

HAYS COUNTY COMMISSIONERS COURT MINUTES



SEPTEMBER 30, 2025

STATE OF TEXAS *
COUNTY OF HAYS *

ON THIS THE 30th DAY OF SEPTEMBER A.D., 2025, 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
MORGAN HAMMER	COMMISSIONER, PCT. 3
WALT SMITH	COMMISSIONER, PCT. 4
CHARLENE CARROLL	DEPUTY COUNTY CLERK

Clerk's Note: For complete transcript go to Hays County Website
<https://www.hayscountytexas.gov/commissioners-court-live-stream>
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 gave the invocation. Judge Becerra led the court in the Pledge of Allegiance to the United States and Texas flags.

PUBLIC COMMENTS

Judge Becerra announced that beginning with the November 18th meeting, 11:59 p.m. the night before court will be the cutoff time to submit an emailed public comment to the County Clerk's Office. The email address to submit comments to is publiccomments@hayscountytexas.gov.

Debbie Egan made a public comment concerning the need for emergency exits in the Saddleridge Community. Jon Leonard made a public comment against the government's immigration policy. Larry Jackson made a public comment introducing himself to the court on behalf of the Edwards Aquifer Authority. Rodrigo Amaya made a public comment about the lack of accountability and urged the court to make a change.

Presentation of September 2025 Service and Retirement Awards.

Mariah Pacheco, Human Resources Benefits Assistant, presented employees with service milestone and retirement awards.

Presentation by the Hays County Office of Emergency Services to include a recap of the 2025 Preparedness Fair and to announce the winning department for the best overall basket in the employee raffle basket contest.

Mike Jones, Director of Emergency Services, gave a summary of the recent Emergency Preparedness Fair, expressing his gratitude to the many volunteers, sponsors, county departments, and partner agencies whose efforts made the event a success. Jones announced the winners of the Chili Cookoff, with Phillip Gilreath taking first place, Kent Cawley earning second, and Emergency Service District (ESD) 3 -- South Hays Fire securing third. He also recognized the Hays County Health Department for winning the auction basket competition for the second consecutive year. Matthew Gonzales, Hays County Health Department Director, thanked Brayden Watson, Public Health Emergency Preparedness Coordinator, along with the dedicated staff, for their continued commitment to developing effective solutions in times of emergency.

Presentation by David Baker, The Watershed Association, and Jenna Walker, The Meadows Center, regarding an update on the Blanco-Cypress Watershed Protection Plan Interlocal Agreement Program.



Briana Ramirez-Vargas, Senior Deputy Clerk, read emailed public comments from the following individuals: Jeff Rasco, Mayor of the City of Woodcreek, made a public comment in support of the Blanco-Cypress Watershed Protection Plan. David Baker, Executive Director of the Watershed Association, and Jenna Walker, Director of Watershed Studies with The Meadows Center, gave a PowerPoint presentation with an update from the Blanco-Cypress Watershed Protection Plan. The court thanked The Watershed Association and The Meadows Center for their continued support and work with the county.

42249 Adopt a Proclamation recognizing October 10, 2025 as World Homeless Day in Hays County.

Nancy Heintz, Hays County Homeless Coalition, thanked the court for their support of the proclamation and spoke about various upcoming local events. The court thanked the Hays County Homeless Coalition organization for continuing to advocate for citizens of the county.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to adopt a Proclamation recognizing October 10, 2025 as World Homeless Day in Hays County.

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

5 - 0 Passed - Unanimously

42250 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 Hammer, Commissioner Smith, Judge Becerra

5 - 0 Passed - Unanimously

42251 Approve the payment of Juror disbursements.

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

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

5 - 0 Passed - Unanimously

42252 Approve Commissioners Court Minutes of August 19, 2025.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve Commissioners Court Minutes of August 19, 2025.

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

5 - 0 Passed - Unanimously

42253 Approve the payment of United Healthcare and Texas Association of Counties healthcare claims and authorize an additional disbursement in an amount not to exceed \$500,000.00 to the healthcare claims account.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve the payment of United Healthcare and Texas Association of Counties healthcare claims and authorize an additional disbursement in an amount not to exceed \$500,000.00 to the healthcare claims account.

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

5 - 0 Passed - Unanimously

42254 Approve the payment of the October 15, 2025 payroll disbursements in an amount not to exceed \$4,500,000.00 effective October 15, 2025, and post totals of 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 October 15, 2025 payroll disbursements in an amount not to exceed \$4,500,000.00 effective October 15, 2025, and post totals of wages, withholdings, deductions and benefits on the Hays County website once finalized.



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

5 - 0 Passed - Unanimously

42255 Accept the delivery of the Auditor's Office Quarterly Internal Examination Reports.

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

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

5 - 0 Passed - Unanimously

42256 Accept the delivery of the County Auditor's Monthly Report for August 2025 pursuant to Texas Local Government Code, Chapter 114.023 and 114.025.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to accept the delivery of the County Auditor's Monthly Report for August 2025 pursuant to Texas Local Government Code, Chapter 114.023 and 114.025.

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

5 - 0 Passed - Unanimously

42257 Authorize the execution of Social Service Agency contracts as approved in the Fiscal Year 2026 budget.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of Social Service Agency contracts as approved in the Fiscal Year 2026 budget.

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

5 - 0 Passed - Unanimously

42258 Authorize the submission of a grant application to the FY26 Texas Comptroller, Rural Law Enforcement Grants - Sheriff's Office Program in the amount of \$500,000.00.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the submission of a grant application to the FY26 Texas Comptroller, Rural Law Enforcement Grants - Sheriff's Office Program in the amount of \$500,000.00.

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

5 - 0 Passed - Unanimously

42259 Accept donations totaling \$3,100.00 on behalf of the Hays County Child Protective Board and amend the budget accordingly.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to accept donations totaling \$3,100.00 on behalf of the Hays County Child Protective Board and amend the budget accordingly.

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

5 - 0 Passed - Unanimously

42260 Authorize the Commissioner Precinct 1 Office to support Centro Cultural Hispano de San Marcos in an amount of \$1,000.00 in support of community activities.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the Commissioner Precinct 1 Office to support Centro Cultural Hispano de San Marcos in an amount of \$1,000.00 in support of community activities.

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

5 - 0 Passed - Unanimously



42261 Approve out-of-state travel for the County Administrator, Kandice Boutte, to attend the International City/County Manager Association (ICMA) Annual Conference to be held in Tampa, Florida from October 25th - 29th, 2025.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve out-of-state travel for the County Administrator, Kandice Boutte, to attend the International City/County Manager Association (ICMA) Annual Conference to be held in Tampa, Florida from October 25th - 29th, 2025.

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

5 - 0 Passed - Unanimously

42262 Approve out-of-state travel for Crime Analyst Brandy Schiber to attend the Operation Sentry Conference on November 6, 2025, in New York, New York.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve out-of-state travel for Crime Analyst Brandy Schiber to attend the Operation Sentry Conference on November 6, 2025, in New York, New York.

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

5 - 0 Passed - Unanimously

42263 Authorize the execution of an agreement between Axon Enterprises Inc. and Hays County, effective October 1, 2025.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of an agreement between Axon Enterprises Inc. and Hays County, effective October 1, 2025.

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

5 - 0 Passed - Unanimously

42264 Authorize payment to BIS Consulting, LLC in the amount of \$2,475.00 for the Truth in Taxation software used by the Tax Assessor, where no purchase order was obtained prior to the annual renewal as required by the Hays County Purchasing Policy.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize payment to BIS Consulting, LLC in the amount of \$2,475.00 for the Truth in Taxation software used by the Tax Assessor, where no purchase order was obtained prior to the annual renewal as required by the Hays County Purchasing Policy.

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

5 - 0 Passed - Unanimously

42265 Authorize payment to TheraNest, LLC dba Ensora Health in the amount of \$505.00 for their annual software subscription and their monthly fee for telehealth subscriptions where no purchase order was obtained as required per the Hays County Purchasing Policy.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize payment to TheraNest, LLC dba Ensora Health in the amount of \$505.00 for their annual software subscription and their monthly fee for telehealth subscriptions where no purchase order was obtained as required per the Hays County Purchasing Policy.

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

5 - 0 Passed - Unanimously

42266 Authorize payment to RCM Equipment Company, LLC related to a replacement part for the Transportation Departments paving machine (unit 9731) in the amount of \$14,301.46 and amend the budget accordingly.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize payment to RCM Equipment Company, LLC related to a replacement part for the Transportation Departments paving machine (unit 9731) in the amount of \$14,301.46 and amend the budget accordingly.



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

5 - 0 Passed - Unanimously

4 2 2 6 7 Authorize the execution of a contract extension for RFP 2020-P08 Election Form Printing Services with AMG Printing & Mailing for a period not to exceed fifty-four days, effective September 7, 2025.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of a contract extension for RFP 2020-P08 Election Form Printing Services with AMG Printing & Mailing for a period not to exceed fifty-four days, effective September 7, 2025.

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

5 - 0 Passed - Unanimously

4 2 2 6 8 Authorize the execution of Contract Amendment 2 with JM Engineering, LLC., removing the maintenance of five traffic counters, reducing the overall contract by 17%, pursuant to RFP 2020-P15 Traffic Counter Inspection & Maintenance.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of Contract Amendment 2 with JM Engineering, LLC., removing the maintenance of five traffic counters, reducing the overall contract by 17%, pursuant to RFP 2020-P15 Traffic Counter Inspection & Maintenance.

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

5 - 0 Passed - Unanimously

42269 Authorize the execution of Contract Amendment 2 with SI Mechanical, LLC pursuant to RFP 2024-B06 HVAC - Preventative Maintenance & Repair Services, Countywide to remove the preventative maintenance and air filter replacements from eight (8) County buildings, reducing the overall total contract by 18%.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of Contract Amendment 2 with SI Mechanical, LLC pursuant to RFP 2024-B06 HVAC - Preventative Maintenance & Repair Services, Countywide to remove the preventative maintenance and air filter replacements from eight (8) County buildings, reducing the overall total contract by 18%.

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

5 - 0 Passed - Unanimously

4 2 2 7 0 Authorize the execution of an annual Service Support Plan with Conference Technologies, Inc. for the audio/visual system located at the Jail and Training Center in the amount \$6,425.00.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of an annual Service Support Plan with Conference Technologies, Inc. for the audio/visual system located at the Jail and Training Center in the amount \$6,425.00.

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

5 - 0 Passed - Unanimously

4 2 2 7 1 Authorize the execution of a three-year renewal agreement for the Hays County Criminal District Attorney's Office related to their HotDocs user licenses for document assembly software related to Child Protection Court Cases, effective September 25, 2025, and authorize a waiver to the purchasing policy of obtaining three quotes.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of a three-year renewal agreement for the Hays County Criminal District Attorney's Office related to their HotDocs user licenses for document assembly software related to Child Protection Court Cases, effective September 25, 2025, and authorize a waiver to the purchasing policy of obtaining three quotes.



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

5 - 0 Passed - Unanimously

42272 Authorize the execution of contracts for the Hays County Court at Law Mental Health Specialty Court Program with A Better Boat, LLC; Axis of Mental Healthcare, PLLC; C. Nichol Mueller-Morris, LCSW; Evoke Wellness; Hiatus Wellness, LLC; Horton House, 501c3; Lisa Hinson, LCDC; Moonstone Counseling, PLLC; Nova Recovery Center; Philip Carolina; Revive Recovery Sober Living; and Youth Advocate Programs, Inc. totaling \$242,180.00 for the fiscal year 2026.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of contracts for the Hays County Court at Law Mental Health Specialty Court Program with A Better Boat, LLC; Axis of Mental Healthcare, PLLC; C. Nichol Mueller-Morris, LCSW; Evoke Wellness; Hiatus Wellness, LLC; Horton House, 501c3; Lisa Hinson, LCDC; Moonstone Counseling, PLLC; Nova Recovery Center; Philip Carolina; Revive Recovery Sober Living; and Youth Advocate Programs, Inc. totaling \$242,180.00 for the fiscal year 2026.

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

5 - 0 Passed - Unanimously

4 2 2 7 3 Authorize the execution of Memorandum of Understandings for the Assisted Outpatient Treatment Program with Texas Oaks Psychiatric Hospital, dba Austin Oaks Hospital; Axis of Mental Healthcare, PLLC; Evoke Wellness; and Philip Carolina for the Fiscal Year 2026.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of Memorandum of Understandings for the Assisted Outpatient Treatment Program with Texas Oaks Psychiatric Hospital, dba Austin Oaks Hospital; Axis of Mental Healthcare, PLLC; Evoke Wellness; and Philip Carolina for the Fiscal Year 2026.

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

5 - 0 Passed - Unanimously

4 2 2 7 4 Authorize the execution of a renewal agreement with Thomson Reuters-West Publishing for Westlaw Patron Access online legal research services for use by Hays County Law Library patrons with funds budgeted for FY2026 and a monthly commitment of \$3,714.51.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of a renewal agreement with Thomson Reuters-West Publishing for Westlaw Patron Access online legal research services for use by Hays County Law Library patrons with funds budgeted for FY2026 and a monthly commitment of \$3,714.51.

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

5 - 0 Passed - Unanimously

42275 Authorize the execution of a renewal agreement for Westlaw Remote Patron Access for use by Hays County Law Library patrons conducting limited online legal research outside the Law Library with funds budgeted for FY2026 and a monthly commitment of \$1,395.45.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of a renewal agreement for Westlaw Remote Patron Access for use by Hays County Law Library patrons conducting limited online legal research outside the Law Library with funds budgeted for FY2026 and a monthly commitment of \$1,395.45.

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

5 - 0 Passed - Unanimously

42276 Authorize the execution of a renewal agreement for \$36,774.72 Westlaw online legal research services for use by Hays County Courts judges and staff.

Judge Becerra requested that the County Administrator provide the Judge's Office with access to the renewal agreement.



A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of a renewal agreement for \$36,774.72 Westlaw online legal research services for use by Hays County Courts judges and staff.

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

5 - 0 Passed - Unanimously

42277 Authorize the acceptance of a continuation grant award from the Substance Abuse and Mental Health Services Administration, Assisted Outpatient Treatment Grant Program in the amount of \$499,722.00.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the acceptance of a continuation grant award from the Substance Abuse and Mental Health Services Administration, Assisted Outpatient Treatment Grant Program in the amount of \$499,722.00.

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

5 - 0 Passed - Unanimously

42278 Approve use of county grounds by the Hill Country Cook-Off Association for additional 2025 events.

Commissioner Smith asked if the association had set specific dates to reserve the county grounds for upcoming events.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve use of county grounds by the Hill Country Cook-Off Association for additional 2025 events.

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

5 - 0 Passed - Unanimously

42279 Designate Tuesday of every week as the regular term of the Hays County Commissioners Court for purposes of convening in Fiscal Year 2026, with the exception of October 7th and 21st, November 4th, 11th, and 25th, December 9th, 23rd, and 30th, 2025 as those dates have been previously canceled by the Court.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to designate Tuesday of every week as the regular term of the Hays County Commissioners Court for purposes of convening in Fiscal Year 2026, with the exception of October 7th and 21st, November 4th, 11th, and 25th, December 9th, 23rd, and 30th, 2025 as those dates have been previously canceled by the Court.

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

5 - 0 Passed - Unanimously

42280 Approve the cancellation of the Hays County Commissioners Court on the following dates in 2026: January 13 and 27, February 10 and 17, March 3 and 17, April 7 and 21, May 5 and 19, June 2, 16 and 30, July 14 and 21, August 25, September 8 and 22, October 6 and 20, November 3, 17 and 24, December 8, 22 and 29.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve the cancellation of the Hays County Commissioners Court on the following dates in 2026: January 13 and 27, February 10 and 17, March 3 and 17, April 7 and 21, May 5 and 19, June 2, 16 and 30, July 14 and 21, August 25, September 8 and 22, October 6 and 20, November 3, 17 and 24, December 8, 22 and 29.

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

5 - 0 Passed - Unanimously

42281 Approve Utility Permits.

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



AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Hammer,
 Commissioner Smith, Judge Becerra
5 - 0 Passed - Unanimously

42282 Approve out-of-state travel to New York, New York for the County Auditor, Marisol Villarreal-Alonso, and Commissioner Debbie Gonzales-Ingalsbe as authorized officials to attend the pricing of the Combination Tax Revenue Certificates of Obligation, Series 2025.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve out-of-state travel to New York, New York for the County Auditor, Marisol Villarreal-Alonso, and Commissioner Debbie Gonzales-Ingalsbe as authorized officials to attend the pricing of the Combination Tax Revenue Certificates of Obligation, Series 2025.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Hammer,
 Commissioner Smith, Judge Becerra
5 - 0 Passed - Unanimously

42283 Discuss and take possible action on an order authorizing the issuance and sale of one or more series of Hays County, Texas Combination Tax and Revenue Certificates of Obligation, in the aggregate principal amount not to exceed \$240,000,000 for the construction, design, improvement, extension, expansion, upgrade and development of county roads and the acquisition of land and right-of-way therefore; levying a tax in payment thereof and further securing said Certificates by a lien on and pledge of the pledged revenues of the Solid Waste Management System; providing for the sale and delivery of the Certificates in accordance with specified parameters, including the approval and distribution of an Official Statement; delegating the authority to certain members of the Commissioners Court and County staff to execute certain documents relating to the sale of the Certificates; authorizing the execution and delivery of documents and agreements in connection therewith; and enacting other provisions relating thereto. The road projects include certain of the road projects in the 2024 road bond program, including approximately 30 road projects related to safety, mobility and connectivity and are further described in the List of Road Projects posted herewith. The County estimates the tax levy will cause a tax rate increase of \$0.02 per \$100 assessed value.

Dan Wegmiller, Managing Director at Specialized Public Finance and Hays County Financial Advisor, provided the court with the next steps in the closing process, and stated there was no further follow-up needed. He stated the county received a double A credit rating, meaning the county has strong financials and well-managed debt, and directed the court to move forward with the sale of certificates of obligation. Commissioner Hammer thanked Wegmiller and his staff for continuing to move forward with what the voters want. Commissioner Ingalsbe asked for the wording of the City to be changed to County. Julie Houston, Orrick Law Firm, stated the wording should be amended to say County. Commissioner Smith stated this has been a long time coming and this is an important step to get this moving in a timely manner. Commissioner Cohen thanked staff and stated she is looking forward to getting this moving. Hammer stated the voters have concerns from an environmental perspective, and she will take the extra time and effort to assure all requirements are done correctly.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Hammer to adopt an order authorizing the issuance and sale of one or more series of Hays County, Texas Combination Tax and Revenue Certificates of Obligation, in the aggregate principal amount not to exceed \$240,000,000 for the construction, design, improvement, extension, expansion, upgrade and development of county roads and the acquisition of land and right-of-way therefore; levying a tax in payment thereof and further securing said Certificates by a lien on and pledge of the pledged revenues of the Solid Waste Management System; providing for the sale and delivery of the Certificates in accordance with specified parameters, including the approval and distribution of an Official Statement; delegating the authority to certain members of the Commissioners Court and County staff to execute certain documents relating to the sale of the Certificates; authorizing the execution and delivery of documents and agreements in connection therewith; and enacting other provisions relating thereto. The road projects include certain of the road projects in the 2024 road bond program, including approximately 30 road projects related to safety, mobility and connectivity and are further described in the List of Road Projects posted herewith. The County estimates the tax levy will cause a tax rate increase of \$0.02 per \$100 assessed value.

AYE: Commissioner Ingalsbe, Commissioner Cohen, Commissioner Hammer,
 Commissioner Smith, Judge Becerra
5 - 0 Passed - Unanimously



42284 Discussion and possible action to authorize the execution of an Access Easement Agreement between Hays County and Hays Consolidated Independent School District related to road improvements along Beacon Hill Road (also known as CR 146) in Precinct Four.

Commissioner Smith stated this agreement is with Hays CISD at one of their new facilities, and provides access to an easement.

A motion was made by Commissioner Smith, seconded by Commissioner Hammer to authorize the execution of an Access Easement Agreement between Hays County and Hays Consolidated Independent School District related to road improvements along Beacon Hill Road (also known as CR 146) in Precinct Four.

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

5 - 0 Passed - Unanimously

42285 Discussion and possible action to call for a public hearing on October 14, 2025 to establish "No Parking" zones along Tubman Drive, Smithsonian Lane, and Niagara Falls Lane.

A motion was made by Commissioner Smith, seconded by Commissioner Hammer to call for a public hearing on October 14, 2025 to establish "No Parking" zones along Tubman Drive, Smithsonian Lane, and Niagara Falls Lane.

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

5 - 0 Passed - Unanimously

42286 Discussion and possible action to consider the acceptance of road construction and surface drainage improvements, acceptance of the maintenance bond #PB03016801216 in the amount of \$2,499.87, and acceptance of the revegetation bond #PB03016801028 in the amount of \$7,777.00 for the Caliterra Subdivision, Phase 2, Section 7.

A motion was made by Commissioner Smith, seconded by Commissioner Hammer to accept road construction and surface drainage improvements, accept the maintenance bond #PB03016801216 in the amount of \$2,499.87, and accept the revegetation bond #PB03016801028 in the amount of \$7,777.00 for the Caliterra Subdivision, Phase 2, Section 7.

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

5 - 0 Passed - Unanimously

4 2 2 8 7 PLN-2511-PRE; Discussion and possible action regarding the Ellington Subdivision Preliminary Plan.

Marcus Pacheco, Director of Development Services, provided background on the property and stated staff recommends approval.

A motion was made by Commissioner Cohen, seconded by Commissioner Ingalsbe to approve the Ellington Subdivision Preliminary Plan (PLN-2511-PRE).

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

5 - 0 Passed - Unanimously

42288 PLN-2746-PC; Discussion and possible action regarding the Cliffs at Onion Creek, Lot 1A and Lot 1B Cancellation.

Marcus Pacheco, Director of Development Services, provided background on the property and stated the owners have requested a cancellation. He stated the cancellation does meet provisions found in Local Government Code 232.008 and staff recommends approval of the cancellation.

A motion was made by Commissioner Hammer, seconded by Commissioner Smith to approve the Cliffs at Onion Creek, Lot 1A and Lot 1B Cancellation (PLN-2746-PC).

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

5 - 0 Passed - Unanimously

**42289** PLN-2735-PC; Ratify approval of the Hays Country Oaks, Sec 2, Lot 1 Replat.

Marcus Pacheco, Director of Development Services, provided background on the property and stated staff recommends approval for the ratification of the plat.

A motion was made by Commissioner Smith, seconded by Commissioner Hammer to ratify approval of the Hays Country Oaks, Sec 2, Lot 1 Replat (PLN-2735-PC).

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

5 - 0 Passed - Unanimously

42290 Discussion and possible action to adopt the Hays County FY 2026 Holiday Calendar.

Commissioner Ingalsbe stated she coordinated with Marisol Villarreal-Alonzo, County Auditor, and Vickie Dorsett, Budget Officer, to minimize cancellations.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to adopt the Hays County FY 2026 Holiday Calendar.

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

5 - 0 Passed - Unanimously

42291 Discussion and possible action to authorize the execution of a Renewal Amendment and Order Form with Fifth Asset, Inc. dba Debtbook for Lease and Subscription Based Information Technology Arrangement (SBITA) Management Software for compliance services related to Government Accounting Standards Board (GASB) Statements 87 and 96.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of a Renewal Amendment and Order Form with Fifth Asset, Inc. dba Debtbook for Lease and Subscription Based Information Technology Arrangement (SBITA) Management Software for compliance services related to Government Accounting Standards Board (GASB) Statements 87 and 96.

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

5 - 0 Passed - Unanimously

42292 Discussion and possible action to modify the 1A102 Equal Employment Opportunity Policy of the personnel policies effective September 30, 2025.

Erik Granjeno, Human Resources Director, stated the policy revisions reaffirm the county's commitment and ensures compliance with federal and state requirements.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to modify the 1A102 Equal Employment Opportunity Policy of the personnel policies effective September 30, 2025.

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

5 - 0 Passed - Unanimously

42293 Discussion and possible action to modify the 1A111 Dress Code & Conduct Policy of the personnel policies effective September 30, 2025.

Erik Granjeno, Human Resources Director, addressed the policy updates and stated each department retains the authority to determine its own requirements, with discretion left up to department heads or elected officials.

A motion was made by Commissioner Cohen, seconded by Commissioner Ingalsbe to modify the 1A111 Dress Code & Conduct Policy of the personnel policies effective September 30, 2025.

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

5 - 0 Passed - Unanimously



42294 Discussion and possible action to change the Fair Labor Standards Act (FLSA) classification for identified positions effective October 1, 2025.

Erik Granjeno, Human Resources Director, stated he has revised the job descriptions for both the Risk Manager and Benefits Manager, revising their FLSA status to exempt.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to change the Fair Labor Standards Act (FLSA) classification for identified positions effective October 1, 2025.

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

5 - 0 Passed - Unanimously

42295 Discussion and possible action to authorize the execution of an agreement between Hays County and Milliman, Inc. for actuarial services related to retiree drug subsidy.

Erik Granjeno, Human Resources Director, stated this is a yearly agreement which shows an offering of coverage comparable to Medicare and allows the county to offset retiree prescription costs.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of an agreement between Hays County and Milliman, Inc. for actuarial services related to retiree drug subsidy.

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

5 - 0 Passed - Unanimously

42296 Discussion and possible action to authorize the execution of the Texas Association of Counties 2026 Employee Health Benefits Renewal Agreement, pursuant to RFP 2024-P11 Employee Group Health, Dental, and Employee Assistance Plans.

Erik Granjeno, Human Resources Director, provided the court with a PowerPoint presentation outlining recommended changes from the Texas Association of Counties. Commissioner Cohen asked if there could be time set aside for wellness exams for employees who are not able to leave work. The court thanked Granjeno for the presentation and recommendations. Matthew Gonzales, Hays County Health Department Director, spoke about the cost associated with copays for the residents and employees of Hays County.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of the Texas Association of Counties 2026 Employee Health Benefits Renewal Agreement, pursuant to RFP 2024-P11 Employee Group Health, Dental, and Employee Assistance Plans.

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

5 - 0 Passed - Unanimously

42297 Discussion and possible action for the consideration of dissolution of the Hays County Benefits Committee.

Erik Granjeno, Human Resources Director, stated as the county grows, the dissolution of the Hays County Benefits Committee allows the key stakeholders to provide recommendations to the court as needed.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Hammer to dissolve the Hays County Benefits Committee.

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

5 - 0 Passed - Unanimously

42298 Discussion and possible action to approve the Benefits Manager's unused vacation time to roll forward into FY26, with the requirement that it be used by March 31, 2026.

A motion was made by Commissioner Cohen, seconded by Commissioner Ingalsbe to approve the Benefits Manager's unused vacation time to roll forward into FY26, with the requirement that it be used by March 31, 2026.



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

5 - 0 Passed - Unanimously

Discussion and possible action to approve the revised Hays County Travel Policy.

Kandice Boutte, County Administrator, stated that the policy had not been updated since March 1999 and these updates are intended to better reflect the travel needs of the county, and spoke about various item changes listed in the policy. The court spoke in appreciation of this policy being updated. Commissioner Smith spoke on various situations that may present issues under the current amended policy. Stephanie Hunt, Purchasing Agent, discussed the purchasing responsibilities and explained that, if approved in the amended policy, it would eliminate the system of checks and balances. Commissioner Cohen stated she would like to table this item to allow Boutte the opportunity to amend the policy based on the feedback provided by the court and to ensure the policy aligns with the Purchasing Department. Marisol Villarreal-Alonzo, County Auditor, stated that not all travel expenses go through the Purchasing Department. Judge Becerra stated this item will be tabled and brought back to court at the next court date. No action taken.

42299 Discussion and possible action to pay accrued compensatory hours for Fire Marshal Steve Seddig to be in compliance with federal labor laws and amend the budget accordingly.

Commissioner Smith stated the office has been extremely overburdened with the amount of work in the last 6-8 months.

A motion was made by Commissioner Smith, seconded by Commissioner Hammer to pay accrued compensatory hours for Fire Marshal Steve Seddig to be in compliance with federal labor laws and amend the budget accordingly.

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

5 - 0 Passed - Unanimously

4 2 3 0 0 Discussion and possible action authorizing the execution of a Memorandum of Understanding between Hays County and the City of Kyle related to the development of a County administrative facility, participation in a City-led animal services facility, and investment into the Kyle Vista Park improvements.

Judge Becerra clarified that this item is for discussion of a Memorandum of Understanding, where the county is in support of a partnership and wants to keep moving with the discussion. Commissioner Ingalsbe stated there are 3 components to this; the new Eastside Campus, a Regional Animal Services Facility, and the public park infrastructure to the Kyle Vista Park Master Plan. Commissioner Hammer addressed the community's concerns regarding the MOU and discussed where the public can obtain answers to their questions. Kandice Boutte, County Administrator, stated that by Friday, October 3, 2025, her office will create a Q&A addressing public concerns and provide staff contact information. Commissioner Smith stated this is a part of a parcel of the county's overall plan, and the county is still exploring other area opportunities. Matthew Gonzales, Hays County Health Department Director, stated animal services is now a part of his department, and he has been working with other departments to have a detailed plan.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to authorize the execution of a Memorandum of Understanding between Hays County and the City of Kyle related to the development of a County administrative facility, participation in a City-led animal services facility, and investment into the Kyle Vista Park improvements.

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

5 - 0 Passed - Unanimously

4 2 3 0 1 Discussion and possible action to accept and approve the nominations of the participating municipalities and school districts for their membership to the Hays County Public Health Advisory Board.



Matthew Gonzales, Hays County Health Department Director, provided background information and feedback from various municipalities regarding the creation of the board. The court requested that Gonzales provide quarterly updates. Jordan Powell, First Assistant Criminal District Attorney - Civil Division, spoke on various options available to the court for the appointment of the Health Advisory Board charter.

A motion was made by Commissioner Cohen, seconded by Commissioner Ingalsbe to approve the nominations of the participating municipalities and school districts for their membership to the Hays County Public Health Advisory Board.

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

5 - 0 Passed - Unanimously

4 2 3 0 2 Discussion and possible action to approve the Assessment and Collection Agreements with Hays County MUD #11.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to approve the Assessment and Collection Agreements with Hays County MUD #11.

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

5 - 0 Passed - Unanimously

42303 Discussion and possible action to award RFP 2025-P08 Countywide Printing to AMG Printing and Mailing and authorize staff, the Purchasing Agent, and the District Attorney Civil Division to negotiate a contract.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to award RFP 2025-P08 Countywide Printing to AMG Printing and Mailing and authorize staff, the Purchasing Agent, and the District Attorney Civil Division to negotiate a contract.

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

5 - 0 Passed - Unanimously

42304 Discussion and possible action to authorize the execution of a Professional Services Agreement with Tania Glenn & Associates, PA to provide assessments and therapy for first responders employed by Hays County after and as a result of critical incidents and requested by the Hays County Sheriff.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Smith to authorize the execution of a Professional Services Agreement with Tania Glenn & Associates, PA to provide assessments and therapy for first responders employed by Hays County after and as a result of critical incidents and requested by the Hays County Sheriff.

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

5 - 0 Passed - Unanimously

42305 Discussion and possible action to adopt an order authorizing the sale of fireworks beginning the five days before the first day of Diwali and ending at midnight on the last day of Diwali (October 15-October 21, 2025); and also adopt an order prohibiting the sale or use of restricted fireworks in the unincorporated area of the County.

Judge Becerra expressed his appreciation for the organization's continued record of responsible coordination with all relevant departments. Mike Jones, Director of Emergency Services, stated the Fire Marshal is in full support of this item. Commissioner Smith asked for the purpose of a mass gathering and the number of attendees required to be classified as one. Jordan Powell, First Assistant Criminal District Attorney - Civil Division, provided a detailed definition of the mass gathering.

A motion was made by Commissioner Smith, seconded by Commissioner Hammer to adopt an order authorizing the sale of fireworks beginning the five days before the first day of Diwali and ending at midnight on the last day of Diwali (October 15-October 21, 2025); and also adopt an order prohibiting the sale or use of restricted fireworks in the unincorporated area of the County.



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

5 - 0 Passed - Unanimously

Discussion and possible action to adopt the Hays County Drainage Criteria Manual.

Marcus Pacheco, Director of Development Services, stated that the department has been working with the Transportation Department to develop a manual outlining local policies and standards for the county. Pacheco stated that the manual establishes uniform design criteria. Sunit Deo, Halff Associates, spoke about the updates to the county's drainage manual, as well as development to city and county standards. Judge Becerra stated his concerns about various items in this updated manual and asked for this item to be tabled. No action taken.

42306 Discussion and possible action related to office space for the Texas Alcoholic Beverage Commission (TABC), the County Administrator's Office, the Civil Division of the Hays County Criminal District Attorney's Office, and Veteran's Services at 111 E. San Antonio Street, San Marcos, Texas 78666.

Judge Becerra spoke about the challenges of relocating certain offices to better accommodate the citizens of Hays County.

A motion was made by Commissioner Ingalsbe, seconded by Judge Becerra to authorize the following relocation of offices located in the Historical Courthouse at 111 E. San Antonio Street, San Marcos, Texas:

- Texas Alcoholic Beverage Commission (TABC) from Suite 100 to Historical Classroom 101.
- Veteran's Services from Suite 200 to Suite 100 (current TABC suite).
- County Administrator's Office from Suite 204 to Suite 200 (current Veteran's Services suite).
- Commissioner, Precinct #3's satellite office from Suite 303 to Suite 204 (current County Administrator's suite).
- Add Suite 302 (current flex space) and Suite 303 (current Commissioner, Precinct #3's satellite office) as additional office space to the Civil Division of the Criminal District Attorney's Office (this is in addition to their current office space).
- Suite 205 will become flex space.
- Suite 203 (employee breakroom) will remain as-is unless otherwise needed in the future.

to be effective January 30, 2026.

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

5 - 0 Passed - Unanimously

Clerk's Note: Executive Session began at 11:58 a.m. and resumed back into open court at 3:41 p.m.

Executive Session pursuant to Section 551.071 of the Texas Government Code: consultation with counsel regarding: (1) the status of litigation of *In Re Hays County, Texas* (Cause No. D-1-GN-25-002049 filed in the 126th Judicial District Court in Travis County); and (2) the legal process for issuing certificates of obligation. Possible discussion and/or action may follow in open court.

Those present in Executive Session from 12:07 p.m. to 12:18 p.m. were the Commissioners Court; Jordan Powell, First Assistant Criminal District Attorney - Civil Division; Tucker Furlow, Chase Young and Katherine Howard, Assistant Criminal District Attorneys - Civil Division; Janice Jones, Legal Support Services Specialist; Marisol Villarreal-Alonzo, County Auditor; Stephanie Hunt, Purchasing Agent; Kandice Boutte, County Administrator; and Michael Shaunessy, attorney with McGinnis Lochridge. No action taken.

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 AVSM & Project Disco Inferno. Possible discussion and/or action may follow in open court.



September 30, 2025

Those present in Executive Session from 1:31 p.m. to 1:43 p.m. were the Commissioners Court; Jordan Powell, First Assistant Criminal District Attorney - Civil Division; Tucker Furlow, Chase Young and Katherine Howard, Assistant Criminal District Attorneys - Civil Division; Janice Jone, Legal Support Services Specialist; Marisol Villarreal-Alonzo, County Auditor; Kandice Boutte, County Administrator; Stephanie Hunt, Purchasing Agent; Jacob Limon, County Judge Chief of Staff; and Emily Mathes, Hays Caldwell Economic Development Partnership (HCEDP) Director of Business Development. No action taken.

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 located at or near the intersection of Dacy Lane and BeBee Road in Precinct 2. Possible discussion and/or action may follow in open court.

Those present in Executive Session from 12:19 p.m. to 1:30 p.m. were the Commissioners Court; Jordan Powell, First Assistant Criminal District Attorney - Civil Division; Tucker Furlow, Chase Young and Katherine Howard, Assistant Criminal District Attorneys - Civil Division; Janice Jones, Legal Support Services Specialist; Marisol Villarreal- Alonzo, County Auditor; Kandice Boutte, County Administrator; Stephanie Hunt, Purchasing Agent; Jacob Limon, County Judge Chief of Staff; Tammy Crumley, Countywide Operations Director; Matthew Gonzales, Hays County Health Department Director; and Jesse Elizondo, City of Kyle Assistant City Manager. No action taken.

4 2 3 0 7 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 located at 111 E. San Antonio Street, San Marcos, Texas. Possible discussion and/or action may follow in open court.

Those present in Executive Session from 1:47 p.m. to 2:26 p.m. were the Commissioners Court; Jordan Powell, First Assistant Criminal District Attorney - Civil Division; Tucker Furlow, Chase Young and Katherine Howard, Assistant Criminal District Attorneys - Civil Division; Janice Jones, Legal Support Services Specialist; Marisol Villarreal-Alonzo, County Auditor; Kandice Boutte, County Administrator; Stepahnie Hunt, Purchasing Agent; and Tammy Crumley, Countywide Operations Director.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Smith to authorize Countywide Operations and the County Administrator's Office to negotiate a lease agreement with the Texas Alcoholic Beverage Commission (TABC) related to office space located at 111 E. San Antonio Street, San Marcos, Texas, 78666.

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

5 - 0 Passed - Unanimously

4 2 3 0 8 Executive Session pursuant to Sections 551.071 and 551.072 of the Texas Government Code: consultation with counsel and deliberation to consider a resolution determining the necessity and authorizing the use of the County's power of eminent domain to acquire fee simple interest in 0.1681 acre, owned by RING Co. Inc., and which is required for the construction of the proposed Windy Hill Road improvement project in Precinct 1, and take other appropriate action (Parcel 5). Possible discussion and/or action may follow in open court.

Those present in Executive Session from 1:44 p.m. to 1:46 p.m. were the Commissioners Court; Jordan Powell, First Assistant Criminal District Attorney - Civil Division; Tucker Furlow, Chase Young and Katherine Howard, Assistant Criminal District Attorneys - Civil Division; Janice Jones, Legal Support Services Specialist; Marisol Villarreal-Alonzo, County Auditor; Kandice Boutte, County Administrator; and Stephanie Hunt, Purchasing Agent.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to adopt a resolution and authorize the use of the power of eminent domain to acquire fee simple title to approximately 0.1681 acre, owned by RING Co. Inc. and which is required for the construction of the proposed Windy Hill Road roadway improvement project in Precinct 1 and take other appropriate action (Parcel 5).

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

5 - 0 Passed - Unanimously



September 30, 2025

4 2 3 0 9 Executive Session pursuant to Sections 551.071 and 551.072 of the Texas Government Code: consultation with counsel and deliberation to consider a resolution determining the necessity and authorizing the use of the County's power of eminent domain to acquire fee simple interest in 0.0318 acre, owned by Marisol Castillo Ortega., and which is required for the construction of the proposed Windy Hill Road improvement project in Precinct 2, and take other appropriate action (Parcel 20). Possible discussion and/or action may follow in open court.

Those present in Executive Session from 1:44 p.m. to 1:46 p.m. were the Commissioners Court; Jordan Powell, First Assistant Criminal District Attorney - Civil Division; Tucker Furlow, Chase Young and Katherine Howard, Assistant Criminal District Attorneys - Civil Division; Janice Jones, Legal Support Services Specialist; Marisol Villarreal-Alonzo, County Auditor; Kandice Boutte, County Administrator; and Stephanie Hunt, Purchasing Agent.

A motion was made by Commissioner Cohen, seconded by Commissioner Ingalsbe to adopt a resolution and authorize the use of the power of eminent domain to acquire fee simple title to approximately 0.0318 acre, owned by Marisol Castillo Ortega and which is required for the construction of the proposed Windy Hill Road roadway improvements project in Precinct 2 and take other appropriate action (Parcel 20).

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

5 - 0 Passed - Unanimously

4 2 3 1 0 Executive Session pursuant to Sections 551.071 and 551.072 of the Texas Government Code: consultation with counsel and deliberation to consider a resolution determining the necessity and authorizing the use of the County's power of eminent domain to acquire fee simple interest in 0.0633 acre, owned by 4303 Medical Parkway, LLC., and which is required for the construction of the proposed Windy Hill Road improvement project in Precinct 1, and take other appropriate action (Parcel 41). Possible discussion and/or action may follow in open court.

Those present in Executive Session from 1:44 p.m. to 1:46 p.m. were the Commissioners Court; Jordan Powell, First Assistant Criminal District Attorney - Civil Division; Tucker Furlow, Chase Young and Katherine Howard, Assistant Criminal District Attorneys - Civil Division; Janice Jones, Legal Support Services Specialist; Marisol Villarreal-Alonzo, County Auditor; Kandice Boutte, County Administrator; and Stephanie Hunt, Purchasing Agent.

A motion was made by Commissioner Ingalsbe, seconded by Commissioner Cohen to adopt a resolution and authorize the use of the power of eminent domain to acquire fee simple title to approximately 0.0633 acre, owned by 4303 Medical Parkway, LLC. and which is required for the construction of the proposed Windy Hill Road roadway improvements project in Precinct 1 and take other appropriate action (Parcel 41).

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

5 - 0 Passed - Unanimously

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 Director of Parks & Natural Resources. Possible discussion and/or action may follow in open court.

Those present in Executive Session from 2:30 p.m. to 3:38 p.m. were the Commissioners Court; Erik Granjeno, Human Resources Director; and Kandice Boutte, County Administrator. No action taken.

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 568 for the week of September 21, 2025, with a peak of 576 on September 25, 2025. The estimated cost for outsourcing inmates this week was \$128,535. The average number of outsourced males is 195 and females is 0. This week's inmates were housed in the following county: Haskell. The number of "paper-ready" inmates who are now wardens of the state is 39.



September 30, 2025

Clerk's Note: Agenda Item #M-2 RE: *Discussion and possible action related to the burn ban.*
- WAS PULLED.

Clerk's Note: Agenda Item #M-3 RE: *Discussion and possible action related to proposed bills in the 89th 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.**

ADJOURNMENT

A motion was made by Commissioner Smith, seconded by Judge Becerra to adjourn court at 3:55 p.m.

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 SEPTEMBER 30, 2025.



Elaine H. Cárdenas

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



Date	Res Number	Motion	Ingalsbe	Cohen	Hammer	Smith	Becerra
9/30/2025	42249	Adopt a Proclamation recognizing October 10, 2025 as World Homeless Day in Hays County.	Y	Y	Y	Y	Y
9/30/2025	42250	Approve payments of County invoices.	Y	Y	Y	Y	Y
9/30/2025	42251	Approve the payment of Juror disbursements.	Y	Y	Y	Y	Y
9/30/2025	42252	Approve Commissioners Court Minutes of August 19, 2025.	Y	Y	Y	Y	Y
9/30/2025	42253	Approve the payment of United Healthcare and Texas Association of Counties healthcare claims and authorize an additional disbursement in an amount not to exceed \$500,000.00 to the healthcare claims account.	Y	Y	Y	Y	Y
9/30/2025	42254	Approve the payment of the October 15, 2025 payroll disbursements in an amount not to exceed \$4,500,000.00 effective October 15, 2025, and post totals of wages, withholdings, deductions and benefits on the Hays County website once finalized.	Y	Y	Y	Y	Y
9/30/2025	42255	Accept the delivery of the Auditor's Office Quarterly Internal Examination Reports.	Y	Y	Y	Y	Y
9/30/2025	42256	Accept the delivery of the County Auditor's Monthly Report for August 2025 pursuant to Texas Local Government Code, Chapter 114.023 and 114.025.	Y	Y	Y	Y	Y
9/30/2025	42257	Authorize the execution of Social Service Agency contracts as approved in the Fiscal Year 2026 budget.	Y	Y	Y	Y	Y
9/30/2025	42258	Authorize the submission of a grant application to the FY26 Texas Comptroller, Rural Law Enforcement Grants - Sheriff's Office Program in the amount of \$500,000.00.	Y	Y	Y	Y	Y
9/30/2025	42259	Accept donations totaling \$3,100.00 on behalf of the Hays County Child Protective Board and amend the budget accordingly.	Y	Y	Y	Y	Y
9/30/2025	42260	Authorize the Commissioner Precinct 1 Office to support Centro Cultural Hispano de San Marcos in an amount of \$1,000.00 in support of community activities.	Y	Y	Y	Y	Y
9/30/2025	42261	Approve out-of-state travel for the County Administrator, Kandice Bouthé, to attend the International City/County Manager Association (ICMA) Annual Conference to be held in Tampa, Florida from October 25th - 29th, 2025.	Y	Y	Y	Y	Y
9/30/2025	42262	Approve out-of-state travel for Crime Analyst Brandy Schiber to attend the Operation Sentry Conference on November 6, 2025, in New York, New York.	Y	Y	Y	Y	Y
9/30/2025	42263	Authorize the execution of an agreement between Axon Enterprises Inc. and Hays County, effective October 1, 2025.	Y	Y	Y	Y	Y
9/30/2025	42264	Authorize payment to BIS Consulting, LLC in the amount of \$2,475.00 for the Truth in Taxation software used by the Tax Assessor, where no purchase order was obtained prior to the annual renewal as required by the Hays County Purchasing Policy.	Y	Y	Y	Y	Y
9/30/2025	42265	Authorize payment to TheraNest, LLC dba Ensora Health in the amount of \$505.00 for their annual software subscription and their monthly fee for telehealth subscriptions where no purchase order was obtained as required per the Hays County Purchasing Policy.	Y	Y	Y	Y	Y
9/30/2025	42266	Authorize payment to RCM Equipment Company, LLC related to a replacement part for the Transportation Departments paving machine (unit 9731) in the amount of \$14,301.46 and amend the budget accordingly.	Y	Y	Y	Y	Y
9/30/2025	42267	Authorize the execution of a contract extension for RFP 2020-P08 Election Form Printing Services with AMG Printing & Mailing for a period not to exceed fifty-four days, effective September 7, 2025.	Y	Y	Y	Y	Y
9/30/2025	42268	Authorize the execution of Contract Amendment 2 with JM Engineering, LLC., removing the maintenance of five traffic counters, reducing the overall contract by 17%, pursuant to RFP 2020-P15 Traffic Counter Inspection & Maintenance.	Y	Y	Y	Y	Y
9/30/2025	42269	Authorize the execution of Contract Amendment 2 with SI Mechanical, LLC pursuant to RFP 2024-B06 HVAC - Preventative Maintenance & Repair Services, Countywide to remove the preventative maintenance and air filter replacements from eight (8) County buildings, reducing the overall total contract by 18%.	Y	Y	Y	Y	Y
9/30/2025	42270	Authorize the execution of an annual Service Support Plan with Conference Technologies, Inc. for the audio/visual system located at the Jail and Training Center in the amount \$6,425.00.	Y	Y	Y	Y	Y
9/30/2025	42271	Authorize the execution of a three-year renewal agreement for the Hays County Criminal District Attorney's Office related to their HotDocs user licenses for document assembly software related to Child Protection Court Cases, effective September 25, 2025, and authorize a waiver to the purchasing policy of obtaining three quotes.	Y	Y	Y	Y	Y
9/30/2025	42272	Authorize the execution of contracts for the Hays County Court at Law Mental Health Specialty Court Program with A Better Boat, LLC; Axis of Mental Healthcare, PLLC; C. Nichol Mueller-Morris, LCSW; Evoke Wellness; Hiatus Wellness, LLC; Horton House, 501c3; Lisa Hinson, LCDC; Moonstone Counseling, PLLC; Nova Recovery Center; Philip Carolina; Revive Recovery Sober Living; and Youth Advocate Programs, Inc. totaling \$242,180.00 for the fiscal year 2026.	Y	Y	Y	Y	Y
9/30/2025	42273	Authorize the execution of Memorandum of Understandings for the Assisted Outpatient Treatment Program with Texas Oaks Psychiatric Hospital, dba Austin Oaks Hospital; Axis of Mental Healthcare, PLLC; Evoke Wellness; and Philip Carolina for the Fiscal Year 2026.	Y	Y	Y	Y	Y
9/30/2025	42274	Authorize the execution of a renewal agreement with Thomson Reuters-West Publishing for Westlaw Patron Access online legal research services for use by Hays County Law Library patrons with funds budgeted for FY2026 and a monthly commitment of \$3,714.51.	Y	Y	Y	Y	Y
9/30/2025	42275	Authorize the execution of a renewal agreement for Westlaw Remote Patron Access for use by Hays County Law Library patrons conducting limited online legal research outside the Law Library with funds budgeted for FY2026 and a monthly commitment of \$1,395.45.	Y	Y	Y	Y	Y
9/30/2025	42276	Authorize the execution of a renewal agreement for \$36,774.72 Westlaw online legal research services for use by Hays County Courts judges and staff.	Y	Y	Y	Y	Y
9/30/2025	42277	Authorize the acceptance of a continuation grant award from the Substance Abuse and Mental Health Services Administration, Assisted Outpatient Treatment Grant Program in the amount of \$499,722.00.	Y	Y	Y	Y	Y
9/30/2025	42278	Approve use of county grounds by the Hill Country Cook-Off Association for additional 2025 events.	Y	Y	Y	Y	Y
9/30/2025	42279	Designate Tuesday of every week as the regular term of the Hays County Commissioners Court for purposes of convening in Fiscal Year 2026, with the exception of October 7th and 21st, November 4th, 11th, and 25th, December 9th, 23rd, and 30th, 2025 as those dates have been previously canceled by the Court.	Y	Y	Y	Y	Y
9/30/2025	42280	Approve the cancellation of the Hays County Commissioners Court on the following dates in 2026: January 13 and 27, February 10 and 17, March 3 and 17, April 7 and 21, May 5 and 19, June 2, 16 and 30, July 14 and 21, August 25, September 8 and 22, October 6 and 20, November 3, 17 and 24, December 8, 22 and 29.	Y	Y	Y	Y	Y
9/30/2025	42281	Approve Utility Permits.	Y	Y	Y	Y	Y
9/30/2025	42282	Approve out-of-state travel to New York, New York for the County Auditor, Marisol Villarreal-Alonzo, and Commissioner Debbie Gonzales-Ingalsbe as authorized officials to attend the pricing of the Combination Tax Revenue Certificates of Obligation, Series 2025.	Y	Y	Y	Y	Y
9/30/2025	42283	Adopt an order authorizing the issuance and sale of one or more series of Hays County, Texas Combination Tax and Revenue Certificates of Obligation, in the aggregate principal amount not to exceed \$240,000,000 for the construction, design, improvement, extension, expansion, upgrade and development of county roads and the acquisition of land and right-of-way therefore; levying a tax in payment thereof and further securing said Certificates by a lien on and pledge of the pledged revenues of the Solid Waste Management System; providing for the sale and delivery of the Certificates in accordance with specified parameters, including the approval and distribution of an Official Statement; delegating the authority to certain members of the Commissioners Court and County staff to execute certain documents relating to the sale of the Certificates; authorizing the execution and delivery of documents and agreements in connection therewith; and enacting other provisions relating thereto. The road projects include certain of the road projects in the 2024 road bond program, including approximately 30 road projects related to safety, mobility and connectivity and are further described in the List of Road Projects posted herewith. The County estimates the tax levy will cause a tax rate increase of \$0.02 per \$100 assessed value.	Y	Y	Y	Y	Y
9/30/2025	42284	Authorize the execution of an Access Easement Agreement between Hays County and Hays Consolidated Independent School District related to road improvements along Beacon Hill Road (also known as CR 146) in Precinct Four.	Y	Y	Y	Y	Y
9/30/2025	42285	Call for a public hearing on October 14, 2025 to establish "No Parking" zones along Tubman Drive, Smithsonian Lane, and Niagara Falls Lane.	Y	Y	Y	Y	Y

9/30/2025	42286	Accept road construction and surface drainage improvements, accept the maintenance bond #PB03016801216 in the amount of \$2,499.87, and accept the revegetation bond #PB03016801028 in the amount of \$7,777.00 for the Calterra Subdivision, Phase 2, Section 7.	Y	Y	Y	Y	Y
9/30/2025	42287	Approve the Ellington Subdivision Preliminary Plan (PLN-2511-PRE).	Y	Y	Y	Y	Y
9/30/2025	42288	Approve the Cliffs at Onion Creek, Lot 1A and Lot 1B Cancellation (PLN-2746-PC).	Y	Y	Y	Y	Y
9/30/2025	42289	Ratify approval of the Hays Country Oaks, Sec 2, Lot 1 Replat (PLN-2735-PC).	Y	Y	Y	Y	Y
9/30/2025	42290	Adopt the Hays County FY 2026 Holiday Calendar.	Y	Y	Y	Y	Y
9/30/2025	42291	Authorize the execution of a Renewal Amendment and Order Form with Fifth Asset, Inc. dba Debtbook for Lease and Subscription Based Information Technology Arrangement (SBITA) Management Software for compliance services related to Government Accounting Standards Board (GASB) Statements 87 and 96.	Y	Y	Y	Y	Y
9/30/2025	42292	Modify the 1A102 Equal Employment Opportunity Policy of the personnel policies effective September 30, 2025.	Y	Y	Y	Y	Y
9/30/2025	42293	Modify the 1A111 Dress Code & Conduct Policy of the personnel policies effective September 30, 2025.	Y	Y	Y	Y	Y
9/30/2025	42294	Change the Fair Labor Standards Act (FLSA) classification for identified positions effective October 1, 2025.	Y	Y	Y	Y	Y
9/30/2025	42295	Authorize the execution of an agreement between Hays County and Milliman, Inc. for actuarial services related to retiree drug subsidy.	Y	Y	Y	Y	Y
9/30/2025	42296	Authorize the execution of the Texas Association of Counties 2026 Employee Health Benefits Renewal Agreement, pursuant to RFP 2024-P11 Employee Group Health, Dental, and Employee Assistance Plans.	Y	Y	Y	Y	Y
9/30/2025	42297	Dissolve the Hays County Benefits Committee.	Y	Y	Y	Y	Y
9/30/2025	42298	Approve the Benefits Manager's unused vacation time to roll forward into FY26, with the requirement that it be used by March 31, 2026.	Y	Y	Y	Y	Y
9/30/2025	42299	Pay accrued compensatory hours for Fire Marshal Steve Seddig to be in compliance with federal labor laws and amend the budget accordingly.	Y	Y	Y	Y	Y
9/30/2025	42300	Authorize the execution of a Memorandum of Understanding between Hays County and the City of Kyle related to the development of a County administrative facility, participation in a City-led animal services facility, and investment into the Kyle Vista Park improvements.	Y	Y	Y	Y	Y
9/30/2025	42301	Accept and approve the nominations of the participating municipalities and school districts for their membership to the Hays County Public Health Advisory Board.	Y	Y	Y	Y	Y
9/30/2025	42302	Approve the Assessment and Collection Agreements with Hays County MUD #11.	Y	Y	Y	Y	Y
9/30/2025	42303	Award RFP 2025-P08 Countywide Printing to AMG Printing and Mailing and authorize staff, the Purchasing Agent, and the District Attorney Civil Division to negotiate a contract.	Y	Y	Y	Y	Y
9/30/2025	42304	Authorize the execution of a Professional Services Agreement with Tania Glenn & Associates, PA to provide assessments and therapy for first responders employed by Hays County after and as a result of critical incidents and requested by the Hays County Sheriff.	Y	Y	Y	Y	Y
9/30/2025	42305	Adopt an order authorizing the sale of fireworks beginning the five days before the first day of Diwali and ending at midnight on the last day of Diwali (October 15-October 21, 2025); and also adopt an order prohibiting the sale or use of restricted fireworks in the unincorporated area of the County.	Y	Y	Y	Y	Y
9/30/2025	42306	Authorize the following relocation of offices located in the Historical Courthouse at 111 E. San Antonio Street, San Marcos, Texas: - Texas Alcoholic Beverage Commission (TABC) from Suite 100 to Historical Classroom 101. - Veteran's Services from Suite 200 to Suite 100 (current TABC suite). - County Administrator's Office from Suite 204 to Suite 200 (current Veteran's Services suite). - Commissioner, Precinct #3's satellite office from Suite 303 to Suite 204 (current County Administrator's suite). - Add Suite 302 (current flex space) and Suite 303 (current Commissioner, Precinct #3's satellite office) as additional office space to the Civil Division of the Criminal District Attorney's Office (this is in addition to their current office space). - Suite 205 will become flex space. - Suite 203 (employee breakroom) will remain as-is unless otherwise needed in the future. to be effective January 30, 2026.	Y	Y	Y	Y	Y
9/30/2025	42307	Authorize Countywide Operations and the County Administrator's Office to negotiate a lease agreement with the Texas Alcoholic Beverage Commission (TABC) related to office space located at 111 E. San Antonio Street, San Marcos, Texas, 78666.	Y	Y	Y	Y	Y
9/30/2025	42308	Adopt a resolution and authorize the use of the power of eminent domain to acquire fee simple title to approximately 0.1681 acre, owned by RING Co. Inc. and which is required for the construction of the proposed Windy Hill Road roadway improvement project in Precinct 1 and take other appropriate action (Parcel 5).	Y	Y	Y	Y	Y
9/30/2025	42309	Adopt a resolution and authorize the use of the power of eminent domain to acquire fee simple title to approximately 0.0318 acre, owned by Marisol Castillo Ortega and which is required for the construction of the proposed Windy Hill Road roadway improvements project in Precinct 2 and take other appropriate action (Parcel 20).	Y	Y	Y	Y	Y
9/30/2025	42310	Adopt a resolution and authorize the use of the power of eminent domain to acquire fee simple title to approximately 0.0633 acre, owned by 4303 Medical Parkway, LLC. and which is required for the construction of the proposed Windy Hill Road roadway improvements project in Precinct 1 and take other appropriate action (Parcel 41).	Y	Y	Y	Y	Y