

AGENDA:

City of Hays City Council Meeting
January 13, 2025
6:30 P.M.

LOCATION: 520 Country Lane
ZOOM MEETING ID: 652 617 8786
PASSWORD: 5DrX4H

Those watching over ZOOM we cannot guarantee you will be able to comment and ask questions. We will be paying attention to those who are in attendance and cannot effectively simultaneously pay attention to those on ZOOM.

REGULAR CITY COUNCIL MEETING

1. CALL TO ORDER AND ROLL CALL

Mayor Harvey Davis called the meeting to order at 6:30 p.m. In attendance, in addition to Mayor Davis, were Mayor Pro Tem Lydia Bryan-Valdez, Councilmembers, Candace Blake, Tony Valdez, Tom Lemman, Rose McCorkle, and Assistant City Manager, Christine Doan.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS – Comments will be taken from the audience on agenda or non-agenda related topics. The City Council will make no comments and take no action during Public Comments. Presentations are limited to three minutes.

Mayor Davis publicly commented on a resident who filed a complaint with PUC. Mayor Davis explained that this resident experienced an error due to PGMS' website not differentiating between City of Hays or Elliott Ranch customer accounts, on their online payment system. This resulted in a disruption of service for the customer and subsequent reconnection fees.

Mayor Davis also commented about the UT and SMU football games. There was chatter about college football and volleyball amongst the council.

4. NEW BUSINESS

- a) Take action to approve the minutes for meetings on December 09, and December 22, 2024.

Councilmember T. Valdez made a motion to approve the meeting minutes.

Councilmember C. Blake seconded the motion. The motion unanimously passed.

- b) Receive and take appropriate action to approve the December and November financial reports.

Mayor Davis provided a summary of the financial report for November and December. The funds in Broadway Bank and TexPool bank accounts totaled 1.9 million dollars. Our expenses exceeded our revenue by \$33,000. This was due to a partial payment of \$62,000 being made to Bee Caves Drilling for our New Well on Country Lane. Mayor Davis clarified that this expense was a Capital expenditure and not an operating expense. He also stated that the books are prepared monthly on a cash in and cash out basis.

Councilmember McCorkle pointed out a typo in the year to be corrected. The year will be corrected from 2025 to 2024.

- c) Receive presentation of the FY24 financial statement and take appropriate action.

Mayor Davis provided a presentation on the FY24 financial statement. He advised that they are prepared on an accrual basis for the end-of-the-year statement. Revenue over expenses totaled \$64,000. He explained that we have both government expenses and water systems expenses. Typically, these are split into 1/3 government and 2/3 water systems, although this is not for every expense. We had \$91,000 in TexPool interest income. This figure is expected to decrease due to the federal government reducing rates. Property taxes totaled \$21,000 while sales taxes totaled \$32,000.

Mayor Davis advised that property taxes will have to be taken a closer look at, to allow for repairs to be made to the roads. He shared that one of the city's largest expenses is PGMS, totaling over \$85,000. Mayor Davis concluded the presentation by advising that the external professional financial audit would be taking place soon.

- d) Receive update and take appropriate action regarding the status of the City Secretary.

The Council convened to executive session at 6:51 pm to discuss items 4D and 5H. The council was back from executive session at 7:32 pm.

No action was taken on item 4d.

- e) Receive update and take appropriate action regarding Stage 3 drought.

Mayor Davis advised that he instructed PGMS to send a letter to all Elliott Ranch users who are using over 20,000 gallons of water per month. The letter explained that continued over usage while we are in a drought will result in fees and a flow restrictor. No action taken.

- f) Receive update and take appropriate action regarding the mayor's compensation.

Mayor Davis advised that he wishes to be compensated for 20 hours per month, totaling \$600, in lieu of keeping a timesheet. Assistant City Manager commented that the amount of work the Mayor does for the city far exceeds the amount he is asking for in compensation.

Mayor Pro Tem, L. Bryan-Valdez made a motion for Mayor Davis to be compensated a flat rate of \$600 per month instead of keeping a timesheet. This flat rate would include his ability to accrue his benefits of Vacation and sick time. Councilmember C. Blake seconded the motion. The motion passed unanimously.

5. UNFINISHED BUSINESS

- g) Receive updates and take appropriate action on proposed Well #3 on Country Ln.

City Engineer, Don Rauschuber, stated that he had a recent visit with Bee Cave Drilling. The cementing of the well was set to be completed. The well was test pumped last week for a short period of time. The well was pumping 100 gallons per minute and producing good quality water. The frack tank is still on site. It is expected to be removed tomorrow. He contacted Andrew with Milestone to receive permission to discharge the water from the test pump, into the land behind the well that is owned by Milestone. Permission was granted.

There was one change order. The change order has been added to the updated Gant chart. Pending steps include connecting the well to our existing system, adding a fence, completing all required permits with TCEQ, and obtaining bacteria samples. The well is projected to be live around February 1. Freezing weather conditions may impact this completion date.

Mayor Pro Tem, L. Bryan-Valdez, asked in the event of a large-scale fire, such as the fires taking place in California, where would our water be sourced from to combat it? City engineer advised that it would come from many different sources. He also advised that PGMS should be testing our fire hydrants. There are fewer than ten hydrants in the City of Hays. Councilmember T. Valdez asked if we could request a report from PGMS regarding the conditions of our fire hydrants. City engineer stated that he would reach out to them to request this.

- h) 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's former ETJ.

After returning from executive session, Mayor Davis suggested the council make a motion to request that our attorney no longer proceed with the MUD application as other parties will be doing so with SOS. No motion was made. No action was taken.

- i) Receive update and take appropriate action concerning a Request for Qualification (RFQ) for a City Engineer.

Assistant City Manager, Christine Doan, stated that our RFQ for city engineer was posted and received many requests. There was a discrepancy in the deadline. The deadline in the RFQ prepared by the city engineer was listed as January 10th. The city was informed by another engineering firm that the deadline was being reflected as January 18th on IMS. After discussion with the Mayor, it was decided that the January 18th deadline would be honored. So far three RFQ responses have been received.

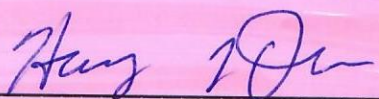
City Engineer advised that the next step in our selection process would be to have the RFQ committee create a scoring matrix and set a schedule. Asst. City manager Doan advised that our City Secretary was on the RFQ committee but will be unable to fulfill duties due to being on leave. The council decided to add City Engineer in her place.

- j) Receive update and take appropriate action regarding the upcoming May 2025 city elections.

Mayor Davis requested the Assistant City Manager assist with the election due to city secretary being on leave. Councilmember Blake advised that due to inconsistent office hours, we would make an announcement requesting interested applicants to call or email to set an appointment to apply. No action taken.

6. ADJOURNMENT

Councilmember L. Bryan-Valdez filed a motion to adjourn. Councilmember T. Valdez seconded the motion. The meeting adjourned at 8:19 pm.



A handwritten signature in black ink, appearing to read "Harvey Davis", is written over a thick, horizontal pink brushstroke that serves as a background for the signature.

Mayor

Harvey Davis



A handwritten signature in black ink, appearing to read "Lydia Bryan-Valdez", is written over a thick, horizontal pink brushstroke that serves as a background for the signature.

Mayor Pro-Tem

Lydia Bryan -Valdez