



THE CITY OF HAYS

City Council Meeting

City of Hays

520 Country Ln

Buda, TX 78610

January 12, 2026

6:30 P.M.

REGULAR CITY COUNCIL MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

Mayor Harvey Davis called the meeting to order at 6:30 pm.

The following council and staff members were in attendance:

Harvey Davis - Mayor

Lydia Bryan-Valdez - Mayor Pro Tem, Place 4

Candace Blake - Council member, Place 1

Rose McCorkle - Council member, Place 2

Tony Valdez - Council member, Place 3

Tom Lemman - Council member, Place 5

Christine Doan - City manager

Meagan Tanton - Special projects coordinator

2. PLEDGE OF ALLEGIANCE

3. CITY OF HAYS MAYOR

- Take action to accept the resignation of Harvey Davis as mayor.

Mayor Davis submitted his resignation as Mayor to the city council. Council member McCorkle motioned to accept Mayor Davis's resignation. The motion passed unanimously.

- Consider and take appropriate action to appoint a new mayor.

Council member Blake made a motion to appoint Lydia Bryan-Valdez as Mayor. Council member T. Valdez recused himself from voting. The motion passed unanimously.

Judge Sandra Bryant, Justice of the Peace, Pct 5 administered the oath of ceremony for Mayor

Bryan-Valdez. Emeritus Mayor Davis turned the meeting over to Mayor Bryan-Valdez.

4. 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.

Harvey Davis expressed gratitude to the city council that he served with. He shared that the city secretary, Cynthia McCall, resigned from her position. He thanked her for her years of service to the City of Hays and wished her well.

Hannah Ballou thanked Harvey Davis for his service as Mayor, complimenting all the hard work he has done for the community. She also congratulated Mayor Bryan-Valdez on her appointment.

Theresa Lemman thanked Harvey Davis and Mayor Bryan-Valdez. She requested that any efforts to enter an interlocal agreement with Hays County be expedited due to the prolonged disruptions she has endured from neighbors (loose animals in her yard, excessive trash, and noise). She also shared a citizen's opinion opposing City Hall hosting a community food pantry. She cited the lack of street lighting, and additional traffic would not bode well.

Michelle Adams, Elliott Ranch resident and customer of the City of Hays water system, requested that the city prioritize applying for the Texas Water Development Board Water Supply and Infrastructure grants.

5. NEW BUSINESS,

a) Take action to approve the minutes for the meeting on January 12, 2026.

Council member Valdez made a motion to approve the January 12 meeting minutes. The motion passed unanimously.

b) Receive update and take appropriate action to approve the financial report for January 2026.

Harvey Davis presented several items from the January financial report. Revenue exceeded expenses by \$15,983. Funds in Broadway Bank and TexPool total \$1,914,464. He shared that the previously voted-on increase in water rates took effect in January.

Council member Blake filed a motion to accept the January 2026 financial report. The motion passed unanimously.

c) Review and determine appropriate measures concerning cost of living adjustments for City of Hays retirees.

City Manager Doan presented the proposed TMRS cost-of-living adjustment (COLA). She advised that opting into a COLA through the Texas Municipal Retirement System would require adoption of an ordinance. The city would also need to select a coverage level of 30%, 50%, or 70% of the Consumer Price Index. The COLA would be applied retroactively. She said COLAs are widely used, citing Kyle and Buda's 70% offer. Harvey Davis recommended receiving exact figures for the cost to the city of Hays before adopting the ordinance.

Council member McCorkle made a motion to table the item to allow for additional research. The motion passed unanimously.

d) Introduction of part-time employee, Meagan Tanton.

Meagan Tanton, special projects coordinator, introduced herself. She attended the University of Texas at Austin for her undergraduate studies, then received a graduate degree from Texas A&M. She has worked in education for 16 years. She and her husband have 3 children. She shared that it is important for her to choose projects or employment based in service. She is honored to serve the residents of the City of Hays.

e) Consider and take appropriate action regarding a possible interlocal agreement with Hays County to enforce certain county rules within the City of Hays.

City Manager Doan reported that she, Mayor Bryan Valdez, and Harvey Davis met with Jacob Limon, Chief of Staff to Judge Ruben Becerra, to discuss a potential interlocal agreement. Mr. Limon advised that Hays County maintains several interlocal agreements. The parties discussed the City's request for the County to provide a code enforcement officer to assist with enforcement of the City Code. Mr. Limon requested that the City submit all relevant code provisions and ordinances for review by the County's legal team. The requested information has been provided, and the City is currently awaiting a response from the County's legal department.

f) Consider and take appropriate action on request to allow a food bank to operate on city property.

Council Member McCorkle reported that she researched the item and advised that, to proceed, the entity would need to be established as a nonprofit organization or church. She noted that, as a governing body, the City of Hays does not meet the criteria to establish and operate a food pantry.

She further advised that, under applicable USDA requirements, a refrigerator must be housed in an air-conditioned building, the pantry must serve a minimum of 100 individuals, and it must be open to the public rather than limited to the immediate community.

It was also noted that the City Attorney advised against pursuing the idea due to potential liability concerns. No action taken.

g) Receive update and take appropriate action regarding possible grant applications to assist in the completion of the drainage and other water projects.

City Manager Doan thanked Michelle Adams for her public comment regarding the TWDB infrastructure grants. She advised that she attended the informational webinar and that this specific grant opportunity is on the City's radar.

The city has reached out to GrantWorks, a grant management firm, to express interest in assistance with the application process. The city also met with PGMS to discuss potential modernization projects that could be prepared for expeditious implementation. No action was taken.

h) Receive update from city representatives who attended the Barton Springs Edwards Aquifer Conservation District meeting about current drought conditions.

Barton Springs Edwards Aquifer Conservation District General Manager Charlie Flatten provided an update on current drought conditions. He reported that Central Texas has experienced an estimated 50-inch rainfall deficit over the past five years and emphasized that water conservation is imperative. He commended the City of Hays for its conservation efforts, noting that many lawns were dry in compliance with district landscaping restrictions. He also reported that the Lovelady index well, which the district uses to monitor groundwater levels, is at a historic low. He attributed current conditions to rapid regional growth and prolonged drought.

Mr. Flatten advised that, if conditions persist, Stage 4 (Emergency Response) drought restrictions are expected to be implemented in April.

Lastly, he shared a scholarship summer camp opportunity for children ages 9-14 years old.

i) Consider and appropriate action on request to update the part-time employee policy.

The City's part-time employee policy was reviewed and updated by the City Attorney. Revisions include the addition of a drug-free workplace provision.

Council Member McCorkle made a motion to approve the updated part-time employee policy. The motion passed unanimously.

6. UNFINISHED BUSINESS

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

Former City Engineer Don Rauschuber has been working to resubmit the application for Well No. 3 to the TCEQ. Due to personal matters, he has been unable to complete the resubmission. The task will be transferred to the City's current engineering firm, Freeland-Turk Engineering, for completion.

k) Receive updates and take appropriate action regarding the grant for new generators.

Harvey Davis provided an update that the City's engineering firm, Freeland-Turk Engineering, submitted a cost estimate exceeding the grant award amount by approximately \$50,000.

Council Member McCorkle made a motion to amend the budget to cover the additional approximate \$50,000 required to implement the grant project. The motion passed unanimously.

l) 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.

A preliminary hearing has been scheduled for March 10, 2026. The City of Hays has discussed partnering with Save Our Springs Alliance to share associated costs.

Save Our Springs Alliance encourages potentially affected parties to attend the hearing in person.

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

Per Frontier, this item is tabled until the summer while they work to secure joint-use pole permits.

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

Mayor Bryan-Valdez shared that Advance Water Well Technologies was contracted by PGMS to conduct a camera study of the well. The study was completed. There were no significant findings. AWWT at the direction of Freeland Turk engineering will conduct a pump test on the well. Mayor Bryan-Valdez will provide information to Elliott Ranch representatives as it becomes available.

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

The previously approved Elliott Ranch filter project has been tabled and will be revisited upon resolution of the current Elliott Ranch well issues.

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

City manager Doan shared that the application filing period has officially closed. The applications received were as follows:

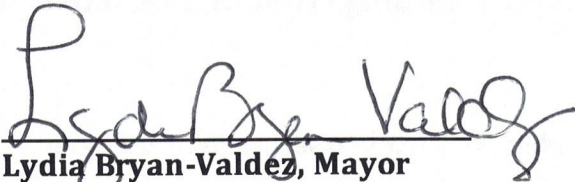
Mayor - Lydia Bryan-Valdez
Council member Place 2 - Rose McCorkle
Council member Place 3 - Tony Valdez

Council member Place 3 - Kat Maerz

Early voting will be held April 20 - April 28, 2026.

7. ADJOURNMENT

Council member Valdez filed a motion to adjourn at 8:09 pm. The motion passed unanimously.


Lydia Bryan-Valdez, Mayor


Mayor Pro Tem