

## HAYS REGULAR CITY COUNCIL MEETING

November 14, 2022 at 6:30 p.m.

Hays Hills Baptist Church  
1401 N FM 1626, Bldg A  
Buda, TX 78610

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 MEETING AGENDA

1. CALL TO ORDER AND ROLL CALL
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.
4. NEW BUSINESS
  - a. Receive update and discussion related to Accounting/Treasurer:
    - i. Take appropriate action on the city's investments;
    - ii. Take appropriate action on request to amend the city's budget.
    - iii. Take appropriate action on request to approve the October financial report.
    - iv. Take appropriate action on request to send bills to outside parties for the city's out of pocket expenses when requesting zoning changes and other city services, i.e. establish schedule of fees.
    - v. Receive update on City Audit
    - vi. Receive update that all bank accounts have current and proper signatories
  - b. Consider and take appropriate action to have Mayor bring back options for IT services and Security of City Hall.
5. UNFINISHED BUSINESS
  - a. 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.)**
  - b. Discussion and take appropriate action concerning the Petition from Hays Commons Land Investments LP for creation of a Municipal Utility District (MUD).

**(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.)**

- c. Discussion and take appropriate action on the Deposit Agreement with Hays Commons Land Investments, LP
  - d. Discussion and take appropriate action on Preliminary Plat and set public hearing.
  - e. Discussion and possible action on the Special Counsel Request for Qualifications and set time frame for interviews.
  - f. Receive update on well #1 repairs or replacement.
  - g. Receive committee updates, including chairs and members. (Grants, Policy and Procedures, Hays Commons Development).
6. **EXECUTIVE SESSION:** Closed Session in accordance with the TEXAS GOVERNMENT CODE; Texas Government Code, Section 551.074 (Personnel) and Section 551.071 (Advice from Counsel) and Section 1.05 Texas Disciplinary Rules of Professional Conduct.
- City Secretary Update
7. Reconvene from Executive Session: Discuss, consider and take necessary action regarding matters discussed in Executive Session
- City Secretary Update
8. ADJOURNMENT

Came to hand and posted November 11, 2022 by 6:30 P.M.

Billy Maphies, Mayor

I, Billy Maphies, do hereby certify that the above notice of the Regular Meeting of the City of Hays City Council was posted at City Hall, 520 Country Lane, Buda, Texas on November 11, 2022 by 6:30 p.m.

*The City Council may convene into executive session on any matter related to any of the above agenda items for a purpose, such closed session is allowed under Chapter 551, Texas Government Code. This agenda is posted as required under 551.041 Texas Government Code. For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas 1-800-252-8011.*

*This building is wheelchair accessible. Any requests for Interpretive Services must be made 48 hours in advance of the scheduled meeting. To make arrangements please call tel: 1.512.295.4792.*

AT THIS MEETING AT THE STATED LOCATION, A QUORUM OF THE CITY COUNCIL WILL BE PHYSICALLY PRESENT AND THIS NOTICE SPECIFIES THE INTENT TO HAVE A QUORUM PRESENT THERE, AND THE MEMBER OF THE CITY COUNCIL PRESIDING OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THAT LOCATION. NOT MORE THAN TWO MEMBERS OF THE CITY COUNCIL MAY PARTICIPATE IN THIS MEETING REMOTELY SO LONG AS A QUORUM IS PRESENT IN PERSON. VIDEOCONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO DISPLAY AND COMMUNICATION WITH ALL COUNCILMEMBERS SHALL BE UTILIZED BY THOSE WHO ARE PARTICIPATING BY VIDEOCONFERENCE CALL.