

**NOTICE OF REGULAR MEETING
OF THE KENDALL COUNTY COMMISSIONERS COURT**



NOTICE is hereby given that a regular meeting of the Kendall County Commissioners Court will be held on the **8th** day of **August 2022** at **9:00 a.m.** in the **Kendall County Courthouse, Third Floor Assembly Room**, 201 E. San Antonio Avenue, Boerne, Texas, and **via Zoom** at which time the following will be discussed and appropriate action taken; pursuant to V.T.C.A. Government Code Chapter 551, Open Meetings Act, including all Subchapters and Sections.

The public may join this meeting while in progress by calling 1-346-248-7799 and entering the meeting ID **565 651 9107** followed by #. Or by going to <https://txcourts.zoom.us/j/5656519107>

An electronic copy of the agenda and agenda backup documents can be found at:

<https://www.co.kendall.tx.us/page/Comm.Court.agendas.minutes>

NO CELL PHONES, AUDIBLE PAGERS, AND/OR BEEPERS SHALL BE USED WHILE COURT IS IN SESSION

1. Call to Order - 9:00 a.m.
Pledge of allegiance to the United States Flag
Pledge of allegiance to the Texas Flag
Comments from the bench
2. Consideration and action on the approval of the Minutes for July 25 and 27, 2022:
Paula Pfeiffer, Deputy Clerk
3. Consideration and action on proclaiming August 17, 2022 as Kendall County Nonprofit Day:
Darrel L. Lux, County Judge / Staci Almager, CEO Hill Country Family Services
4. Consideration and action on the approval of amending the FY2022 budget through regular budget adjustments: Corinna Speer, County Auditor
5. Consideration and action on the approval of accounts payable claims for purchases, services, and vendors: Corinna Speer, County Auditor
6. Consideration and action on accepting the list of donations on behalf of Kendall County as per Local Government Code 81.032: Corinna Speer, County Auditor
7. Consideration and action to declare items as surplus and salvage property and to proceed with disposition through an online county auction: Corinna Speer, County Auditor
8. Consideration and action on the renewal of Kendall County's group vision insurance for the plan year of October 1, 2022 to September 30, 2023: Michelle Lux, Benefits Coordinator

9. Consideration and action on appointing Kera Dutton, Kendall County Extension Office Family Specialist, to the Alamo Area Council of Governments (AACOG) Alamo Senior Advisory Committee: Darrel L. Lux, County Judge
10. Consideration and action on the burn ban (Authority Section 352.081, Texas Local Government Code): Darrel L. Lux, County Judge / Jeffery Fincke, Fire Marshal
11. Vanir will provide an update on their activities concerning the Long Range Facilities Master Plan: Christina Bergmann, Commissioner Precinct 1 / Rufo Reyes, Vanir Project Director
12. PUBLIC COMMENTS– opportunity for the general public to address the Court on any matter. The Court may not discuss any presented issue, nor may any action be taken on any issue at this time. Comments are limited to 3 minutes.
13. (9:15 a.m.) Public Hearing on the application filed by Gramling Real Estate Holdings LLC, for the proposed revision of the subdivision plat for Pleasant Valley Business Park, Phase 2 Development Plat, Kendall County, Texas recorded in Volume 9, pages 336-338, Kendall County Plat Records. The proposed plat revision would create two lots consisting of 1 acre and 1.67 acres out of a 2.67-acre lot (Karl Gramling, Gramling Real Estate Holdings LLC, owner): Richard Elkins, Commissioner Precinct 2 / Mary Ellen Schulle, Assistant County Engineer
14. Consideration and action on a request for relief for various items of the Kendall County Development Rules and Regulations for approximately 70 acres of the Duennenberg Tract which is to be served by central water and sewer (Clint Duennenberg, owner): Richard Elkins, Commissioner Precinct 2 / Mary Ellen Schulle, Assistant County Engineer
15. Consideration and action on a request for relief from the road frontage and platting requirements in accordance to Sections 101 and 102 of the Kendall County Development Rules and Regulations. The proposed division would create three 6 (+) acre tracts and an approximately 46-acre tract out of a parent tract of approximately 64 acres. Access to the tracts is over an existing and proposed 60-foot wide easement for roadway purposes to Ammann Road (Duane Zoeller, owner): Richard Elkins, Commissioner Precinct 2 / Mary Ellen Schulle, Assistant County Engineer
16. Consideration and action on a request for relief from Section 304.1100 of the Kendall County Development Rules and Regulations. Owner is requesting a reduction in setbacks from 50 feet on all sides to 25 feet on all sides (Brandon Kehler, owner): Richard Elkins, Commissioner Precinct 2 / Mary Ellen Schulle, Assistant County Engineer
17. Consideration and action on a request for relief from the road frontage and platting requirements in accordance to Sections 101 and 102 of the Kendall County Development Rules and Regulations. The proposed division would create a 10(+) acre tract out of a parent tract of approximately 450 acres. Access to the tracts is over a 60-foot wide easement for roadway purposes to Edge Falls Rd (Sam Ludolf, Executor of George Ludolf Estate-owner): Richard Chapman, Commissioner Precinct 3 / Mary Ellen Schulle, Assistant County Engineer

18. Consideration and action on a request for relief from Section 303.1200.3 of the Kendall County Development Rules and Regulations and 30 Texas Administrative Code Chapter 285.91, Table X, Minimum Required Separation Distance for On-Site Sewage Facilities. Applicant is requesting relief to the minimum separation distance between OSSF sewer pipe and public water wells / public water supply lines (James Schuepbach, owner): Mary Ellen Schulle, Assistant County Engineer / Darrel L. Lux, County Judge
19. Consideration and action on a request for relief from the road frontage and platting requirements in accordance to Sections 101 and 102 of the Kendall County Development Rules and Regulations. The proposed division would create two 15-acre tracts and an approximately 42-acre tract out of a parent tract of approximately 72 acres. Access to the tracts is over a 60-foot wide easement for roadway purposes to I-10 (Daniel Huband, I-10 HMC Investments, owner): Don Durden, Commissioner Precinct 4 / Mary Ellen Schulle, Assistant County Engineer
20. Consideration and action concerning a Memorandum of Understanding between Kendall County and landowner adjacent to Ragsdale Road. The purpose of the Memorandum of Understanding is to provide for the construction of a cul-de-sac at the end of Ragsdale Road so motor vehicles including emergency vehicles can turn around without encroaching on private property: Don Durden, Commissioner Precinct 4 / Rick Tobolka, County Engineer
21. Consideration and action on approval of the Lease Agreement with Market Days Management to allow the use of the Courthouse grounds for Market Days on October 7-9, 2022: David Querbach, Market Days Management / Darrel L. Lux, County Judge
22. Consideration and action concerning the Interlocal Agreement with the City of Boerne regarding the provision of sanitarian services: Darrel L. Lux, County Judge / Bill Ballard, General Counsel
23. Consideration and action concerning a lease agreement between Kendall County and Johns Road Business Center LCC to provide office space for the Pretrial Services Department beginning on September 1, 2022 and ending on August 31, 2025: Darrel L. Lux, County Judge / Bill Ballard, General Counsel
24. Consideration and action regarding the maintenance contract with CML Security LLC for the Law Enforcement Center security and secure access system(s): Al Auxier, County Sheriff
25. Consideration and action concerning the execution of a specified rate contract with AG-CM for Project Management Services for the Kendall County Jail expansion project: Richard Chapman, Commissioner Precinct 3 / Rick Tobolka, County Engineer
26. Consideration and action on an Order exempting professional services/architectural services for the proposed EMS Law Enforcement Station near Voss School from the competitive bidding requirements of Texas Local Government Code §262: Richard Chapman, Commissioner Precinct 3 / Bill Ballard, General Counsel

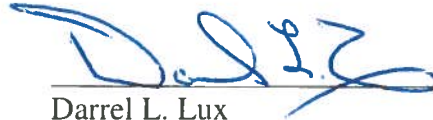
BREAK

EXECUTIVE SESSION (Closed to public)

- I. Pursuant to Chapter 551 of the Texas Government Code, Section 551.072 to deliberate the purchase, exchange, lease or value of real property. (Note: deliberation in an open meeting would have a detrimental effect on the position of Kendall County in negotiations with a third person.)
- II. Pursuant to Chapter 551 of the Texas Government Code, Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee.
 1. Duties and responsibilities of the IT Department
 2. Duties and responsibilities of the Justices of the Peace and JP Clerks
 3. Duties and responsibilities of the HR Director
 4. Duties and responsibilities of the Road & Bridge Department

RESUME OPEN SESSION AND TAKE ANY NECESSARY ACTION RESULTING FROM
EXECUTIVE SESSION DELIBERATIONS
ADJOURNMENT

Dated this the 4th day of August 2022.



Darrel L. Lux
Kendall County Judge

I, the undersigned County Clerk, do hereby certify NOTICE of regular meeting of the above-named Commissioners Court is a true and correct copy of said Notice and that I have caused said Notice to be posted on the door at the Courthouse of Kendall County, Texas, located at 201 E. San Antonio Avenue on the 4th day of August 2022.



Darlene Herrin
County Clerk

Posted at 4:15 p.m. on the 4th day of August 2022—Sup

NOTE: The Kendall County Commissioners Court complies with A.D.A. requirements. If you have an impairment and wish to appear at a meeting, please call (830)249-9343, 48 hours in advance to make arrangements.