

MINUTES:
City of Hays City Council Meeting
February 13, 2023
6:30 P.M.

LOCATION: 520 Country Lane
ZOOM MEETING ID: 652 617 8786
PASSWORD: 5DrX4H

REGULAR CITY COUNCIL MEETING

CALL TO ORDER AND ROLL CALL

Mayor Maphies called the meeting to order at 6:31 p.m. In attendance were Mayor Billy Maphies, Mayor Pro Tem Roxanne O'Neal, Councilmembers Candace Blake, Hannah Ballou (by Zoom), Tony Valdez and Glennell Strawn. City Engineer Don Rauschuber, City Attorney Veronica Rivera, and City Secretary Barbara Dunnam were also present. City Treasurer Harvey Davis participated by Zoom.

PUBLIC COMMENTS

Kathy Davidson asked the city to clean up the brush from the city's easement.

Harvey Davis informed the city that water system will soon provide the opportunity for customers to pay their water bill by authorized bank debits.

NEW BUSINESS

Agenda Item: Presentation of Audit Report for the last five years ending September 30, 2022.

Arturo Montemayor, CPA, the President of Montemayor, Britton Bender, P.C., told the council the audit report issued a "clean opinion" – the financial statements were materially correct for the five years ended September 30, 2022. He explained the audit process. He noted the report disclosed four internal control weaknesses.

Agenda Item: Discuss and take appropriate action regarding the Audit Report for the five years ended September 30, 2022.

Lydia Bryan-Valdez suggested the city address the four weaknesses.

Harvey Davis told the council he will prepare a response.

Glennell Strawn made a motion to accept the Audit Report and to instruct staff to come up with a plan to address the four weaknesses. Roxanne O'Neal seconded the motion. The motion passed 5-0.

Agenda Item: Discuss and take possible action on assistance to residents recovering from ice storm.

Barbara Dunnam thanked the Mayor for the disaster declaration. She told the council the city needs a disaster plan. She asked 21 vendors about picking up the

brush. Seven responded. Chipper Trail was the best response because they can start right away, and they will take the brush to the County's site. Tony Valdez made a motion to hire Chipper Trail for amount not to exceed \$25,000. Roxanne O'Neal seconded the motion. The motion passed 5-0.

Agenda Item: Receive update on the city's insurance claim.

No action was taken.

Agenda Item: Discuss and take possible action on extending Disaster Declaration issued by the Mayor on February 6, 2023.

Roxanne O'Neal made a motion to have Barbara draft a document to extend the Disaster Declaration for another month. Candace Blake seconded the motion. The motion passed 5-0.

Agenda Item: Take action to approve minutes of meeting on 1/9/2023.

Roxanne O'Neal made a motion to approve the minutes. Glennell Strawn seconded the motion. The motion passed 5-0.

Agenda Item: Discuss and take action to set up a date for workshop for the revised Hays Common Development Agreement.

Roxanne O'Neal made a motion to have the workshop on March 6th at 6:30 pm. Tony Valdez seconded the motion. The motion passed 5-0.

Agenda Item: Review and act on request to adjust pay of the City Treasurer.

Harvey Davis suggested the pay be \$30/hour. Tony Valdez made a motion to pay the City Treasurer \$30 an hour. Roxanne O'Neal seconded the motion. The motion passed 5-0.

Agenda Item: Receive and take appropriate action on the January financial report.

Harvey Davis made a short presentation. No action was taken.

Agenda Item: Receive update on meeting with Buda officials regarding Milestone.

Roxanne O'Neal told the council that Milestone does not have a Development Agreement with Buda. Buda city council turned down Milestone's plat.

Agenda Item: Receive update on new City Secretary regarding office hours (days and times in the office) and duties currently being performed.

Barbara Dunnam told the council the office hours are 8 am to 11 am on Mondays and Fridays. Ms. Dunnam listed the duties she is performed. No action was taken.

Agenda Item: Receive update from the City Secretary regarding the May city election.

Ms. Dunnam told the council that candidate packets are assembled but no one has applied for a seat on the city council yet. No action was taken.

Agenda Item: Receive update from the City Secretary and take appropriate action regarding the website and email issues.

No action was taken after a brief update.

UNFINISHED BUSINESS

Agenda Item: Receive update and take appropriate action on the status of negotiations with Milestone and Hays Commons Development Agreement. (This item may be taken into Executive Session under Code §551.087, Deliberation Regarding Economic Development Negotiations exception or §551.071, Advice of Counsel exception.)

The council went into Executive Session at 8:55 pm. The council returned from Executive Session at 9:55 pm. No action was taken.

Agenda Item: Receive update on City of Hays Well #1 on Country Ln. repairs or replacement.

City Engineer Don Rauschuber briefed the council about the easement issues and the status of the TCEQ application. No action was taken.

Agenda Item: Receive update and take appropriate action regarding the installation of generators for the City of Hays and Elliott Ranch well sites.

City Engineer Don Rauschuber told the council that they are waiting for permission from TCEQ before beginning the installation. No action was taken.

Agenda Item: Consider and take appropriate actions regarding Elliott Ranch Water System Well No. 1 wellhead repair.

City Engineer Don Rauschuber informed the council that the repair costs more than expected but is still under budget. Mr. Rauschuber also briefed the council about the interconnect to supply water to Oak Forest Water Corporation.

- a) **Agenda Item: Receive update and take appropriate action regarding the filing of a TCEQ Exception Application for the new Country Lane water supply well (Well # 3).**

No update was needed.

- b) **Agenda Item: Receive committee updates, including chairs and members. (Grants, Policy and Procedures, Hays Commons Development).**

Harvey Davis provided an update about the drainage project grant application. The grant application will not be completed until late this year.

No other updates were made.

- c) **Agenda Item: Receive update and take appropriate action on Frontier Communications proposal to install fiber optic-high speed internet cable within and through the City of Hays.**

Bret Plaskey from Frontier Communications gave the council an update on their plans and answered questions from the city council and City Engineer. Frontier is asking for a permit approval. Frontier is not asking for city funds. Construction will start in the third or fourth quarter. Roxanne O'Neal made a motion to table the Frontier item until March 13th. Tony Valdez seconded the motion. The motion passed 5-0.

ADJOURNMENT

The meeting was adjourned at 9:56 pm.



Mayor Billy Maphies



Harvey Davis, City Treasurer