

MINUTES:

City of Hays City Council Meeting

July 5, 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 6:40 p.m. In attendance in addition to Mayor Billy Maphies, were Mayor Pro Tem Roxanne O'Neal, Councilmembers Candace Blake, Lydia Bryan-Valdez, Tony Valdez and Glennell Strawn. Also attending were City Engineer Don Rauschuber, City Treasurer Harvey Davis, City and City Attorney Josh Katz.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS – No Comments were made.

4. NEW BUSINESS

- a. Receive update from the City Attorney and take appropriate action regarding the status of negotiations with Milestone and the Hays Commons project.**

City Attorney Katz gave an overview of his understanding of the negotiations with Milestone. He analyzed the MUD application Milestone made with Texas Commission on Environmental Quality (TCEQ). Mr. Katz informed the council about how a hearing works at TCEQ and how the appeal process works.

Mr. Katz will talk to the Milestone lawyer on Friday (July 7th) to see if Milestone and the City of Hays can find common ground to work together. After answering several questions, Mr. Katz asked each councilperson what they wanted from Milestone if a Development Agreement is negotiated. Some of the responses included:

Change the Texas Land Application Permit (TLAP) for the wastewater plant away from the city; donate parkland; more financial benefits for the City of Hays; lower density of the development; seek cooperation from the City of Austin to provide water and wastewater services to the development; and more detail about the proposed Milestone development.

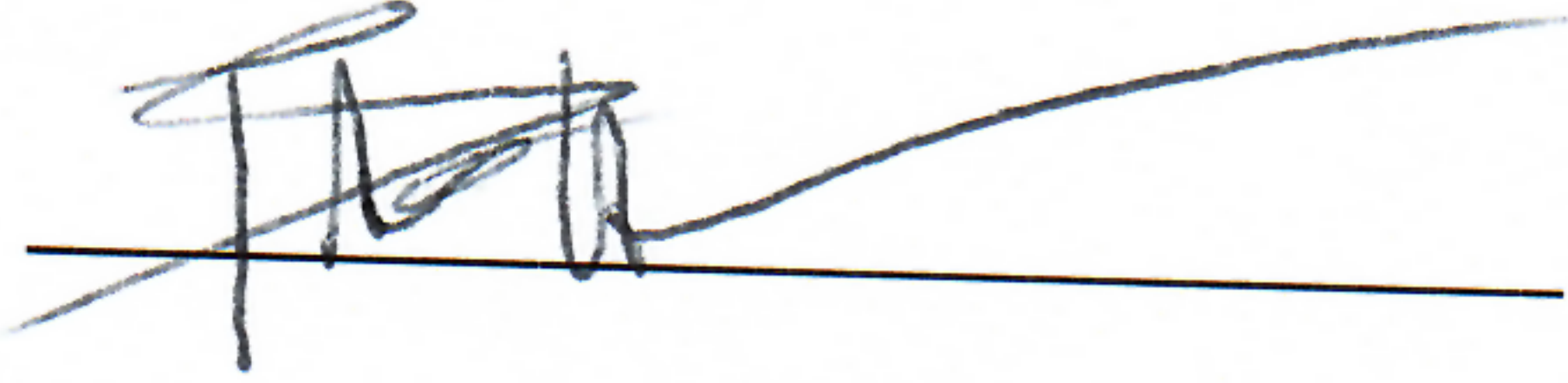
City Treasurer Davis made a comment about his opinion about delays in communicating with Milestone using the word "stonewall". Councilwoman Bryan-Valdez made a motion, seconded by Councilwoman O'Neal, to strike the word "stonewall". The motion carried 4-0 with Councilwoman Strawn abstaining.

- b. Take action on request to execute an engagement letter for development agreement work with Joshua Katz and Bickerstaff Heath Delgado Acosta LLP.

Councilwoman O'Neal made a motion, seconded by Councilwoman Blake, to approve the engagement letter. The motion carried unanimously.

5. ADJOURNMENT

The meeting adjourned at 7:56 pm.

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

Mayor Billy Maphies

A handwritten signature in black ink, appearing to read "Cynthia McCall", written over a horizontal line.

Cynthia McCall, City Secretary