



THE CITY OF HAYS

AGENDA:

City of Hays City Council Meeting
January 12, 2026
6:30 P.M.

LOCATION: 520 Country Lane

ZOOM MEETING ID: 652 617 8786

PASSWORD: 5DrX4H

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

REGULAR CITY COUNCIL MEETING MINUTES

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.

Christine Doan reported ongoing illegal dumping on McKinnon Loop. She contacted Hays County, which manages the right-of-way, to remove debris and requested installation of a “No Dumping” sign at the Mayor Pro Tem’s request. She also noted that several residents volunteered to install game cameras.

Beth Odom suggested establishing a food pantry at City Hall, requesting that the City provide a location and electricity. She indicated she would assist with stocking.

Theresa Lemman reported concerns about her neighbors’ animals, including odor issues, and requested that the Council review applicable codes and determine how to proceed. She also raised concerns about individuals living in a nearby shack, citing noise, vibration, and trash, and suggested enforcing relevant codes.

Hannah Ballou commented on trash being dumped in the neighborhood and offered, along with her husband, to install game cameras. She also suggested speaking with the manager of the new mobile home development about speeding and cut-through traffic and noted the City may be able to request removal as an alternative route on Google Maps.

Ricky Meek suggested installing more speed bumps to address speeding and cut-through traffic. Mr. Meek has installed camera(s) on his property that are focused on the road so he can gather information about who dumps beside the road.

Mayor Davis addressed code enforcement concerns, noting that the City currently lacks the resources, code enforcement officers, and a municipal court to fully address these issues. He suggested consulting the City Attorney regarding property maintenance concerns that affect property values and discussing potential enforcement support with Hays County. He also commented that establishing a food pantry would require significant space and stated the City would take the suggestion into consideration. He noted that he volunteers with a food pantry at his church.

4. NEW BUSINESS

a) Take action to approve the minutes for the meetings on December 8, 2025.

Council member McCorkle made a motion to approve the December 8 meeting minutes. The motion passed unanimously.

b) Receive and take action to approve the financial report for December 2025.

Mayor Davis reviewed a couple of items in the December financial report. Cumulative income totaled \$21,389. Funds held at Broadway Bank and Tex Pool totaled \$1,909,744.13. Revenues exceeded expenses by \$8,677 for the three months ending December 31, 2025.

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

c) Receive update and take appropriate action regarding Elliott Ranch Well #2 repairs.

Mayor Pro Tem Bryan-Valdez reported that Well #2 in Elliott Ranch experienced a sharp decrease in production overnight. PGMS took the well offline, initially

believing the issue to be a cracked pipe; however, no crack was found upon inspection. The pump and motor were inspected and found to be functioning at approximately 90%. The City Engineer has been contacted to assist in diagnosing and resolving the issue.

PGMS also reported issues with City of Hays Well #1. Because both problems occurred around the same time, it is believed they may be related to the exceptionally low water table. No action taken.

d) Receive update and take appropriate action on the ER well filter feasibility study.

Melanie Norris, representing Freeland Turk Engineering, presented the results of a filter feasibility study. The study found that installing a filter would be an effective solution to reduce sediment in the water at Elliott Ranch.

Two filter options were presented, with the lower-cost option recommended. Ms. Norris noted that the cost estimates do not include engineering fees and that the project is expected to take six months to complete from design through construction.

Mayor Pro Tem Bryan-Valdez made a motion to authorize implementation contingent upon resolution of the current issues with Well #2. The motion passed unanimously.

e) Receive an update on the upcoming Election on Saturday, May 2, 2026.

Mayor Davis stated that the Election filing period is from January 14 through February 13, 2026. There have been no applications filed.

5. UNFINISHED BUSINESS

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

Former city engineer, Don Rauschuber, is still working to resubmit Well #3's application to TCEQ. No action taken.

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

City engineers, Freeland Turk, contracted CLCE electrical consultant for a well site visit. Generators at well sites will assist in the event of a power outage to ensure that wells in the city remain operational. No action taken.

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

The city manager requested an update from GrantWorks, but has not received one. No action taken.

i) 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 reported that he spoke with City Attorney Joshua Katz, who advised that no hearing has been scheduled. Mr. Katz indicated this may suggest that Milestone is in negotiations with the City of Austin for water services. No action was taken.

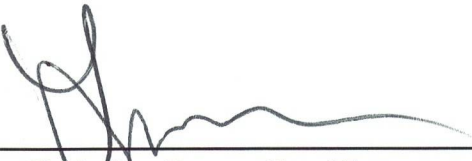
j) Receive update and take appropriate action regarding Frontier's plan to install fiber lines within the City of Hays.

Frontier advised that its project has been delayed until the summer. This delay is due to joint-use pole permits taking a significant amount of time to secure. The city manager will contact Frontier during the summer. No action taken.

6. ADJOURNMENT

Mayor Pro Tem Bryan-Valdez made a motion for the meeting to be adjourned on Monday, January 12, 2026, at 7:30 pm. The motion passed unanimously.

Linda Brown-Valley
Mayor
02/17/26


Christine Doan, City Manager