

AGENDA:

City of Hays City Council Meeting

December 8, 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, Council members Candace Blake, Rose McCorkle, Tony Valdez, and Tom Lemman, City Secretary Cynthia McCall, and 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 made several public comments. First, he announced that he would not seek re-election and stated that, should Mayor Pro Tem Bryan-Valdez choose to run, he would fully support her. He then reported that the City received an open records request from the Office of the Attorney General for a copy of the City's most recent financial audit. After consulting with TML's legal department, the legal staff confirmed that many cities are receiving similar requests due to new legislation.

Mayor Davis also referenced a news report regarding the Mayor of Umland being arrested on suspicion of fraud and briefly mentioned an upcoming staff appreciation luncheon. He further shared that he received correspondence from an Elliott Ranch resident claiming the City cannot legally increase water rates for Elliott Ranch because it is outside the City's ETJ. This concern was reviewed by the City Attorney, who confirmed the claim is inaccurate and that the City's water system is legally authorized to increase water rates.

Lastly, Mayor Davis shared Texas State football updates and announced that Christine Doan has been promoted from Assistant City Manager to City Manager

4. NEW BUSINESS

- a) Take action to approve the minutes for the meetings on July 14, 2025, and November 10, 2025.**

Council member Valdez made a motion to approve the July 10 and November 10 meeting minutes. The motion passed unanimously.

- b) Receive and take action to approve the financial report for October and November 2025.**

Mayor Davis reviewed several figures from the November financial report. Cumulative income totaled \$21,389. Refundable water deposits were reported at \$70,559, and accounts receivable totaled \$29,893. Funds held in Broadway Bank and TexPool totaled \$1,915,183.

Mayor Pro Tem Bryan-Valdez noted an inconsistency in the water deposit account and indicated there may be an overage. Mayor Davis stated that he would conduct further review with PGMS.

Council Member Blake made a motion to approve the October and November 2025 financial reports. The motion passed unanimously

- c) Discuss and take appropriate action on request to approve the final financial report for FY25.**

Mayor Davis shared that this final financial report is what the external auditor receives. Revenue for the fiscal year totaled \$524,899. Expenses for the fiscal year totaled \$438,815. The ending balance for the fiscal year totaled \$2,694,034; this figure includes fixed assets.

Mayor Pro Tem Bryan-Valdez made a motion to approve the FY25 final financial report. The motion passed unanimously.

- d) Receive presentation concerning the May 2026 city election.**

City Secretary McCall provided a presentation regarding the upcoming election. She reported that the election will be held on May 2. Candidate applications may be picked up and submitted at City Hall between 10:00 a.m. and 2:00 p.m., Monday through Thursday. Positions for election include Mayor, Place 2, and Place 3.

City Secretary McCall also reviewed eligibility guidelines and advised that additional election information is available on the City website, the City Facebook page, and in the City newsletter, *Hays Happenings*.

- e) Take appropriate action on request to approve an Agreement with Hays CISD to hold a joint election in certain precincts on May 2, 2026.**

Mayor Davis presented an agreement to hold a joint election with Hays CISD. He advised that this longstanding has saved the city approximately \$1,000 per election.

- f) Review and take appropriate action on request to approve the proposed 2026 Holiday schedule.**

Council Member Valdez made a motion to approve the proposed vacation list, with the addition of Christmas Eve. The motion passed unanimously.

5. UNFINISHED BUSINESS

- g) Receive updates and take appropriate action on the construction of Well #3 on Country Ln.**

Mayor Davis advised that former City Engineer Don Rauschuber has completed the punch list received from TCEQ and is resubmitting the required documentation to TCEQ for review. No action taken.

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

Mayor Davis advised that a task order was executed with City Engineering firm, Freeland Turk, so they may begin purchasing the generators. No action taken.

- i) Receive update and take appropriate action regarding a possible grant application to assist in the completion of the drainage project (due 11/3/2025).**

City manager requested an update from GrantWorks but has not received one. No action taken.

- j) Receive updates and take appropriate action regarding Hays Commons Development applications to the Texas Commission on Environmental Quality to obtain permission to construct and operate a Wastewater Treatment Facility within the City of Hays's former ETJ.**

Mayor Davis spoke with city attorney, Joshua Katz. He was advised there are no updates now. No action taken.

- k) Consider and take action regarding updates for the fall dumpster day.**

The City's Fall Clean-Up Day was reported as a success. Council expressed its appreciation to Council Member Valdez and Council Member McCorkle for volunteering their time and overseeing the event. The City also extended its gratitude to resident Hannah Ballou for her efforts in cleaning up areas throughout the city.

- l) Receive update and take appropriate action regarding Frontier's plan to install fiber lines within the City of Hays.**

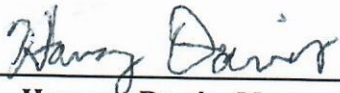
Mayor Davis reported that the City has not received an update from Frontier regarding the project. Council Member Valdez emphasized the importance of ensuring that the City Engineer remains mindful of the drainage project during the installation of the fiber lines. Mayor Davis then appointed a committee to oversee the Frontier fiber optic project's development, consisting of Council Member Valdez, Council Member Blake, and City Manager Doan.

- m) Receive update and take appropriate action regarding Carpenter Ranch LLC.**

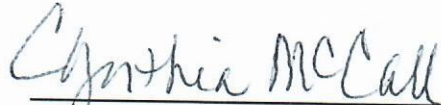
There are no updates at this time. No action taken.

6. ADJOURNMENT

The meeting was adjourned at 7:28 p.m.



Harvey Davis, Mayor



Cynthia McCall, City Secretary