

MINUTES:
City of Hays City Council Meeting
January 9, 2023
6:30 P.M.

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

Those watching over ZOOM we cannot guarantee you will be able to comment and ask questions. We will be paying attention to those who are in attendance and cannot effectively simultaneously pay attention to those on ZOOM.

REGULAR CITY COUNCIL MEETING

1. **CALL TO ORDER AND ROLL CALL** The meeting was called to order at 6:47 p.m. In attendance were Mayor Billy Maphies, Mayor Pro Tem Roxanne O'Neal, Councilmembers Candace Blake, Hannah Ballou, Tony Valdez and Glennell Strawn. City Attorney Barbara Boulware-Wells, and City Engineer Don Rauschuber were also present. City Treasurer Harvey Davis participated by Zoom.
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENTS** – Comments will be taken from the audience on non-agenda related topics. The City Council will make no comments and take no action during Public Comments.
Harvey Davis paid tribute to Wayne Ford who passed away recently. Mr. Ford was the City Administrator when the Elliott Ranch water system was completed. He made sure all the work was done correctly before the city took possession. Mr. Ford's work made the city a better place.
4. **NEW BUSINESS**
 - a. Consider/discuss authorization to issue requests for proposals (RFP) for application preparation and administrative services and request for qualifications (RFQ) for engineering services related to Hazard Mitigation Assistance (HMA) grant programs.
Candace Blake made a motion to approve the requests. Roxanne O'Neal seconded the motion. The motion passed 5-0.
 - b. **HARD START TIME (7:00 P.M.)** Application from Janet and Alfredo Galvan zoning change application of a 1.009-acre tract having a physical address of 1701 N FM 1626, Buda, Texas 78610 and a legal description of A0001 PHILLIP J ALLEN SURVEY, ACRES 1.009 from A-Residential to R-Retail.
 - a. Open Public Hearing
 - b. Presentation by Applicant
 - c. Presentation by City Engineer

- d. Presentation by those who wish to comment
- e. Close Public Hearing
- f. Discuss, consider, and action regarding Janet and Alfredo Galvan zoning change from A-Residential to R-Retail.

Mayor Maphies opened the Public Hearing at 7:00 pm. City Engineer Rauschuber said all requirements were met to hold the public hearing. Bonnie Broyles was the only resident who was required to be notified. She was not opposed to the zoning change. The Galvan's realtor, Brad Alexander, told the council that they plan to market the property and no buyer has not been found. The Public Hearing closed at 7:31 pm.

Roxanne O'Neal made a motion to approve the zoning change. Tony Valdez seconded the motion. The motion passed 4-0, Hannah Ballou abstained.

- c. Take action to approve minutes of meetings on 8/8/2022, 8/29/22, 8/30/22, 9/12/22, 9/19/22, 10/11/22, 10/15/11, 10/20/22, 10/25/22 and 12/12/22. Glennell Strawn made a motion to approve the minutes with the correction that the correct date is 10/15/22 (not 10/15/11). Roxanne Seconded the motion. The motion passed 5-0.
- d. Establish the clean-up day in February or March and direct staff on how to notify residents.
Hannah Ballou made a motion to have clean-up day on March 4th and that we have PGMS notify residents with a flyer in their water bill. Roxanne O'Neal seconded the motion. The motion passed 5-0.
- e. 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 table the item. Candace Blake seconded the motion. The motion passed 5-0.
- f. Receive update regarding December 19th Milestone public hearing to Hays County Government.
Roxanne O'Neal explained the public hearing was about the preliminary plat that the Hays city council denied. The public hearing did not give proper notice and will have to be redone. The Hays County Judge attended. Candace Blake and Tony Valdez also attended.
- g. Review and act on request to authorize the Mayor or City Treasurer to execute a Professional Services Agreement with Parried to provide IT Services.

Roxanne O'Neal made a motion to approve the request but to limit use of the IT services to 8 hours or less. Candace Blake seconded the motion. The motion passed 5-0.

- h. Receive and take appropriate action on the December financial report.
City Treasurer Davis gave the council financial statement with a comparison of the financial position last years. After a short discussion Hannah Ballou made motion to approve the financial report. Tony Valdez seconded the motion. The motion passed 5-0.
- i. Act on request to approve budget amendments.
Hannah Ballou made a motion to approve the budget amendments. Tony Valdez seconded the motion. The motion passed 5-0.

5. UNFINISHED BUSINESS

- j. 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 7:51 pm and returned at 8:17 pm. No action was taken.
- k. Discuss and take possible action regarding the prior City Secretary. **This item may be taken into Executive Session under Texas Government Code §551.071, Advice of Counsel exception or under Texas Government Code Section 551.074, Personnel)**
The council went into Executive Session at 9:07 pm and returned at 9:27 pm. Hannah Ballou made a motion to approve action taken in Executive Session. Tony Valdez seconded the motion. The motion passed unanimously.
- l. Receive update on City of Hays Well #1 on Country Ln. repairs or replacement.
No action was taken.
- m. Consider and take appropriate actions regarding Elliott Ranch Water System Well No. 1 wellhead repair.
City Engineer Rauschuber gave the council an update of actions need to make the repairs. The cost will be between \$15,800 and \$30,000. Roxanne O'Neal made a

motion to approve the update and the preliminary budget. Glennell Strawn seconded the motion. The motion passed unanimously


- n. Receive update and take appropriate action regarding the filing of a TCEQ Exception Application for the new Country Lane water supply well (Well # 3). City Engineer Rauschuber told the council that the agency has 90 days to respond to the city's Application. No action taken.

- o. Consider and take appropriate action to hire a City Secretary or Interim City Secretary.
After a short discussion, Roxanne O'Neal made a motion to instruct City Attorney Barbara Boulware-Wells to send an offer letter to Barbara Dunham by next Wednesday with a response by next Friday. Candace Blake seconded the motion. The motion passed 4-1 with Hannah Ballou voting no.


- p. Receive committee updates, including chairs and members. (Grants, Policy and Procedures, Hays Commons Development).
No action was taken.

- q. 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.
City Engineer Rauschuber distributed a power point presentation from Frontier. A representative from the Frontier was not present. Roxanne O'Neal made a motion to table the item. Candace Blake seconded the motion. The motion passed unanimously.

6. ADJOURNMENT The meeting adjourned at 9:29 pm.



Mayor Billy Maphies



Harvey Davis, City Treasurer