

MINUTES:

City of Hays City Council Meeting

September 11, 2023

6:30 P.M.

LOCATION: 520 Country Lane

BUDA, TEXAS 78610

REGULAR CITY COUNCIL MEETING

1. CALL TO ORDER AND ROLL CALL

Mayor Maphies called the meeting to order at 6:31 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 Attorney Josh Katz (via zoom), and City Secretary Cynthia McCall.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

City Treasurer Davies suggested that the Council try to attend Hazard Mitigation Plan meetings sponsored by Hays County. Ms. McCall is going to the first meeting.

4. PUBLIC HEARINGS:

A Public Hearing and presentation on the FY 2024 Proposed Budget.

Mayor Maphies opened the Public Hearing at 6:36 pm. Councilman Valdez initiated a short discussion about the postings of the budget. Mayor Maphies closed Public Hearing at 6:38 pm.

A Public Hearing and presentation on the FY 2024 Proposed Tax Rate of 0.0896/\$100 valuation.

Mayor Maphies opened the Public Hearing at 6:42 pm. Councilman Valdez was told the Tax Rate last year was 1.0953/\$100 valuation. Mayor Maphies closed the Public Hearing at 6:38 pm.

5. NEW BUSINESS

Discussion and take action on the FY 2024 Proposed Budget and approve the Budget Ordinance.

Mr. Davis said the Budget shows the audit expense as \$14,000 instead of \$8,000 (the amount in the Proposed Budget). Motion to approved 2024 Budget made by Councilwoman Bryan-Valdez and Councilwoman O'Neal seconded the Motion. The Budget was approved by a voice vote of 5-0.

Discussion and take action on the FY 2024 Proposed Tax Rate and approve the Tax Rate Ordinance.

The Ordinance carried by voice motion 5-0.

Take action to appoint a representative to serve on the General Assembly of the Capital Area Council of Governments.

Councilwoman O'Neal made a motion to appoint Lydia Valdez-Bryan as the city's representative to serve on the Capital Area Council of Governments Board. Councilwoman Blake seconded the motion. Motion carried by vote 5-0.

Take action to (1) set the date of the fall city sponsored cleanup and (2) establish The location for the two Roll Off containers to be delivered by Texas Disposal System.

Motion made by Councilwoman Strawn to set November 4, 2023 and May 4, 2024 for the city sponsored cleanups. Councilwoman Bryan-Valdez seconded the motion. Motion carried unanimously.

Receive and take appropriate action on the August 2023 Financial report. Financial Report Capitalized?

There was a discussion about council members receiving hard copies of agenda backup material. Councilwoman O'Neal made a motion to approve August 2023 financial report and Councilwoman Bryan-Valdez seconded the motion. Motion carried unanimously.

Take action to approve the minutes for August 14, 2023, (Regular City Council meeting).

Motion to table approval of minutes made by Councilwoman Strawn and amended by Councilwoman Bryan-Valdez due to an apparent error. Councilwoman O'Neal seconded the motion. The amended motion carried unanimously.

Consider and take appropriate action on request to add Cynthia McCall, City Secretary, as a signor on the Broadway Bank account and instruct Broadway Bank to issue Ms. McCall a debit card.

Councilwoman Blake made a motion to approve Ms. McCall for a debit card and a signor on the Broadway Bank account. Councilwoman O'Neal seconded the motion. Motion carried unanimously.

Receive update and take action regarding the Hartford Insurance claim.

Attorney Katz has not heard from Hartford Insurance and will keep the Council updated.

6. UNFINISHED BUSINESS

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

No action taken. Tabled for October.

Receive updates and take appropriate action regarding Hays Commons Development Application to the Texas Commission on Environmental Quality to create a Municipal Utility District within the City of Hays ETJ.

An update by Attorney Katz was given, and no action taken. Councilwoman Bryan-Valdez made a suggestion for group volunteers to distribute instructions & map to residents of City of Hays TCEQ application before September 25. Councilwoman O'Neal made a motion to send out letters and maps to residents of City of Hays informing them of the TCEQ application letter. Councilwoman Bryan-Valdez seconded the motion. The motion carried unanimously.

Receive updates and take appropriate action on office organization, FEMA grants and IT projects.

No updates was given - all ongoing.

Receive updates and take appropriate action regarding upgrades to City of Hays and Elliott Ranch pump stations.

City Engineer gave the council an update on Punch List which is overall 35-40% done. Councilman Valdez made a motion to approve pump seals for Elliott Ranch. Councilwoman O'Neal seconded the motion. The motion carried unanimously.

Receive updates on City of Hays Well #1 and proposed Well #3 on Country Ln. Repairs or replacement.

Councilwoman Bryan-Valdez made a motion to send out seal bids to drill Well #3 and Councilwoman Strawn seconded the motion. The motion carried unanimously.

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

Engineer Rauschuber stated that both applications are in final review from TCEQ.

Consider and take appropriate action regarding amendments to the City Water Tariff, including water charges and fees associated with customer water use during BSEACD declared Exception and Emergency Drought Stages and other possible tariff amendments.

Engineer Rauschuber supplied handouts of proposed water rate changes and to promote conservation with updates to Part 6 of the tariff. Councilman Valdez made a motion to approve the proposed water rates as is and use the word "shall" instead of "will" in the language of the water rates. Motion by Councilman Valdez doesn't pass due to a lack of a second. Councilwoman Strawn made motion to approve the proposed water rates as presented by Mr. Rauschuber. Councilwoman O'Neal seconded the motion. Motion carried by 4-1 with Councilman Valdez voting against

EXECUTIVE SESSION

Receive updates and take appropriate action regarding a petition filed by Milestone with the Public Utility Commission (PUC) for release from a portion of the City's water CCN.

The Council went into Executive Session at 8:14 pm and reconvened at 8:45 pm
No action was taken.

7. ADJOURNMENT

The meeting adjourned at 8:46 pm.



Mayor Billy Maphies



Cynthia McCall, City Secretary