

HAYS COUNTY COMMISSIONERS' COURT MINUTES



NOVEMBER 7, 2023

STATE OF TEXAS \*  
COUNTY OF HAYS \*

ON THIS THE 7th DAY OF NOVEMBER A.D., 2023, THE COMMISSIONERS' COURT OF HAYS COUNTY, TEXAS, MET IN REGULAR MEETING. THE FOLLOWING MEMBERS WERE PRESENT, TO-WIT:

RUBEN BECERRA	COUNTY JUDGE
DEBBIE GONZALES INGALSBE	COMMISSIONER, PCT. 1
MICHELLE COHEN	COMMISSIONER, PCT. 2
LON A. SHELL	COMMISSIONER, PCT. 3
WALT SMITH	COMMISSIONER, PCT. 4
BRIANA RAMIREZ-VARGAS	DEPUTY COUNTY CLERK

Clerk's Note: For complete transcript go to Hays County Website  
<https://hayscountytexas.com/commissioners-court/court-video/>  
Transcript can be translated into any language through Google.com.

THE FOLLOWING PROCEEDINGS WERE HAD, THAT IS:

Judge Becerra called the meeting to order. Pastor Darius Todd, Hays County Chaplain, gave the invocation. Judge Becerra led the court in the Pledge of Allegiance to the United States and Texas flags.

#### PUBLIC COMMENTS

*William L. Wagner Jr. made a public comment concerning unfulfilled Public Information Requests regarding the Mission Oaks Condominiums development. Dan Lyon made a public comment concerning county disbursements and debt. Lauren Foye made a public comment thanking the court for their monetary support of Pet Prevent a Litter of Central Texas (PALS).*

**39622** Adopt a Proclamation declaring November 7, 2023 as Lieutenant Colonel George C. Carruthers Day and recognize Lt. Col. Carruthers for his recent 100th Birthday and selection for the French Legion of Honor.

*The court thanked Lt. Col. Carruthers for his service. Judge Becerra spoke about the importance of unity. Rob Carruthers thanked the court for honoring his father and encouraged the public to attend the Veterans Day Parade on November 11th.*

A motion was made by Commissioner Shell, seconded by Commissioner Smith to adopt a Proclamation declaring November 7, 2023 as Lieutenant Colonel George C. Carruthers Day and recognize Lt. Col. Carruthers for his recent 100th Birthday and selection for the French Legion of Honor.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39623** Adopt a Proclamation declaring November 5 - 11, 2023 as Dr. Elvin Holt Week in Hays County.

*The court recognized Dr. Holt for his accomplishments and service. Ramika Adams, President of the Calaboose African American History Museum, thanked the court for the Proclamation and spoke about Dr. Holt's life and friendship.*

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to adopt a Proclamation declaring November 5 - 11, 2023 as Dr. Elvin Holt Week in Hays County.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**



**39624** Adopt a Proclamation declaring November 2023 as Turkeys Tackling Hunger Month.

*The court thanked the Hays County Food Bank for their service. Iris Tate, Development/Communications Manager, Mae Watts-Parrish, Director, and Mark Jones, Vice President of the Hays County Food Bank, thanked the court for the Proclamation and spoke about the increase in food insecurity in the community and the growing need for donations and volunteers.*

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to adopt a Proclamation declaring November 2023 as Turkeys Tackling Hunger Month.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39625** Adopt a Proclamation declaring November 13-19, 2023 as Global Entrepreneurship Week 2023, a week of inclusion through international collaboration and mentorship.

*The court spoke about the importance of entrepreneurship in the community and thanked the organizations involved. Carina Boston Pinales, Founder of Splash Coworking, spoke about Global Entrepreneurship Week and local startups in the community.*

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to adopt a Proclamation declaring November 13-19, 2023 as Global Entrepreneurship Week 2023, a week of inclusion through international collaboration and mentorship.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**Clerk's Note Agenda Item #F-5 RE:** *Presentation by Uber representative, Rick Koch, regarding potential transportation options for the County.* - **WAS PULLED.**

**39626** Approve payments of County invoices.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve payments of County invoices.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39627** Approve the payment of Juror checks.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve the payment of Juror checks.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39628** Approve the payment of United Healthcare claims.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve the payment of United Healthcare claims.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39629** Approve Commissioners Court Minutes of October 24, 2023.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve Commissioners Court Minutes of October 24, 2023.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**



**39630** Approve the payment of the November 15, 2023 payroll disbursements in an amount not to exceed \$4,100,000.00 effective November 15, 2023 and post totals for wages, withholdings, deductions and benefits on the Hays County website once finalized.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve the payment of the November 15, 2023 payroll disbursements in an amount not to exceed \$4,100,000.00 effective November 15, 2023 and post totals for wages, withholdings, deductions and benefits on the Hays County website once finalized.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39631** Authorize Building Maintenance to purchase a new Carpet Extractor in the amount of \$3,588.39 and amend the budget accordingly.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize Building Maintenance to purchase a new Carpet Extractor in the amount of \$3,588.39 and amend the budget accordingly.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39632** Authorize the execution of an Interlocal Agreement between Hays County and Travis County for participation in the Sheriff's Combined Auto Theft Enforcement Task Force; establishing one additional Detective position and amend the budget accordingly.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of an Interlocal Agreement between Hays County and Travis County for participation in the Sheriff's Combined Auto Theft Enforcement Task Force; establishing one additional Detective position and amend the budget accordingly.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39633** Authorize a budget amendment for the Health Department in the amount of \$414.00 to Mohawk Medical Mall for shipping costs on two medical exam tables and amend the budget accordingly.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize a budget amendment for the Health Department in the amount of \$414.00 to Mohawk Medical Mall for shipping costs on two medical exam tables and amend the budget accordingly.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39634** Authorize a revision to the Texas Department of State Health Services (DSHS) Health Equity Grant budget, adding two additional intern positions to the Health Department, and amend the budget accordingly.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize a revision to the Texas Department of State Health Services (DSHS) Health Equity Grant budget, adding two additional intern positions to the Health Department, and amend the budget accordingly.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39635** Authorize payment to Rick's Lock & Key in the amount of \$1,228.90 for additional locks and cores needed for the Election IT Building Remodel.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize payment to Rick's Lock & Key in the amount of \$1,228.90 for additional locks and cores needed for the Election IT Building Remodel.



AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39636** Approve the appointments of the following individuals to the Capitol Area Metropolitan Planning Authority Technical Advisory Committee: Winton Porterfield as primary member and Marti Reich as alternate, and Angela Kennedy as the Small Cities primary member and Aaron Reed as the Small Cities alternate member.

*Commissioner Smith stated these appointments represent several Hays County communities.*

A motion was made by Commissioner Smith, seconded by Commissioner Shell to approve the appointments of the following individuals to the Capitol Area Metropolitan Planning Authority Technical Advisory Committee: Winton Porterfield as primary member and Marti Reich as alternate, and Angela Kennedy as the Small Cities primary member and Aaron Reed as the Small Cities alternate member.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39637** Authorize Building Maintenance to purchase a new Tornado Floor Scrubber in the amount of \$1,478.13 and amend the budget accordingly.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize Building Maintenance to purchase a new Tornado Floor Scrubber in the amount of \$1,478.13 and amend the budget accordingly.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39638** Approve the resolution amending authorized representatives for the Tax Office Texpool account.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve the resolution amending authorized representatives for the Tax Office Texpool account.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39639** Authorize the execution of the Third Amendment to the Interlocal Cooperation Agreement between Hays County and Comal County for Jail Services, effective January 1, 2024.

*Dan Lyon made a public comment against the item and changes made to the contract. Commissioner Shell spoke about how the cost for inmate outsourcing is calculated and stated he believes this is a fair price.*

A motion was made by Commissioner Shell, seconded by Commissioner Smith to authorize the execution of the Third Amendment to the Interlocal Cooperation Agreement between Hays County and Comal County for Jail Services, effective January 1, 2024.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39640** Receive and ratify the finalized Purchase Agreement between Hays County and the Hill Country Land Reserve, LLC. related to Parks and Open Space bond project.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Smith to receive and ratify the finalized Purchase Agreement between Hays County and the Hill Country Land Reserve, LLC. related to Parks and Open Space bond project.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**



**39641** Authorize the execution of an annual renewal agreement between Hays County and Samsara in the amount of \$11,700.00 for continued access to the GPS tracking system used for vehicles under Countywide Operations.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Smith to authorize the execution of an annual renewal agreement between Hays County and Samsara in the amount of \$11,700.00 for continued access to the GPS tracking system used for vehicles under Countywide Operations.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39642** Accept delivery of the Auditor's Office Quarterly Internal Examination Reports.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Smith to accept delivery of the Auditor's Office Quarterly Internal Examination Reports.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**Clerk's Note:** Item G-18 was opened in Executive Session.

**39643** Authorize the County Judge to execute a proposal from Security One Inc. for the purchase and installation of two additional security cameras for the Elections IT Building in the amount of \$4,524.18 and amend the budget accordingly.

*Those present in Executive Session were the Commissioners Court, Jordan Powell, First Assistant Criminal District Attorney - Civil Division, Janice Jones, Legal Support Services Specialist, Marisol Villarreal-Alonzo, Hays County Auditor, Vickie Dorsett, Hays County Budget Officer, Stephanie Hunt, Hays County Purchasing Agent, Tammy Crumley, Director of Countywide Operations, Shari Miller, Director of Human Resources, and Matthew Gonzales, Hays County Health Department Manager.*

A motion was made by Commissioner Shell, seconded by Commissioner Smith to authorize the County Judge to execute a proposal from Security One Inc. for the purchase and installation of two additional security cameras for the Elections IT Building in the amount of \$4,524.18 and amend the budget accordingly.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39644** Approve Utility Permits.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Smith to approve Utility Permits.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39645** Authorize the County Judge to execute a contract renewal with TransUnion for investigative purposes for the Sheriff's Office, with a proposed price increase of \$168.00 monthly.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Smith to authorize the County Judge to execute a contract renewal with TransUnion for investigative purposes for the Sheriff's Office, with a proposed price increase of \$168.00 monthly.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**Clerk's Note Agenda Item #G-21 RE:** *Authorize the execution of a resolution and the submission of a grant application to the Capital Area Council of Governments, FY24 Solid Waste Grant Program in the amount of \$18,298.00. - WAS PULLED.*



**39646** Authorize the execution of a General and No Litigation Certificate of Hays related to the issuance of bonds by Capital Area Housing Finance Corporation for Redwood Apartments, Hays County, Texas.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Smith to authorize the execution of a General and No Litigation Certificate of Hays related to the issuance of bonds by Capital Area Housing Finance Corporation for Redwood Apartments, Hays County, Texas.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39647** Approve the IT & Elections Department to purchase a refrigerator and microwave for the new IT-Elections Building, total not to exceed \$950.00.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Smith to approve the IT & Elections Department to purchase a refrigerator and microwave for the new IT-Elections Building, total not to exceed \$950.00.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39648** Approve and accept the official oath and set the required bond amount for the newly appointed Justice of the Peace, Pct. 2-2.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Smith to approve and accept the official oath and set the required bond amount for the newly appointed Justice of the Peace, Pct. 2-2.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39649** Authorize a discretionary exemption per Texas Local Government Code 262.024 (a)(7)(D) captive replacement parts or components for equipment, for the Sheriff's Office, Jail Division to purchase software for employee entry access at the Public Safety Building and Jail Facility.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Smith to authorize a discretionary exemption per Texas Local Government Code 262.024 (a)(7)(D) captive replacement parts or components for equipment, for the Sheriff's Office, Jail Division to purchase software for employee entry access at the Public Safety Building and Jail Facility.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39650** Authorize reimbursement to Terri Van Ackeren for venue rental fees at Dripping Springs Ranch Park related to a Community Forum held on October 2, 2023.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Smith to authorize reimbursement to Terri Van Ackeren for venue rental fees at Dripping Springs Ranch Park related to a Community Forum held on October 2, 2023.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39651** Adopt a resolution supporting a Multiple Use Agreement (MUA) with the Texas Department of Transportation (TxDOT) allowing the installation and operation of automated license plate recognition cameras in the TxDOT right-of-way and authorizing the Civil Division of the Hays County Criminal District Attorney's Office to execute such MUA.

*Dan Lyon made a public comment against the item and expressed concerns over privacy. Commissioner Smith explained the county has an existing contract for these devices on county roads, and this would allow for installation on state roads as well.*



A motion was made by Commissioner Ingalsbe, seconded by Commissioner Smith to adopt a resolution supporting a Multiple Use Agreement (MUA) with the Texas Department of Transportation (TxDOT) allowing the installation and operation of automated license plate recognition cameras in the TxDOT right-of-way and authorizing the Civil Division of the Hays County Criminal District Attorney's Office to execute such MUA.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39652** Discussion and possible action to authorize the County Judge to execute a Professional Service Agreement with Lockwood, Andrews and Newnam, Inc. to provide engineering services for improvements at the intersection of Old Stagecoach and Post Road in Precinct 3.

*Commissioner Shell spoke about the changes and modernization needed at the intersection.*

A motion was made by Judge Becerra, seconded by Commissioner Smith to authorize the County Judge to execute a Professional Service Agreement with Lockwood, Andrews and Newnam, Inc. to provide engineering services for improvements at the intersection of Old Stagecoach and Post Road in Precinct 3.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39653** Discussion and possible action to authorize the execution of Change Order #1 to the Professional Services Agreement between Hays County and WSB Inc., dated February 1, 2022, to add an additional \$38,503.75 to account for design changes related to local input regarding dark sky lighting and the addition of construction phase services, and extend the contract by an additional year.

*Commissioner Shell stated this is for lighting improvements that align with dark sky lighting, and the Texas Department of Transportation will fund the installation and construction of the project.*

A motion was made by Commissioner Shell, seconded by Commissioner Smith to authorize the execution of Change Order #1 to the Professional Services Agreement between Hays County and WSB Inc., dated February 1, 2022, to add an additional \$38,503.75 to account for design changes related to local input regarding dark sky lighting and the addition of construction phase services, and extend the contract by an additional year.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39654** Discussion and possible action to approve a resolution requesting the Texas Department of Transportation (TxDOT) add a segment of Yarrington Road to the State Highway System for ownership and maintenance of the right-of-way as part of the FM 110 North project.

*Commissioner Ingalsbe explained this portion of Yarrington Road is now considered FM 110 and the state requested this action so they may take over road maintenance.*

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve a resolution requesting the Texas Department of Transportation (TxDOT) add a segment of Yarrington Road to the State Highway System for ownership and maintenance of the right-of-way as part of the FM 110 North project.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39655** Discussion and possible action to approve an Advance Funding Agreement Amendment #1 for the District Safety Program On-System for the RM 3237 Intersection Improvements and authorize the County Judge to execute the Advance Funding Agreement Amendment #1 on behalf of Hays County.

*Commissioner Shell explained the county is responsible for the design of the improvements and the state will cover construction costs that have been identified at just under \$6 million.*



A motion was made by Commissioner Shell, seconded by Commissioner Smith to approve an Advance Funding Agreement Amendment #1 for the District Safety Program On-System for the RM 3237 Intersection Improvements and authorize the County Judge to execute the Advance Funding Agreement Amendment #1 on behalf of Hays County.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39656** Discussion and possible action to approve the selection of Cobb, Fendley & Associates, Inc. to provide utility coordination services for RM 2325 Sidewalks project in Precinct 3; and authorize staff and counsel to negotiate a contract.

*Commissioner Shell stated this area has been identified for sidewalk improvements for students and visitors, and the county is responsible for utility coordination work.*

A motion was made by Commissioner Shell, seconded by Commissioner Smith to approve the selection of Cobb, Fendley & Associates, Inc. to provide utility coordination services for RM 2325 Sidewalks project in Precinct 3; and authorize staff and counsel to negotiate a contract.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39657** Discussion and possible action to consider the release of the subdivision bond #ES00012802 in the amount of \$2,174,384.25 for Headwaters at Barton Creek, Phase 3.

A motion was made by Commissioner Smith, seconded by Commissioner Shell to release the subdivision bond #ES00012802 in the amount of \$2,174,384.25 for Headwaters at Barton Creek, Phase 3.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**Clerk's Note Agenda Item #1-7 RE:** *Discussion and possible action to accept fiscal surety for street and drainage improvements in the amount of \$272,576.87 for the Caliterra Subdivision, Phase 5, Section 13 (Site Improvement Performance Bond No. 800166069).* - **WAS PULLED.**

**39658** Discussion and possible action to consider the release of the Letter of Credit #20234030 in the amount of \$48,344.00 for 6 Creeks, Phase 1, Section 12.

A motion was made by Commissioner Shell, seconded by Commissioner Smith to release the Letter of Credit #20234030 in the amount of \$48,344.00 for 6 Creeks, Phase 1, Section 12.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39659** PLN-2247-PC; Hold a Public Hearing, followed by discussion and possible action regarding Stagecoach Ranch, Sec 2, Lot 19E, Replat.

*Judge Becerra opened the Public Hearing at 12:03 p.m. No comments were made. Judge Becerra closed the Public Hearing at 12:04 p.m. Marcus Pacheco, Director of Development Services, provided background on the property. He stated staff recommends disapproval due to deficiencies included in the backup and requested the authority to approve the plat once the deficiencies are addressed.*

A motion was made by Commissioner Shell, seconded by Judge Becerra to disapprove Stagecoach Ranch, Sec 2, Lot 19E, Replat (PLN-2247-PC) until corrections can be made to their submittal, and authorize the Development Services Department to approve once all conditions have been met.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**



**39660** PLN-2272-PC; Hold a Public Hearing, followed by discussion and possible action regarding 3-G Ranch, Sec 1, Lot 1-A, Vacate and Replat.

*Judge Becerra opened the Public Hearing at 12:05 p.m. No comments were made. Judge Becerra closed the Public Hearing at 12:05 p.m. Marcus Pacheco, Director of Development Services, provided background on the property. He stated staff recommends disapproval due to deficiencies included in the backup and requested the authority to approve the plat once the deficiencies are addressed.*

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to disapprove 3-G Ranch, Sec 1, Lot 1-A, Vacate and Replat (PLN-2272-PC) until corrections can be made, and authorize the Development Services Department to approve once all conditions have been met.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39661** PLN-2295-NP; Discussion and possible action regarding the ratification of the Jacobs Well Landing subdivision.

*Commissioner Shell stated this item is an example of the new process in which Development Services may approve a plat once deficiencies are addressed and bring it back to Commissioners Court for ratification. Marcus Pacheco, Director of Development Services, provided background on the property and stated staff approved the application and are requesting ratification.*

A motion was made by Commissioner Shell, seconded by Commissioner Smith to ratify the Jacobs Well Landing subdivision (PLN-2295-NP).

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39662** PLN-1900-NP; Discussion and possible action regarding the ratification of Prairie Lakes Subdivision, Phase 2, Section 1, Final Plat.

*Marcus Pacheco, Director of Development Services, provided background on the property and stated staff approved the application and are requesting ratification.*

A motion was made by Commissioner Cohen, seconded by Commissioner Ingalsbe to ratify Prairie Lakes Subdivision, Phase 2, Section 1, Final Plat (PLN-1900-NP).

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39663** PLN-2062-NP; Discussion and possible action regarding the ratification of Prairie Lakes Subdivision, Phase 2, Section 2, Final Plat.

*Marcus Pacheco, Director of Development Services, provided background on the property and stated staff approved the application and are requesting ratification.*

A motion was made by Commissioner Cohen, seconded by Commissioner Ingalsbe to ratify Prairie Lakes Subdivision, Phase 2, Section 2, Final Plat (PLN-2062-NP).

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39664** Discussion and possible action to authorize the execution of Work Authorization #4 in the amount of \$136,930.73 between Hays County and Half Associates, Inc. related to the 2020 Parks and Open Space Bond Program Master Services Agreement and amend the budget accordingly.

*Dan Lyon made a public comment against the item and its cost. Commissioner Ingalsbe spoke about the possibilities for this park, including trails, fishing areas, and playgrounds, and stated meetings will be held to gather input from the community. Commissioner Shell spoke about the value of this project and how it will improve the area.*



A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of Work Authorization #4 in the amount of \$136,930.73 between Hays County and Halff Associates, Inc. related to the 2020 Parks and Open Space Bond Program Master Services Agreement and amend the budget accordingly.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39665** Discussion and possible action to change the name of the Hays County Local Health Department to Hays County Health Department.

*Tammy Crumley, Director of Countywide Operations, spoke about the benefits of this name change.*

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to change the name of the Hays County Local Health Department to Hays County Health Department.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39666** Discussion and possible action to adopt a resolution supporting the initiative of Hays Consolidated Independent School District in providing an armed security officer at each district campus.

*Commissioner Cohen explained more school resource officers are required to be on campuses due to recent legislation passed. Commissioner Smith spoke about difficulties in filling these positions.*

A motion was made by Commissioner Cohen, seconded by Commissioner Smith to adopt a resolution supporting the initiative of Hays Consolidated Independent School District in providing an armed security officer at each district campus.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39667** Discussion and possible action to implement the proposed Hays County Intern Program guidelines.

*Shari Miller, Director of Human Resources, spoke about the new intern program guidelines and explained that interns should be assigned work that will enhance their education. She asked that departments request interns through Human Resources, and noted interns should be unpaid if they are able to receive course credit for their work.*

A motion was made by Commissioner Cohen, seconded by Commissioner Ingalsbe to implement the proposed Hays County Intern Program guidelines.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39668** Discussion and possible action to approve the creation, bylaws, and structure for the Hays County Judicial Services Board, restructure the Pretrial Services Department as the Judicial Services Department, and appoint Commissioner Cohen to replace Commissioner Shell as a non-voting member on the Hays County Judicial Services Board.

*Commissioner Shell spoke about the history of the Pre-trial Services Department and its transition into the Judicial Services Department. Judge Becerra spoke about how this restructuring will increase efficiencies and noted the board will still report to the Commissioners Court. Commissioner Shell spoke about the court's non-voting positions on the board and the efforts of all involved in this new department. Commissioner Ingalsbe thanked all involved and spoke about the importance of pre-trial and judicial services. Commissioner Cohen thanked Commissioner Shell for the nomination to the board. Commissioner Smith thanked Commissioner Shell and Commissioner Ingalsbe for their years of work on this. Commissioner Shell recognized Judge Gary Steel, 274th Judicial District, for his work on this.*



*Judge Sherri Tibbe, 453rd Judicial District, and Judge Elaine Brown, County Court at Law 3, thanked the court for their commitment to this. Vickie Dorsett, Hays County Budget Officer, stated this item is currently fully funded by the American Rescue Plan Act (ARPA) and in the future it will be moved to the General Fund.*

A motion was made by Commissioner Shell, seconded by Commissioner Smith to approve the creation and bylaws for the new structure of the Hays County Judicial Services Board, previously called the Pretrial Services Department; to place the new Judicial Services Department underneath the Courts to be supervised by the Courts along with the Hays County Judicial Services Board and the newly approved bylaws; and to appoint Commissioner Cohen to replace Commissioner Shell as a non-voting member on the Hays County Judicial Services Board with the other member being Commissioner Ingalsbe.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39669** Discussion and possible action to authorize the County Judge to execute the Hays County American Rescue Plan Recovery Grant Agreement with Blanco River Regional Recovery Team (BR3T) regarding a Rental/Utility Assistance Program for Hays County Citizens; including Project and Case Management as well as establishing a part-time temporary position for the Auditor's Office and amend the budget accordingly, and authorize a discretionary exemption pursuant to Texas Local Government Code 262.024(A)(4) Personnel or professional services.

*Eric Boehning, Ardurra Project Manager, praised the court for their effective use of American Rescue Plan Act (ARPA) funds. Commissioner Ingalsbe spoke about this partnership with BR3T and preventing homelessness. The court thanked Ardurra for their project management. Commissioner Smith stated he will contribute \$25,000 from his ARPA allocation to this. Vickie Dorsett, Hays County Budget Officer, clarified the contract will not change, but the Precinct 1 contribution will decrease from \$825,000 to \$800,000. Commissioner Smith asked for more outreach for this program in Precinct 4.*

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the County Judge to execute the Hays County American Rescue Plan Recovery Grant Agreement with Blanco River Regional Recovery Team (BR3T) regarding a Rental/Utility Assistance Program for Hays County Citizens; including Project and Case Management as well as establishing a part-time temporary position for the Auditor's Office and amend the budget accordingly, and authorize a discretionary exemption pursuant to Texas Local Government Code 262.024(A)(4) Personnel or professional services.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**39670** Discussion and/or action regarding the authorization to approve specifications for RFP 2024-P01 Delinquent Justice, County and District Court Fees and Fines Collection Services and direct purchasing to solicit for proposals, advertise, and conduct in-person presentations from selected applicants.

*Commissioner Shell asked for clarification on which courts are included in this item. Stephanie Hunt, Hays County Purchasing Agent, explained the Justice Courts have asked for a contract separate from the County Courts at Law and District Courts. Judge Andrew Cable, Justice of the Peace Precinct 3, further explained why the Justice Courts are requesting their own contract for collection services. The court discussed the selection committee and concluded it should be comprised of 3 Justices of the Peace, a member of the Commissioners Court, and an individual from the Civil Division of the District Attorney's Office.*

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve specifications for RFP 2024-P01 Delinquent Justice Court Fees and Fines Collection Services and direct purchasing to solicit for proposals, advertise, and conduct in-person presentations from selected applicants; and to create a selection committee comprised of Justices of the Peace John Burns, Maggie Moreno, and Andrew Cable, County Judge Ruben Becerra, and an appointee from the District Attorney's Civil Division.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**



Discussion and possible action to consider salary increases for the County Court at Law Court Reporters and amend the budget accordingly.

*Briana Ramirez-Vargas, Deputy County Clerk, read an emailed public comment from Rosa Luera against the item. Judge Jimmy Alan Hall, County Court at Law 1, spoke about the urgent need to increase the pay for and retain court reporters. Judge Becerra and Commissioner Smith spoke in support of the item. Judge Sherri Tibbe, 453rd Judicial District, spoke in support of the item, as well as revisiting court reporter salaries for the Districts Courts. Commissioner Smith suggested looking into temporary solutions until positions can be filled. Judge Elaine Brown, County Court at Law 3, spoke in favor of the item and of the importance of having a reporter physically present to do the job. Shari Miller, Director of Human Resources, spoke about the positions and the increases they have received throughout the salary study. Commissioner Cohen and Commissioner Ingalsbe expressed hesitancy over raising salaries before the increases expected in February 2024. Vickie Dorsett, Hays County Budget Officer, clarified the step plan placement that will happen in February and noted the new salary plan does not account for outside experience. Judge Hall requested that the court compromise and raise the salaries of two court reporters to match the highest paid. Commissioner Shell spoke about the issues the county has had with salaries and suggested bringing this request to the Compensation Committee. The court had a lengthy discussion regarding the implementation of salary increases.*

A motion was made by Commissioner Smith, seconded by Commissioner Cohen to implement salary increases for the County Court at Law Court Reporters and amend the budget accordingly.

AYE: Commissioner Smith, Judge Becerra

NAY: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell

**2 - 3 Failed**

**Clerk's Note:** Judge Becerra called for a recess that began at 11:19 a.m. and resumed back into open court at 11:29 a.m.

**39671** Discussion and possible action to authorize the Constable Pct. 1 Office and Sheriff's Office to procure vehicle repairs for 2023 leased vehicles and amend the budget accordingly.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Shell to authorize the Constable Pct. 1 Office and Sheriff's Office to procure vehicle repairs for 2023 leased vehicles and amend the budget accordingly.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

**Clerk's Note:** Executive Session began at 12:23 p.m. and resumed back into open court at 1:42 p.m.

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 Parks and Open Space Projects being considered by Hays County. Possible discussion and/or action may follow in open court.

*Those present in Executive Session were the Commissioners Court, Jordan Powell, First Assistant Criminal District Attorney - Civil Division, Janice Jones, Legal Support Services Specialist, Marisol Villarreal-Alonzo, Hays County Auditor, and Vickie Dorsett, Hays County Budget Officer. No action taken.*

**39672** 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 Munch, Project Midnight Blue, Project Hot Pursuit, and Project Lion King. Possible discussion and/or action may follow in open court.

*Those present in Executive Session were the Commissioners Court, Jordan Powell, First Assistant Criminal District Attorney - Civil Division, Janice Jones, Legal Support Services Specialist, Marisol Villarreal-Alonzo, Hays County Auditor, Vickie Dorsett, Hays County Budget Officer, Jessica Inacio, Greater San Marcos Partnership, and Victoria Vargas, Director of Economic Development at the City of Kyle.*



A motion was made by Commissioner Shell, seconded by Commissioner Ingalsbe to authorize the Hays County Auditor and the Hays County Treasurer to process and disburse a payment of \$58,323.03 payable to H.E.B. Grocery Company, L.P., in recognition of H.E.B.'s partial performance under the Ch. 381 Economic Development Agreement between Hays County and H.E.B.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Shell, Commissioner Smith, Judge Becerra

**5 - 0 Passed - Unanimously**

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 Right of Way located at or near Hillside Terrace in Precinct 2. Possible discussion and/or action may follow in open court.

*Those present in Executive Session were The Commissioners Court, Jordan Powell, First Assistant Criminal District Attorney - Civil Division, Janice Jones, Legal Support Services Specialist, Marisol Villarreal-Alonzo, Hays County Auditor, Winton Porterfield, Assistant Director of the Hays County Transportation Department, Shari Miller, Director of Human Resources, Vickie Dorsett, Hays County Budget Officer, and David Baylor, LJA Engineering Director of Right of Way. No action taken.*

Executive Session pursuant to Sections 551.071 and 551.074 of the Texas Government Code: consultation with counsel and deliberation regarding the employment and duties of the position of the Hays County Local Health Authority. Possible discussion and/or action may follow in open court.

*Those present in Executive Session were the Commissioners Court, Jordan Powell, First Assistant Criminal District Attorney - Civil Division, Janice Jones, Legal Support Services Specialist, Shari Miller, Director of Human Resources, Matthew Gonzales, Hays County Health Department Manager, Tammy Crumley, Director of Countywide Operations, and Vickie Dorsett, Hays County Budget Officer. No action taken.*

**Clerk's Note Agenda Item #M-1 RE:** *Discussion and possible action related to the burn ban. - WAS PULLED.*

Discussion related to the Hays County inmate population, to include current population counts and costs.

*Judge Becerra read the Sheriff's update of the inmate population. Current maximum jail capacity is 410 inmates. Jail Standards recommends holding 10% open, lowering current capacity to 368 inmates. The jail's daily average was 548 for the week of October 29, 2023, with a peak of 554 inmates on November 1, 2023. The estimated cost for outsourcing inmates this week was \$177,320. The average number of outsourced males is 274 and females is 5. This week's inmates were housed in the following counties: Comal, Haskell, and Maverick.*

**Clerk's Note Agenda Item #M-3 RE:** *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.*

**Clerk's Note Agenda Item #M-4 RE:** *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). - WAS PULLED.*

**Clerk's Note Agenda Item #M-5 RE:** *Updates of community health assessment by local health department. - WAS PULLED.*

**Clerk's Note Agenda Item #M-6 RE:** *Discussion and possible action related to proposed bills in the 87th Regular Session of the Texas Legislature and to consider adoption of resolution(s) regarding proposed bills. The Court may opt to withdraw to Executive Session during this item to consult with legal counsel pursuant to Texas Government Code 551.071. - WAS PULLED.*

**Clerk's Note Agenda Item #M-7 RE:** *Updates on measurable advancement of Pretrial Services to include the areas of staffing, equipment, training, operations and policy, by Director of Pre-Trial Services Randy Focken. - WAS PULLED.*



**ADJOURNMENT**

A motion was made by Commissioner Shell, seconded by Judge Becerra to adjourn court at 1:43 p.m.

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I, ELAINE H. CÁRDENAS, 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 NOVEMBER 7, 2023.



*Elaine H. Cardenas*

ELAINE H. CÁRDENAS, COUNTY CLERK AND EXOFFICIO  
CLERK OF THE COMMISSIONERS' COURT OF  
HAYS COUNTY, TEXAS

