

MINUTES:

City of Hays City Council Meeting

December 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 6:30 p.m. In attendance in addition to Mayor Billy Maphies, were Mayor Pro Tem Roxanne O'Neal, Councilmembers, Lydia Bryan-Valdez, Candace Blake, Tony Valdez and Glennell Strawn, City Treasurer Harvey Davis, City Attorney Josh Katz (Zoom) and City Secretary Cynthia McCall.

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

Harvey Davis informed the meeting that City Engineer, Don Rauschuber's wife has been ill. Mr. Davis also told the meeting that he and his wife plan to attend a Christmas party sponsored by PGMS.

Hannah Ballou suggested that there only be one trash at two locations for bulk trash as opposed to two trash bins side by side at one location.

4. NEW BUSINESS

Receive and take appropriate action on November 2023 financial report.

Treasurer Davis provided various schedules and financial statements. No action was taken.

Take action to approve minutes for December 11, 2023 (Regular City Council Meeting).

A motion to approve minutes for December 11, 2023, was made by Councilwoman O'Neal and seconded by Councilwoman Bryan-Valdez. The motion carried unanimously.

Consider and take appropriate action on request to a part-time employee policy.

Treasurer Davis prepared a part-time City of Hays policy that was reviewed by Attorney Katz. Councilmember Bryan-Valdez made a motion to approve policy with minor clerical revisions. The benefits shall start on December 1, 2023. Councilwoman O'Neal seconded the motion. Motion carried unanimously.

Take action regarding brush near the Tanglewood wellsite.

Hannah Ballou expressed concern of coyotes increasing activity because of the brush. Councilwoman Strawn made a motion to hire someone to clear the brush at the Tanglewood wellsite and not to exceed \$3,500. Councilwoman Bryan-Valdez seconded the motion and motion was carried unanimously.

Discuss and take appropriate action regarding the May 4, 2023, election.

Mr. Davis informed the council that the staff is preparing for the election. No action was taken.

5. UNFINISHED BUSINESS

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 former ETJ.

Attorney Katz stated there are no updates and gave a brief explanation of what comes next.

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

Treasurer Davis is waiting for payments from the state for the debris grant. IT projects are underway for the new desktop and laptop computers and the upgrade to the website. No action was taken.

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

Treasurer Davis stated that Zach from PGMS gave a progress report. Dee Wright from Elliott Ranch HOA told Mr. Davis about some problems with Well #1. The City is also providing emergency water to Oak Forest.

Receive updates on City of Hays and take appropriate action on proposed Well #3 on Country Ln.

Treasurer Davis stated that according to City Engineer Rauschuber, everything has been sent to TCEQ.

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

City Treasurer Davis stated that there are no updates.

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

Attorney Katz stated that there is not much to update. Milestone has not responded with a counteroffer for the CCN. Mr. Katz explained the process to determine the price if the parties are unable to settle. No action was taken.

EXECUTIVE SESSION

At 6:35 p.m., the Council convened in executive session pursuant to the Texas Government Code Chapter 551 to deliberate upon and seek legal advice pursuant to Section 551.071 (Consultation with Attorney).

(a) Discuss and take appropriate action regarding a Petition for Release of Land from the Extraterritorial Jurisdiction of the City of Hays from TWC-1626 LLC.

(b) Take appropriate action on request from TWC-1626 LLC to execute a Resolution to release 22.465 acres from the city's ETJ.

RECONVENE

At 6:56 p.m., the Council reconvened, and the above business (a) and (b).

A motion was made by Councilmember Valdez to Table a) and b).

Councilwoman O'Neal seconded the motion. The motion carried unanimously.

6. ADJOURNMENT

The meeting adjourned at 7:56 pm.

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

Mayor Billy Maphies

A handwritten signature in blue ink, reading "Cynthia McCall", is written over a horizontal line.

Cynthia McCall, City Secretary