

MINUTES:

City of Hays Special Called City Council Meeting
October 11, 2022,
6:30 P.M.

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

SPECIAL CALLED CITY COUNCIL MEETING

1. CALL TO ORDER AND ROLL CALL. The meeting was called to order at 6:36 p.m. In attendance were Mayor Billy Maphies; Councilmembers Candace Blake, Tony Valdez and Hannah Ballou; participating by Zoom were Mayor Pro Tem Roxanne O'Neal and Councilmember Glennell Strawn. Also attending: City Attorney Barbara Boulware-Wells, City Attorney Veronica Rivera, City Engineer Don Rauschuber and City Treasurer Harvey Davis.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

David Patterson asked the city to wait for a better deal with Milestone.

Bill Knight was concerned about the dangers of the proposed irrigation system.

Michelle Camp spoke against Milestone's proposal until the city obtains additional information.

Jim Camp spoke about some of the history in the formation of the aquifer district.

Carol Pennington talked about ground water tracing issues. She distributed copy of her talk to the council plus a map of the water flows.

Mike Clifford with the Greater Edwards Aquifer Alliance spoke against the Milestone MUD application and development as currently proposed.

Roy Whaley with the Sierra Club spoke about the dangers of the proposed sewerage plan.

Bill Bunch, Executive Director of Save Our Springs Alliance, passed out a copy of a letter he sent to the council. He advised that the city be more open with the ongoing

negotiations. The development agreement should be looked at as legislation instead of doing a deal.

4. REPORTS:

- a. Report from City Engineer on well #1 repairs or replacement; Frontier Fiber Optic; PGMS Contract services; other updates.

Don Rauschuber told the council that two property owners have declined to give an easement as needed for well #1 replacement. The PGMS contract is amended for PGMS to operate the Hays water system for an extra \$687 a month. He told the council about repairs needed at the Elliott Ranch water system that will cost under \$50,000. Mr. Rauschuber updated the council about the Milestone plat application, Galvan rezoning request, RV park, plugging the old well, and the grant application for water system needs.

- b. Grant Committee update

No update needed

- c. Policy and Procedures Committee update

No update needed

5. NEW BUSINESS:

- a. Discussion and possible action on the job description of Treasurer.

Harvey Davis told the council about the job description. Hannah Ballou favored an hourly rate for the job. Roxanne O'Neal made a motion and Hannah Ballou seconded the motion to accept the job description. The motion passed 5-0.

- b. Discussion and possible action on offering the job of Treasurer to the current Financial Consultant.

Hannah Ballou made a motion to hire Harvey Davis as City Treasurer for at least six months with a salary of \$2,000 to start and then \$1,000 a month. Roxanne O'Neal seconded the motion. The motion passed unanimously.

- c. Discussion and possible action on modifying the job description and/or City Code related to City Secretary position to remove Treasurer duties.

Hannah Ballou would like the City Secretary to take over the water duties. Hannah Ballou made a motion to remove the treasurer's duties from the City Secretary on the job description and in the city code. Roxanne O'Neal seconded the motion. The motion passed unanimously.

- d. Discussion and possible action on considering options for interim employment of City Secretary.

The item was tabled

- e. Discussion and possible action on setting a work session for council to discuss updates regarding preparing City Hall for a new City Secretary and to assign duties during the transition time.

Roxanne made a motion to table the item. Hannah seconded the motion. The motion passed unanimously.

6. UNFINISHED BUSINESS

- a. Receive update and take appropriate action on the status of negotiations with Milestone and Hays Commons Development Agreement and setting a work session for discussion. **(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.)**

Hannah Ballou made a motion to set the work session for items 6 a,b,and c on October 20, 2022 at 5:30 pm. Roxanne O’Neal seconded the motion.

Jim Camp asked for a marketing plan. A city resident complained about the lack of information. The motion passed 4-1 with Tony Valdez voting no.

- b. Report on Municipal Utility District (MUD) Petition from Milestone and setting a work session for discussion. **(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.)**

See above

- c. Receive update and take appropriate action on the Deposit Agreement and setting a work session for discussion. **(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.)**

See above

- d. Discussion of Attorney Request for Qualifications.

No action was taken

7. ADJOURNMENT The meeting adjourned at 9 pm.



Mayor Billy Maphies



Harvey Davis, City Treasurer