

MINUTES:

City of Hays City Council Meeting
April 10, 2023
6:30 P.M.

LOCATION: 520 Country Lane**ZOOM MEETING ID: 652 617 8786****PASSWORD: 5DrX4H****REGULAR CITY COUNCIL MEETING****1. CALL TO ORDER AND ROLL CALL**

Mayor Maphies called the meeting to order at 6:34 p.m. In attendance in addition to Mayor Billy Maphies, were Mayor Pro Tem Roxanne O'Neal, Councilmembers Candace Blake, Hannah Ballou, Tony Valdez and Glennell Strawn. Also attending were City Engineer Don Rauschuber and City Treasurer Harvey Davis. City Attorney Barbara Boulware-Well attended via Zoom.

2. PLEDGE OF ALLEGIANCE**3. PUBLIC COMMENTS –**

Keith Whittington, a resident in the city's ETJ, told the council the RV park will have 197 units. They want to get water from the middle and lower Trinity. He spoke about how lots of acreage is up for development.

Jim Camp, a resident in the city's ETJ, told the council that the middle and lower Trinity does not have unlimited water. He thanked the council for their hard work for the community.

4. NEW BUSINESS**a) Consider and take appropriate action on request to approve an Order of Cancellation of the city election.**

Councilwoman O'Neal made a motion, seconded by Councilwoman Blake to approve the Cancellation of the election. The motion carried unanimously.

b) Take action to approve minutes of meetings on 3/09/2023 and 3/13/2023.

Councilwoman Strawn made a motion, seconded by Councilwoman O'Neal to approve the minutes. The motion carried unanimously.

c) Take action on request to write off several water accounts.

City Treasurer Davis asked the council to give him the authority to write off six bad debt accounts totaling \$1,419.22. Councilwoman O'Neal made a motion, seconded

by Councilman Valdez to authorize the City Treasurer to write off the bad debts. The motion carried unanimously.

d) Receive and take appropriate action on the March financial report.

City Treasurer Davis made a short presentation of the city's financial report after six months. Included was a comparison of the actual revenue and expenses and the annual budget. Revenues are in line with the budget and expenditures are less than budgeted. No action was taken.

e) Receive update and take possible action regarding the city's policy with the Texas Municipal League Intergovernmental Risk Pool.

Mr. Davis met with a representative of the Risk Pool. Mr. Davis gave the council two options to increase coverage and to add new coverage. No action was taken as the council needed additional information.

f) Receive updates and take appropriate action regarding IT services.

Mr. Davis reviewed three projects the IT company can recommend: transferring QuickBooks to online; bringing council and staff's emails under city control; and improving the website. Mr. Davis asked for an increase in the IT budget from \$3,000 to \$10,000. Councilwoman O'Neal made a motion, seconded by Councilwoman Blake, to approve the budget increase request. The motion carried unanimously.

g) Consider and take appropriate action on request to approve a new fee schedule.

The fee committee (Harvey Davis, Glennell Strawn, Tony Valdez, and Tom Lemmon) requested the council approve a new fee schedule. Councilwoman Strawn made a motion, seconded by Councilwoman O'Neal, to approve the new fee schedule. The motion carried unanimously.

h) Take appropriate action regarding a cashier's check held by the City.

The item was taken into Executive Session under the consultation with attorney exception to the open meetings act at 7:50 pm. The Executive Session ended at 8:31 pm with no action taken.

5. UNFINISHED BUSINESS

i) Receive update and take appropriate action on the status of negotiations with Milestone and Hays Commons Development Agreement.

Councilwoman O'Neal made a motion to postpone a work session until after the new city council is seated in May. Councilman Valdez seconded the motion. The motion carried unanimously.

j) Receive update on City of Hays Well #1 and proposed Well #3 on Country Ln. repairs or replacement.

City Engineer Don Rauschuber told the council he was optimistic that TCEQ would grant the city's request for the easement variance. No action was taken.

k) Receive update and take appropriate action regarding the installation of generators for the City of Hays and Elliott Ranch well sites.

Mr. Rauschuber said he is working with PGMS and TCEQ and expects approval of the city's plan for the generators. No action was taken.

l) Receive committee updates, including chairs and members. (Grants, Policy and Procedures, Hays Commons Development).

No updates were needed.

m) Take action on request from Carpenter Road Ranch, LLC for information as part of their application with the Texas Commission on Environmental Quality's regulation for a new water supply system.

Mr. Rauschuber reviewed the water plans of Carpenter Road. There remains questions of whether some of their easements are within the city limits. The sales of the property and easements are unclear. Their plan is to build 221 pods for short-term rentals of mobile homes; build a pool; and construct a lake. Mr. Rauschuber will ask a representative to attend a council meeting and answer questions.

n) Receive update and take appropriate action on the city's insurance claim.

The item was taken into Executive Session under the consultation with the attorney exception to the open meetings act at 7:50 pm. The Executive Session ended at 8:31 pm with no action taken.

o) Receive update and take appropriate action on the hiring of a new City Secretary.

Councilwomen Blake and Ballou have narrowed applicants to eleven. Mayor Maphies and Councilwomen O'Neal and Blake will set up interviews with about five applicants and report back to the council in May.

6. ADJOURNMENT

The meeting adjourned at 8:33 pm.

A handwritten signature in black ink, appearing to be "B. Maphies", written over a horizontal line.

Mayor Billy Maphies

A handwritten signature in blue ink, appearing to be "Harvey L. Davis", written over a horizontal line.

Harvey Davis, City Treasurer