridges, culverts, or other improvements necessary to place the roads in the precinct in good condition, and the probable cost of the improvements.

(b)

The report shall be entered in the minutes of the Commissioner's court to be considered in improving public roads and determining the amount of taxes imposed for public roads.

(c)

The report shall be submitted, together with each contract made by the court since its last report for any work on any road, to the grand jury at the first term of the district court occurring after the report is made to the commissioner's court. Acts 1995, 74th Leg., ch. 165, Sec. 1, eff. Sept. 1, 1995.

Amended by Acts 1997, 75th Leg., ch. 621, Sec. 1, eff. June 11, 1997; Acts 1997, 75th Leg., ch 917, Sec. 1, eff. Sept. 1, 1997.

---

#### Attachments

Commissioners Road Report

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Judge Becerra

---

#### **Agenda Item**

Appoint Pastor Darius Todd, as the Chaplain for Hays County, Texas, pursuant to the Resolution, Policy and Procedure Regarding Invocations, adopted by the Commissioners Court on October 16, 2012. **BECERRA/KENNEDY**

#### **Summary**

See attached Resolution and Policy and Procedure.

---

#### **Attachments**

Resolution

Policy and Procedure

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Sheriff Gary Cutler

**Sponsor:**

Commissioner Ingalsbe

---

**Agenda Item:**

Authorize a waiver to the purchasing policy for the Sheriff's Office to use existing funds to purchase two Motor-One Wireless Shoulder Mics from PVP Communications, valued at \$1,383.00, and amend the budget accordingly. **INGALSBE/CUTLER**

**Summary:**

Recently, the Sheriff's Office transitioned to a new radio system with the Lower Colorado River Authority and learned that current shoulder mics are incompatible with the new system. The helmet system for sending and receiving communications while on the back of the motorcycle are the Motor-One system from PVP Communications. Therefore, the new mic needs to sync to the helmet system, so it must come from the same source. Each mic is valued at \$659.00, a total purchase price of \$1,383.00. Funding is available within the operating budget for this purchase.

**Fiscal Impact:**

Amount Requested: \$1,383

Line Item Number: 001-618-00.5715\_400

**Budget Office:**

Budget Amendment Required Y/N?: YES

Comments: N/A

\$1,383 - Increase Communication Eqpt\_Operating 001-618-00.5715\_400

(\$1,383) - Decrease Law Enforcement Supplies 001-618-00.5206

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Requires waiver to the Purchasing Policy requirement of obtaining three quotes.

G/L Account Validated Y/N?: Yes

New Revenue Y/N?: N/A

Comments:

---

**Attachments**

PVP Quote

---







## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Sheriff Gary Cutler

**Sponsor:**

Commissioner Ingalsbe

---

**Agenda Item:**

Authorize the Sheriff's Office to use existing funds to purchase an 80" Ram Bar from Lenco Armored Vehicles valued at \$2,702.91; authorize a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(7)(D) and amend the budget accordingly. **INGALSBE/CUTLER**

**Summary:**

The Sheriff's Office needs to purchase a replacement ram bar for the Bearcat. The current ram bar snapped during an operation and is non-repairable. Lenco Armored Vehicles is the manufacturer of the Bearcat. Funds are available in the operating budget for this purchase.

**Fiscal Impact:**

Amount Requested: \$2,703

Line Item Number: 001-618-00.5713\_400

**Budget Office:**

Budget Amendment Required Y/N?: YES

Comments: N/A

\$2,703 - Increase Vehicles\_Operating 001-618-00.5713\_400

(\$2,703) - Decrease Law Enforcement Supplies\_SWAT 001-618-00.5206\_004

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Requires a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(7)(D) for captive replacement parts/components for equipment.

G/L Account Validated Y/N?: Yes

New Revenue Y/N?: N/A

Comments:

---

**Attachments**

Lenco Quote #22288

Lenco Armored Vehicles - Exemption Statement

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Sheriff Gary Cutler

**Sponsor:**

Commissioner Ingalsbe

---

**Agenda Item:**

Authorize a waiver to the purchasing policy for the Sheriff's Office to use existing funds to purchase The WRAP by Safe Restraints, Inc., valued at \$1,413.00, and amend the budget accordingly.

**INGALSBE/CUTLER**

**Summary:**

The Sheriff's Office Training Academy is requesting to purchase The Wrap restraining system to provide a full class/refresher class that can be added into more annual in-service courses to aid the Corrections Officer/Patrol Deputy in its use.

The S.O. is requesting a waiver to the purchasing policy requiring three quotes for the safety restraint. The requested vendor offers the only restraint system that is designed to stop conflicts quickly, achieve fast de-escalation, and provide rapid recovery for both the subject and personnel. It is designed to protect subjects and personnel by reducing the possibility of injury and death. The S.O. has been using this restraint system for roughly 10 years

**Fiscal Impact:**

Amount Requested: \$1,413

Line Item Number: 001-618-00.5717\_400

**Budget Office:**

Budget Amendment Required Y/N?: YES

Comments: N/A

Budget Amendment:

\$1,413 - Increase Law Enforcement Eqpt\_Operating 001-618-00.5717\_400

(\$1,413) - Decrease Training Academy Expense 001-618-00.5333

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Requires a waiver to the purchasing policy of obtaining three quotes.

G/L Account Validated Y/N?: Yes

New Revenue Y/N?: N/A

Comments:

---

## Attachments

The Wrap by Safe Restraints, Inc. Quote

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Vickie Dorsett

**Sponsor:**

Judge Becerra

---

**Agenda Item:**

Amend various departmental operating, special revenue and capital project budgets in preparation for FY 2022 mid-year financial reporting. **BECERRA/DORSETT**

**Summary:**

This budget amendment is for line item transfers within various departments and funds. No additional funds are required.

**Fiscal Impact:**

Amount Requested: N/A

Line Item Number: Various

**Budget Office:**

Budget Amendment Required Y/N?: Yes

Comments:

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?:

G/L Account Validated Y/N?:

New Revenue Y/N?:

Comments:

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Jerry Borcharding

**Sponsor:**

Commissioner Smith

---

**Agenda Item:**

Authorize the County Judge to execute a Contract Amendment between Hays County and Kyle Landscaping Services related to Cemetery Maintenance pursuant to IFB 2022-B04, adding Antioch Cemetery (\$140.00 per visit for the front area and \$240.00 as directed for the back area).

**SMITH/BORCHERDING**

**Summary:**

On March 22, 2022, the Commissioners Court approved a contract with Kyle Landscaping Services for Cemetery Maintenance as a result of formal solicitation IFB 2022-B04. The Transportation Department is requesting to add Antioch Cemetery to the contract at \$140.00 per visit for the front area and \$240.00 as directed for the back area.

**Fiscal Impact:**

Amount Requested:

Antioch - Front Area (no more than) \$280.00 per month

Antioch - Back Area \$240.00 per mow, as directed

Line Item Number: 001-695-00.5491

**Budget Office:**

Budget Amendment Required Y/N?: NO

Comments: N/A

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Yes

G/L Account Validated Y/N?: Yes, Cemetery Maintenance

New Revenue Y/N?:

Comments:

---

**Attachments**

(PE) Amendment 1 to IFB 2022-B04 Contract

---





## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Jerry Borcharding

**Sponsor:**

Judge Becerra

---

#### **Agenda Item**

Approve specifications for IFB 2022-B14 Metal Beam Guard Fence (MBGF) Materials and authorize Purchasing to solicit for bids and advertise. **BECERRA/BORCHERDING**

#### **Summary**

Hays County issues this Invitation for Bid (IFB) to solicit bids for annual contracts for furnishing metal beam guard fence (MBGF) materials set forth in this bid invitation. These materials are generally used by the Hays County Transportation Department for road maintenance and construction projects.

---

#### **Attachments**

IFB 2022-B14 Metal Beam Guard Fence (MBGF) Materials

Attachment A - IFB 2022-B14 Bid Form

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Constable Torres

**Sponsor:**

Commissioner Jones

---

**Agenda Item:**

Authorize a waiver to the purchasing policy and amend the Constable Pct. 2 operating budget for increased costs of \$679.00 for a Motor-One Wireless Shoulder Mic for the Motor Unit. **JONES/TORRES**

**Summary:**

The Constable's Office was approved to purchase a new motorcycle helmet w/mic during the budget for the new motorcycle deputy constable. Due to the recent upgrade in radio's a different mic is required at an increased cost. The three quote waiver is being requested since the mic must sync with the vendor's helmet.

**Fiscal Impact:**

Amount Requested: \$679.00

Line Item Number: 001-636-00.5715\_400

**Budget Office:**

Budget Amendment Required Y/N?: YES

Comments: Funds are available within the Constables operating budget.

Budget Amendment:

\$679 - Increase Communication Equipment 001-636-00.5715\_400

(\$679) - Decrease Law Enforcement Supplies 001-636-00.5206

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Requires waiver to the Purchasing Policy requirement of obtaining three quotes.

G/L Account Validated Y/N?: Yes

New Revenue Y/N?: N/A

Comments:

---

**Attachments**

PVP Communications Quote #20126

---





## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:** Shari Miller  
**Sponsor:** Commissioner Shell  
**Co-Sponsor:** Commissioner Ingalsbe

---

**Agenda Item:**

Approve an amended list of positions authorized to receive overtime payments as outlined in the Hays County Personnel Policy, Section 2A112. **SHELL/INGALSBE/MILLER**

**Summary:**

On April 9, 2019, the Court authorized a list of positions that are eligible for overtime payments due to the nature of the job duties, shift work, and on call status. The Sheriff's Office and Juvenile Detention Center are requesting to update this list to add Kitchen Staff. These positions are required to work extended hours during staff shortages to meet Texas Commission on Jail Standards and Texas Juvenile Justice requirements for food service. Overtime funds are also used to comply with other overtime payments listed in various sections of the Hays County Employee Personnel Policy such as status changes, promotions, demotions, and terminations of employment, even if the position is not specifically approved with this action.

**Fiscal Impact:**

Amount Requested: N/A  
Line Item Number: 001-618-00.5031 / 070-685-00.5031

**Budget Office:**

Budget Amendment Required Y/N?: NO  
Comments: The Sheriff's Office and Juvenile Detention Center have funds available within their operating budget to cover any future overtime costs associated with the revised list.

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: N/A  
G/L Account Validated Y/N?: Yes, Overtime Compensation  
New Revenue Y/N?:N/A  
Comments:

---

### Attachments

List of Positions for Overtime

---

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

CUTLER

**Sponsor:**

Commissioner Shell

---

**Agenda Item:**

Authorize the County Judge to execute a First Amendment and a Second Amendment to the Master Services Agreement with Securus Technologies, LLC related to electronic mail and field service technician. **SHELL/CUTLER**

**Summary:**

**Fiscal Impact:**

Amount Requested: \$1,320 per month via a commission reduction  
Line Item Number: 001-618-03.4612

**Budget Office:**

Budget Amendment Required Y/N?: NO  
Comments: N/A

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Yes  
G/L Account Validated Y/N?: N/A  
New Revenue Y/N?: No  
Comments: Cost is \$1,320 per month via a commission reduction

---

**Attachments**

Securus First Amendment  
Securus Second Amendment

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:** Vickie Dorsett  
**Sponsor:** Commissioner Jones  
**Co-Sponsor:** Commissioner Shell

---

**Agenda Item:**

Amend the Constable's operating budgets related to law enforcement equipment for vehicles approved in the FY2022 budget process. **JONES/SHELL/DORSETT**

**Summary:**

The court approved funding for replacement leased vehicles during the FY22 budget process and set aside funds for law enforcement equipment to upfit each vehicle. The vehicles are scheduled to arrive within the next few weeks and will be sent to Dana Safety Supply for the equipment installation.

**Fiscal Impact:**

Amount Requested: \$139,293

Line Item Number: All Constable's Vehicle G/L Account .5713\_700

**Budget Office:**

Budget Amendment Required: Y/N?: YES

Comments: Funds were budgeted in the county-wide budget and will be moved to each Constable's operating budget.

Budget Amendment:

Constable Pct. 1 - Increase Vehicles\_Capital - \$22,556

Constable Pct. 2 - Increase Vehicles\_Capital - \$17,249

Constable Pct. 3 - Increase Vehicles\_Capital - \$62,309

Constable Pct. 4 - Increase Vehicles\_Capital - \$17,334

Constable Pct. 5 - Increase Vehicles\_Capital - \$19,845

County-Wide - Decrease Vehicles\_Capital (\$139,293)

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Yes

G/L Account Validated Y/N?: Yes

New Revenue Y/N?: N/A

Comments:

---

## **Attachments**

Constable Pct. 1-Dana Safety Supply Quote

Constable Pct. 2-Dana Safety Supply Quote

Constable Pct. 3-Dana Safety Supply Quote

Constable Pct. 4-Dana Safety Supply Quote

Constable Pct. 5-Dana Safety Supply Quote

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Vickie Dorsett

**Sponsor:**

Judge Becerra

---

**Agenda Item:**

Authorize the Hays County Commissioner's Court to submit a request for funds to the Texas Comptroller's Office for unclaimed capital credits pursuant to the Texas Property Code, Section 74.602. **BECERRA/DORSETT**

**Summary:**

The County Judge received the annual notification from the Texas Comptroller of Public Accounts regarding possible available funding through unclaimed capital credits received from electric cooperatives in this area. The County must submit a request for funds and acknowledge the use of funds will comply with provisions of Texas Local Government Code, Section 381.004.

**Fiscal Impact:**

Amount Requested: N/A

Line Item Number: 001-000-00.4630

**Budget Office:**

Budget Amendment Required Y/N?: NO

Comments:

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: N/A

G/L Account Validated Y/N?: Yes

New Revenue Y/N?: Award to be determined.

Comments:

---

**Attachments**

Unclaimed Capital Credits Form

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Britney Richey

**Sponsor:**

Judge Becerra

---

**Agenda Item:**

Approve extension of RFP 2016-P06 Bank Depository with Sage Capital Bank, N.A. for a period not to exceed 92 days (September 30, 2022) and authorize a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(4). **BECERRA/RICHEY**

**Summary:**

The four (4) year contract for Bank Depository expired on May 31, 2020. A new solicitation was issued on April 21, 2020 (RFP 2020-P10) and the County received one response. After review from the committee, the committee recommended rejecting the proposal. On July 31, 2021, Commissioners Court approved the rejection of the proposal.

Sage Bank assess a \$5,000 monthly service charge as well as letter of credit (LOC) fees which vary based on LOC values. The Treasurer is currently working on developing a new scope of work that better meets the needs of the County for a new solicitation. The Treasurer is requesting a ninth extension with Sage Bank through September 30, 2022, to allow Hays County to re-solicit and secure a new contract.

**Fiscal Impact:**

Amount Requested: \$5,000 monthly, plus additional Letter of Credit Fees

Line Item Number: 001-620-00.5310

**Budget Office:**

Budget Amendment Required Y/N?: NO

Comments: Funds were budgeted during the FY 22 budget process to cover the associated bank fees.

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Requires a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(4) for professional services.

G/L Account Validated Y/N?: Yes

New Revenue Y/N?: N/A

Comments:

---

## Attachments

Extension - Bank Depository

---





## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Jerry Borcharding

**Sponsor:**

Commissioner Jones

---

#### **Agenda Item**

Discussion and possible action to approve the selection of WSB Inc. to review Traffic Impact Analyses for certain proposed residential and commercial developments in Hays County. **JONES/BORCHERDING**

#### **Summary**

The transportation department has identified a need to have expert review of developer submitted Traffic Impact Analyses (TIA), especially for large scale residential developments and commercial developments that will create significant traffic. The department plans to decide on a case by case basis whether such a review is necessary.

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Jerry Borcharding

**Sponsor:**

Commissioner Ingalsbe

---

#### **Agenda Item**

Discussion and possible action to call for a public hearing on July 5, 2022 to establish a 3-way stop location on Goforth Road at the intersection with High Road. **INGALSBE /BORCHERDING**

#### **Summary**

There is a need to establish a 3-way stop location on Goforth Road at the intersection with High Road as a result of increased traffic.

---

#### **Attachments**

Map of Goforth Rd at High Rd

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:** Colby Machacek, County Planner  
**Sponsor:** Commissioner Ingalsbe

---

**Agenda Item:**

Discussion and possible action to accept fiscal surety for the construction of roadway and drainage improvements in the amount of \$4,800,135.72 for Sunset Oaks, Section 1, Phase 2 Subdivision (Bond # 08BSBIW4813). **INGALSBE/BORCHERDING**

**Summary:**

The final plat for Sunset Oaks, Section 1, Phase 2 has been reviewed under the interlocal cooperation agreement with the City of San Marcos and has been approved by County Staff. While the plat has been approved administratively, formal acceptance of fiscal surety is required by Commissioners Court action.

**Fiscal Impact:**

Amount Requested: N/A  
Line Item Number: N/A

**Budget Office:**

Budget Amendment Required Y/N?: NO  
Comments: N/A

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: N/A  
G/L Account Validated Y/N?: N/A  
New Revenue Y/N?: N/A  
Comments:

---

**Attachments**

Sunset Oaks Section 1 Phase 2 - Surety Bond  
Sunset Oaks, Ph 2, Sec 1, Final - Plat

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:** Jerry Borcharding, P.E., Transportation Director  
**Sponsor:** Commissioner Ingalsbe

---

**Agenda Item:**

Discussion and possible action to authorize the County Judge to execute Contract Amendment No. 3 in the amount of \$112,000.00 to the Professional Services Agreement between Hays County and Cobb Fendley & Associates, Inc. for Utility Coordination Services on the TxDOT/Hays County FM110 North Partnership Project and authorize a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(4). **INGALSBE/BORCHERDING**

**Summary:**

This Contract Amendment increases the current contract cap by \$112,000 from \$1,140,000 to \$1,252,000. This will allow for the execution of Supplemental No. 10 to Work Authorization No. 3 which authorizes additional utility relocation design services (electric, gas & telecom) on the Gary Job Corps property in the amount of \$80,534.10. The Amendment also updates the rate categories to the Master Contract Exhibit II - Rate Schedule. The total contract increase exceeds 25% and requires a professional services discretionary exemption.

**Fiscal Impact:**

Amount Requested: \$112,000  
Line Item Number: 033-801-96-513.5623\_400

**Budget Office:**

Budget Amendment Required Y/N?: NO  
Comments: N/A

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Requires a discretionary exemption pursuant to Texas Local Government Code Ch. 262.024(a)(4) since total contract amount is more than 25% of original contract amount.  
G/L Account Validated Y/N?: Yes  
New Revenue Y/N?: N/A  
Comments:

---

**Attachments**

Partnership UC- CFA - PSA Amendment #3

---





## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Jerry Borcharding

**Sponsor:**

Commissioner Jones

---

**Agenda Item:**

Discussion and possible action to authorize the County Judge to execute Supplemental Work Authorization #1 to Work Authorization #3 of the Professional Services Agreement between Hays County and Binkley & Barfield Inc. related to the Windy Hill Project; authorize a discretionary exemption pursuant to Texas Local Government Code, Ch. 262.024(a)(4) and amend the budget accordingly. **JONES/BORCHERDING**

**Summary:**

The Court authorized the original contract for utility services on October 20, 2020. This supplemental work authorization for utility coordination and subsurface utility engineering would increase the contract from \$308,230 to \$499,610, an increase of \$191,380 and will expire on June 30, 2024. The total contract increase exceeds 25% and requires a professional services discretionary exemption.

**Fiscal Impact:**

Amount Requested: \$191,380

Line Item Number: 020-710-00-649.5623\_700

**Budget Office:**

Budget Amendment Required Y/N?: YES

Comments: N/A

Budget Amendment:

\$191,380 - Increase Windy Hill Utility Services 020-710-00-649.5623\_700

(\$191,380) - Decrease Transportation Contract Consulting 020-710-00.5448\_008

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Requires a discretionary exemption pursuant to Texas Local Government Code Ch. 262.024(a)(4) since total contract amount is more than 25% of original contract amount.

G/L Account Validated Y/N?: Yes

New Revenue Y/N?: N/A

Comments:

---

## Attachments

BBI WA 3

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Jerry Borcharding

**Sponsor:**

Commissioner Jones

---

**Agenda Item:**

Discussion and possible action to authorize the County Judge to execute Supplemental Work Authorization #2 to Work Authorization #1 of the Professional Services Agreement between Hays County and Binkley & Barfield Inc. related to the Windy Hill Project and amend the budget accordingly. **BORCHERDING/JONES**

**Summary:**

The court authorized a Professional Services Agreement for engineering services with BBI Inc. effective February 4, 2020. This supplemental work authorization adds the design of a two-way left turn lane at the Valor School to the plans for the Windy Hill Project and increases the contract by an additional \$50,011.64, from \$966,951.92 to \$1,016,963.56. Additionally, the court previously approved an Advanced Funding Commitment Agreement with Valor School.

**Fiscal Impact:**

Amount Requested: \$50,012

Line Item Number: 020-710-00-649.5621\_700

**Budget Office:**

Budget Amendment Required Y/N?: YES

Comments: N/A

Budget Amendment:

\$50,012 - Increase Windy Hill Engineering Services 020-710-00-649.5621\_700

(\$50,012) - Decrease Transportation Contract Consulting 020-710-00.5448\_008

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Yes

G/L Account Validated Y/N?: Yes

New Revenue Y/N?: N/A

Comments:

---

**Attachments**

BBI WA1

---







## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Commissioner Shell

---

#### **Agenda Item**

Discussion and possible action to adopt a Resolution and Order Closing, Abandoning, and Vacating a portion of Right of Way, formerly platted as Crestwood Street, in Precinct 3; to authorize execution of a deed reflecting said abandonment; and to authorize execution of an Easement Agreement for Access related to the portion of the Right of Way that will remain accessible to the public. **SHELL**

#### **Summary**

Pursuant to Chapter 251 of the Texas Transportation Code, a Commissioners Court may, by order, abandon roadways or portions of roadways, particularly when they have been infrequently used and/or fenced for 20 years or more. Most of the Right of Way in question has been fenced for an undetermined amount of time, but for a period of many years. Beyond the gate, it has served as a private drive for a single landowner. The only portion of the drive that has continued to serve a public function is the small bit of Right of Way between Ranch Road 12 and the gate. Upon receiving a request from landowner to abandon the roadway (as landowner would like to include this area to accommodate the impervious cover calculations under City of San Marcos regulations), Hays County negotiated a reservation of access for that portion of the Right of Way in front of the gate.

---

#### **Attachments**

Abandon Resolution  
Deed  
Access Easement

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Jerry Borcharding

**Sponsor:**

Commissioner Ingalsbe

---

#### **Agenda Item**

Discussion and possible action to call for a public hearing on July 5, 2022 to establish 4-way stop locations on Mathias Lane at the intersection with Texas Ash Drive and at the intersection with Spider Lily Drive. **INGALSBE/BORCHERDING**

#### **Summary**

There is a need to establish two 4-way stop locations on Mathias Lane as a result of increased traffic from the Trails at Windy Hill subdivision: at the intersection with Texas Ash Drive and the intersection with Spider Lily Drive.

---

#### **Attachments**

Map of Mathias Lane (Texas Ash Dr & Spider Lily Dr)

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Marcus Pacheco

**Sponsor:**

Commissioner Ingalsbe

---

#### **Agenda Item**

PLN-1710-NP; Camino Real Takedown 1, Preliminary Plan (458 Lots). Discussion and possible action to approve preliminary plan. **INGALSBE/PACHECO**

#### **Summary**

Camino Real Takedown 1, Preliminary Plan is a 458 lot subdivision across 122.53 acres located off of State Highway 21 in Precinct 1.

Out of the 458 total lots, 450 will be intended for Single Family Residential development, 6 will be intended for Open Space, Landscape, Drainage, and/or Detention, 1 Amenity Center Lot, and 1 Wastewater Treatment Plant Lot.

Water utility will be provided by Goforth Special Utility District. Wastewater treatment will be accomplished by the proposed Camino Real Wastewater Treatment Plant to be constructed with Section 1.

There are no variances requested. This Preliminary Plan has full staff recommendation for approval.

---

#### **Attachments**

Camino Real Takedown 1, Prelim - Plat

Camino Real Takedown 1, Prelim - Location Map

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Pacheco / Kennedy

**Sponsor:**

Commissioner Shell

---

#### **Agenda Item**

Discussion and possible action to authorize the County Judge to execute a Development Agreement for Elder Hill Condominiums between Hays County and Gladys Highlands, LLC. **SHELL/PACHECO**

#### **Summary**

This Development Agreement will serve to exempt the Elder Hill Condominium Regime and its Units from platting and subdivision requirements under Hays County's Development Regulations, while ensuring that certain standards for the development are met.

---

#### **Attachments**

Elder Hill D.A.

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Marcus Pacheco

**Sponsor:**

Commissioner Shell

---

#### **Agenda Item**

Discussion and possible action to consider granting a variance to Section 10.W.1 of the Hays County Rules for On- Site Sewage Facilities and allow issuance of On-Site Sewage System permit to the owner of 401 Kothmann Road. **SHELL/PACHECO**

#### **Summary**

The property owner of 401 Kothmann Road in Precinct 3 has applied for an On-Site Sewage Facility permit with Hays County Development Services to accommodate a new single family residence. Water service is being provided by Individual Private Well. The owner is requesting a variance to Section 10.W.1 of the Hays County Rules for On-Site Sewage Facilities which specifies that "A permit will not be issued for an On-Site Sewage Facility that is on a tract of land that is found to be in violation of the Hays County Development Regulations." The property owner has completed the process of bringing the property into compliance with Hays County through a Subdivision Plat which was approved in Commissioners Court on April 26, 2022. An outstanding tax liability on one of the properties included with the plat has prohibited the recording of the plat document with our County Clerk's office. Justification for the variance request is included in the back-up to allow the construction of the requested on-site sewage facility.

---

#### **Attachments**

401 Kothmann Variance Request

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

T. CRUMLEY

**Sponsor:**

Commissioner Shell

---

**Agenda Item:**

Discussion and possible action to authorize the Parks Department to purchase a new Top Hat 5X12 Utility trailer in the amount of \$3,180.00 and amend the budget accordingly. **SHELL/T. CRUMLEY**

**Summary:**

The Parks Department is in need of a new utility trailer for the hauling of mowers, lawn equipment, and other Park equipment. The Parks Department received a quote from Magnum Trailers under BuyBoard contract number 599-19. Funding for this purchase has been identified in the Parks Department FY22 Operating budget.

**Fiscal Impact:**

Amount Requested: \$3,180.00

Line Item Number: 001-700-00.5719\_400

**Budget Office:**

Budget Amendment Required Y/N?: Yes

Comments:

Budget Amendment:

\$3,180 - Increase Misc. Equipment 001-700-00.5719\_400

(\$3,180) - Decrease Maint & Repair 001-700-00.5453

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Yes

G/L Account Validated Y/N?: Yes

New Revenue Y/N?: N/A

Comments:

---

**Attachments**

Magnum Trailers Quote

---







## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Judge Becerra

---

**Agenda Item:**

Discussion and possible action to authorize partnership with Pet Prevent A Litter (PALS) to hold four pet microchip clinics throughout Hays County not to exceed \$3,880.00 and amend the budget accordingly. **BECERRA**

**Summary:**

Pets are known to run away during the 4th of July holiday fireworks. Pet Prevent A Litter (PALS) will hold microchip clinics in San Marcos on June 19, Kyle on June 22, Buda on June 29, and Wimberley July 3 so that pets may be reunited with their owners.

**Fiscal Impact:**

Amount Requested: \$3,880

Line Item Number: 001-895-98-360.5600

**Budget Office:**

Budget Amendment Required Y/N?: YES

Comments: Possible funding source, County Wide Contingencies or combination of County Judge and Commissioners Community Program Expense.

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: N/A

G/L Account Validated Y/N?: If approved, Project Contributions Expense

New Revenue Y/N?: N/A

Comments:

---

**Attachments**

Letter of Request

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Judge Becerra

---

**Agenda Item:**

Discussion and possible action to execute an Order Agreement, Master Lease Agreement, and Equipment Removal/Buyout Authorization with Ricoh USA, Inc. for County Wide Copiers, total monthly amount \$1,117.85. **BECERRA**

**Summary:**

On January 12, 2021, Commissioners Court authorized the County to enter into an agreement with Ricoh USA, Inc. for all countywide leased copiers. Forty-Four (44) of the leased copiers were expired at the time and were updated at that time. The remaining twenty-four (24) copiers were approved to be added to the approved service agreement as their current contracts expire. Fifteen (15) of the remaining twenty-four (24) expired and were approved on February 1, 2022, to be added to our service agreement. Six (6) of the remaining nine (9) copiers are expiring and need to be added to our service agreement. The Sheriff's Department is also requesting a new copier be leased for the Jail - Chaplain area.

Attached:

Ricoh Pricing Breakdown (Buyboard # 616-20)

**Fiscal Impact:**

Amount Requested:\$1,117.85

Constable 3 \$161.62

County Clerk - Wimberley \$110.65

DPS \$178.59

Sheriff/Jail - Magistrate \$185.21

Sheriff/Jail - Chaplain \$161.62

Tax Office - \$195.56

Tax Office - Wimberley \$124.60

Line Item Number: 5473 Equipment Lease

**Budget Office:**

Budget Amendment Required Y/N?: NO

Comments: Funds are budgeted within each departments operating budgets for the monthly lease

amounts.

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: Yes

G/L Account Validated Y/N?: Yes

New Revenue Y/N?: No

Comments:

---

---

**Attachments**

Ricoh Documents

Ricoh Price Breakdown

---

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Gary Cutler

**Sponsor:**

Commissioner Ingalsbe

---

#### **Agenda Item**

Discussion and possible action to award a contract for RFP 2022-P08 HVAC - Maintenance & Repair Services, Jail to SI Mechanical, LLC and authorize staff and General Counsel to negotiate a contract. **INGALSBE/CUTLER**

#### **Summary**

On April 7, 2022, the Commissioners Court approved specifications and authorized Purchasing to solicit for RFP 2022-P08 HVAC - Maintenance & Repair Services, Jail. Purchasing received the following four (4) proposals:

Air Performance Service of Central Texas, LLC.  
BCS Data Center Operations  
JM Engineering, LLC.  
SI Mechanical, LLC.

After evaluation of the proposals the evaluation committees' recommendation is to pursue negotiations with SI Mechanical, LLC. Upon successful negotiations, a contract will be brought back before court to approve and finalize contract award.

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Lon Shell

**Sponsor:**

Commissioner Shell

---

**Agenda Item:**

Discussion and possible action to accept 17.495 acres of donated property related to the Sentinel Peak Preserve Project; record donation value per the land appraisal report and amend the budget accordingly. **SHELL**

**Summary:**

Right of Way Donations received:

12.08 Acres from Top Road Association, Inc. (\$604,000 value)

5.415 Acres from Ranches at Sentinel Peak, LLC (\$270,750 value)

**Fiscal Impact:**

Amount Requested: N/A

Line Item Number: 150-813-97-779]

**Budget Office:**

Budget Amendment Required Y/N?: YES

Comments: Amend budget to record \$50k per acre value for donated property.

Budget Amendment:

(\$874.750) - Increase Capital Contributions 154-813-97-386.4614

\$874.750 - Increase Misc. Capital Improvements 154-813-97-386.5741

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?: N/A

G/L Account Validated Y/N?: Yes

New Revenue Y/N?: Yes

Comments: Capital Contribution

---

**Attachments**

Top Ranch Road Association Donation

Ranches at Sentinel Peak Donation

---

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

Elaine Cardenas

**Sponsor:**

Judge Becerra

---

**Agenda Item:**

Discussion and possible action to authorize the County Clerk to realign general ledger position funding within the General Fund and Records Management Fund. **BECERRA/CARDENAS**

**Summary:**

The County Clerk has positions budgeted both within the General Fund and the Records Management and Archive Fund. She is requesting authorization to move certain positions between the General Fund and Records Management Fund in an effort to more appropriately align the duties with the funding source. This realignment would not change any positions classification or salary, and would be no cost to the General Fund.

**Fiscal Impact:**

Amount Requested: N/A

Line Item Number: 001-617 / 101-617

**Budget Office:**

Budget Amendment Required Y/N?: NO

Comments: N/A

**Auditor's Office:**

Purchasing Guidelines Followed Y/N?:

G/L Account Validated Y/N?:

New Revenue Y/N?:

Comments:

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Commissioner Shell

**Co-Sponsor:**

Commissioner Ingalsbe

---

#### **Agenda Item**

Workshop regarding the Facility Workshop and Needs Assessment Report pursuant to RFP 2022-P02 - Animal Shelter and Animal Services Feasibility Study. **SHELL/INGALSBE**

#### **Summary**

Workshop discussion on the Facility Workshop and Needs Assessment Report pursuant to RFP 2022-P02 Animal Shelter and Animal Services Feasibility Study. Discussion to include the recommendations from Team Shelter USA and Animal Arts.

---

#### **Attachments**

Feasibility Study Handout

---





## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Judge Becerra

---

#### **Agenda Item**

Executive Session pursuant to Sections 551.071 and 551.072 of the Texas Government Code: consultation with counsel and deliberation regarding the purchase, exchange, lease and/or value of real property associated with the POSAC-recommended 2020 Parks and Open Space Bond Projects. Possible discussion and/or action may follow in open court. **BECERRA**

#### **Summary**

Additional information will be provided during Executive Session.

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Commissioner Jones

---

#### **Agenda Item**

Executive Session pursuant to Section 551.071 and Section 551.076 of the Texas Local Government Code regarding the deployment, or specific occasions for implementation, of security personnel or devices. Possible discussion and/or action may follow in Open Court. **JONES**

#### **Summary**

To be provided in Executive Session.

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Judge Becerra

---

#### **Agenda Item**

Executive Session pursuant to Sections 551.071 and 551.074 of the Texas Government Code: consultation with counsel and deliberation regarding employment and duties of all individual positions employed by Hays County, Grade 112 and below. Possible discussion and/or action may follow in open court. **BECERRA**

#### **Summary**

---



## AGENDA ITEM REQUEST FORM

### Hays County Commissioners Court

**Requested By:**

**Sponsor:**

Commissioner Shell

---

#### **Agenda Item**

Executive Session pursuant to Sections 551.071 and 551.074 of the Texas Local Government Code: consultation with counsel and deliberation regarding all individual positions serving the Hays County Mental Health Courts. Possible discussion and/or action may follow in Open Court. **SHELL**

#### **Summary**

---