

MINUTES

City of Hays City Council Meeting
May 11, 2023
6:30 P.M.

**LOCATION: 520 Country Lane
Buda, Texas 78610**

SPECIAL 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, Tony Valdez and Glennell Strawn. Also attending were City Engineer Don Rauschuber, City Treasurer Harvey Davis, City Attorney Barbara Boulware-Well, and Council Member-elect Lydia Bryan-Valdez.

2. PLEDGE OF ALLEGIANCE

3. SWEARING IN – SWEARING IN OF NEWLY ELECTED COUNCIL MEMBERS

Candace Blake (Place 1), Roxanne O'Neal (Place 5), and Lydia Bryan-Valdez (Place 4) were sworn in as winners in the May 6th election (all were unopposed). Each newly elected council member completed and signed the Oath of Office and Statement of Officer.

4. PUBLIC COMMENTS

Harvey Davis introduced Cynthia McCall as the new City Secretary.

Glennell Strawn paid tribute to Lamont Ramage who passed away recently. Mayor Ramage was the first mayor of the City of Hays.

5. NEW BUSINESS

- a) **Consider and take appropriate action on request to approve a Resolution to hire CP&Y, Inc. to provide application and project-related Engineering/Architectural services for Hazard Mitigation Assistance Program funded through the Texas Division of Emergency Management (TDEM).**

City Treasurer Davis said the grant committee (Tony Valdez, Harvey Davis and Don Rauschuber) recommended approval of the Resolution. CP&Y was the lone applicant. Councilman Valdez made a motion to approve the Resolution, seconded by Councilwoman O'Neal. The motion carried unanimously.

b) Consider and take appropriate action on request to approve a Resolution to hire GrantWorks, Inc. to provide application and project-related management services for Hazard Mitigation Assistance Program funded through the Texas Division of Emergency Management (TDEM).

The grant committee recommended approval of the Resolution to hire GrantWorks (the lone applicant). Councilwoman O'Neal made a motion to approve the Resolution, seconded by Councilwoman Blake. The motion carried unanimously. Mike Sledge, a GrantWorks representative, told the council that GrantWorks looks forward to working on the grant application.

c) Take action to appoint a Mayor Pro Tem.

Councilman Valdez made a motion to appoint Councilwoman O'Neal Mayor Pro Tem, seconded by Councilwoman Bryan-Valdez. The motion passed 4-0 with Councilwoman Strawn abstaining.

d) Consider and take appropriate action regarding the Texas Water Development Board (TWDB) Flood Mitigation Program.

City Engineer Rauschuber gave an overview of the Flood Mitigation Program and future opportunities for participation. No action was taken.

e) Consider and take appropriate action on request to approve a permit for a storage shed at 12610 Live Oak Lane.

Mr. Rauschuber told the council that the storage shed met the requirements of the city's Code and recommends approval of the permit. Councilman Valdez made a motion to approve the permit, seconded by Councilwoman O'Neal. The motion carried unanimously.

- f) Review and take appropriate action regarding the contractual agreement between the city and Knight Law firm.**

Councilwoman Bryan-Valdez made a motion to terminate immediately the agreement, seconded by Councilman Valdez. The motion carried 4-1 with Councilwoman Strawn voting no.

- g) Discuss and take appropriate action regarding appointing a selection committee to prepare a Request for Proposal (RFP) for a new city attorney.**

Lydia Bryan-Valdez, Candace Blake, and Roxanne O'Neal were appointed to the selection committee by a motion by Lydia Bryan-Valdez and seconded by Councilman Valdez. The motion carried unanimously.

- h) Take action to approve minutes of meeting on 4/10/2023.**

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

- i) Receive and take appropriate action on the April financial report.**

City Treasurer Davis gave a short summary. No action was taken.

- j) Receive update and take appropriate action on the three IT projects.**

City Treasurer Davis gave the update. The projects on updating the website and converting to Quickbook online are complete. The IT consultant did an excellent job. The project to do the Microsoft 365 migration has not begun. No action was taken.

- k) Review and take appropriate action regarding the investment policy.**

City Treasurer Davis asked for a delay until next month to take up this item.

- l) Take action on request to amend the budget.**

Councilwoman O'Neal made a motion, seconded by Councilwoman Bryan-Valdez, to increase the IT budget by \$10,000 and the interest income budget by \$10,000. The motion carried unanimously.

m) Review and take action regarding who should have access to QuickBooks online.

Councilman Valdez made a motion, seconded by Councilwoman Strawn, to allow any councilmember view-only access to QuickBooks Online. The motion carried unanimously.

6. UNFINISHED BUSINESS

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

Bobby Levinski, environmental attorney for the city, gave the council a short update on the status of the Milestone negotiations. After a discussion about the fees owed, Councilman Valdez made a motion, seconded by Councilwoman Bryan-Valdez, to send Milestone an invoice. The motion carried unanimously.

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

City Engineer Rauschuber informed the council that TCEQ gave approval to drill well # 3. The next step is to file for approval from the Barton Springs Edwards Aquifer Conservation District (BSEACD). Mr. Rauschuber predicts the well will be completed in about nine months.

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

City Engineer Rauschuber is working with PGMS and TCEQ on electrical design. No action was taken.

q) Consider and take appropriate action to authorize the city engineer to prepare a water service availability analysis related to the Carpenter Road Ranch, LLC's request for wholesale water service.

City Engineer Rauschuber gave some history of site and road easement. There is no timeline for the developer to finish the project.

The developer gained approval to drill two wells from BSEACD. Councilwoman Bryan-Valdez made a motion, seconded by Councilman Valdez, to deny water service request. The motion passed 4-1 with Councilwoman Strawn voting no.

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

No action was needed.

- 7. **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 and Professional Conduct.**

- s) **City Attorney**

- 8. **Reconvene from Executive Session: Discuss, consider and take necessary action regarding matters discussed in Executive Session.**

- t) **City Attorney**

Councilwoman Bryan-Valdez made a motion, seconded by Councilwoman O'Neal to strike items 7 and 8. The motion carried Unanimously.

9. **Adjournment**

The meeting adjourned at 8:33 pm.

 6/12/23

Mayor Billy Maphies



Harvey Davis, City Treasurer