

AGENDA:

**City of Hays City Council Meeting
February 10, 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, Rose McCorkle, and Assistant City Manager, Christine Doan. Tom Lemman was absent.

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.

In observation of Black History Month, Mayor Davis publicly commented on growing up during the Jim Crow Era and the Civil Rights movement. He spoke about few opportunities for advancements for African Americans during that time. The ramifications of these disparities are still prevalent today and are reflected in the distribution of wealth. He shared that Marshall-type initiatives were necessary to help improve the conditions of the schools that predominantly Black Americans and Mexican Americans attended.

4. NEW BUSINESS

- a) Take action to approve the minutes for the meeting on January 13, 2025.

Mayor Pro Tem Bryan-Valdez made a motion to approve the meeting minutes. Councilmember McCorkle seconded the motion. The motion unanimously passed.

- b) Receive and take appropriate action to approve the financial report for January 2025.

The financial report was not ready for review and approval. The item will be moved to the March meeting. No action taken.

- c) Consider and take appropriate action concerning a building request to construct a home at 12631 Live Oak.

In attendance, Abigail Galan requested a building permit from the City Council to construct a single-family home at 12631 Live Oak. Mayor Davis asked if the intention for the home was to be an Airbnb or short-term rental property. Ms. Galan advised that it would not be. She shared that the 2700 sq ft single-story home would be her personal residence. Ms. Galan provided a check to the city to cover the building permit costs and engineering service expenses.

City Engineer Don Rauschuber advised that Ms. Galan applied for a building permit that was reviewed. The City Engineer stated that the site plan submitted by Ms. Galan is compliant with the city code. The City Engineer advised the council that the city code requires an official plat survey to be submitted. Ms. Galan submitted a hand-drawn survey in place of the official plat survey. The city engineer advised the council that he recommends 1. Approve the application with a variance that accepts Ms. Galan's hand-drawn plan in place of the official plat survey, or 2. Approve the application contingent upon receiving the official plat survey.

Councilmember McCorkle filed a motion to approve the application for a building permit at 12631 Live Oak with a variance, accepting the hand-drawn plan that was submitted. Mayor Pro Tem Bryan-Valdez seconded the motion, which passed unanimously.

- d) Consider and take appropriate action concerning a request for a zoning change at 1701 N FM 1626.

Mayor Davis explained that the property owners reached out and said they were interested in opening a used car lot or daycare. He advised, with direction from the city attorney, that they need to request a variance from the city council as the current code does not allow for either of the businesses. The owners were not present, and no variance was requested.

No action taken.

- e) Receive update and take appropriate action regarding the grant for new generators.

Mayor Pro Tem advised that she spoke with our grant consultant, Courtney, who had some technical questions regarding the procurement process. Additional TDEM training was being conducted to ensure that the city is in compliance with FEMA.

No action taken.

- f) Review the Texas Disposal System rate sheet for the City of Hays and take appropriate action on request to increase residential rates.

Mayor Davis presented the current rates TDS charges the city compared to the current rates residents are charged. The city entered into a 10-year contract with TDS in 2018. Due to TDS rates increasing, the city will be increasing rates by .80 cents for residents on April 1, 2025.

Mayor Pro Tem Bryan-Valdez made a motion to approve the recommended rate increase which Councilmember Blake seconded. The motion passed unanimously.

5. UNFINISHED BUSINESS

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

The City Engineer shared that Bee Cave Drilling recently completed a 36-hour pump test. The test failed due to traces of bacteria found in the samples collected. Additional samples were taken, and all have passed. The cement sealant block for the well has been poured. The plumbing and well head will be installed next. The city engineer has requested an inventory list from Bee Cave drilling to close out the project. A partial payment to Bee Cave Drilling has been submitted. A closeout and final audit will be conducted within the next two weeks.

Pat Lyle will be contracted to connect the well to the current water line. The city engineer advised that he has not received a cost estimate yet but believes this should not be exorbitant. He stated that the final step will be moving the fencing from the old well to the new well. The target completion date is March 1st, 2025.

- 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.

Mayor Davis advised that he requested an estimate of billable hours from the City Engineer and the City Attorney, for this portion of the MUD opposition. The City Attorney and City Engineer estimated 50 hours of work, which will result in a significant cost for the city.

Councilmember Blake clarified that the administrative hearing is on February 11th, and the City Attorney and Engineer will attend via Zoom.

No action taken.

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

Councilmember Valdez and Asst. City Manager advised that the city received three applicants for the City Engineer position. The RFQ committee met and individually scored each applicant based on the rubric provided in the RFQ. Asst. City Manager Doan requested permission from the council to proceed with interviews. Mayor Davis advised that permission to interview is not required from the council. It was determined that the RFQ committee will meet again to contact references, compile interview questions, and interview two firms that scored highest.

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

The mayor shared that three incumbents have applied for the election thus far. All three being incumbents. Mayor Davis shared that the deadline to apply is February 14, 2025, at 5 pm. No action taken.

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

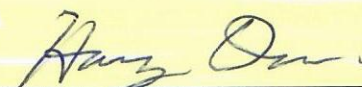
Mayor Davis spoke with the city secretary. Her goal for return is April 1, 2025. No action taken.

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

Mayor Davis shared that we are still actively in a stage 3 drought and working to conserve water. He mentioned there have been several Elliott Ranch residents with severe over usage. This has resulted in fines for the city from Barton Springs Edwards Aquifer Conservation District. No action taken.

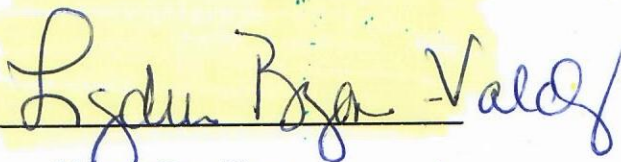
6. ADJOURNMENT

Mayor Pro-Tem Bryan-Valdez recommended adjournment. The meeting adjourned at 7:45 pm.



Mayor

Harvey Davis



Mayor Pro-Tem

Lydia Bryan-Valdez