



City Council Meeting

**City of Hays
520 Country Ln
Buda, TX 78610
March 9, 2026
6:30 P.M.**

REGULAR CITY COUNCIL MEETING MINUTES

Note: During the council meeting, the Zoom recording ended abruptly as the city laptop began an automatic update. Unfortunately, only a partial recording of the meeting was saved. The City apologizes for any inconvenience caused by this technical issue.

1. CALL TO ORDER AND ROLL CALL

Mayor Lydia Bryan-Valdez called the meeting to order at 6:30 p.m.

The following council and staff members were in attendance:

Lydia Bryan-Valdez - Mayor
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. 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.

Theresa Lemman asks for an expedition of interlocal agreement due to ongoing code issues, including neighboring property's illegal shed.

John Dickson asks for code enforcement support due to neighboring house living out of an RV next to

his home. Addresses personal issues the current tenant is having with RV resident. Advised that he is in support of an interlocal agreement with Hays county.

Beth Odom clarifies her request to council is for a free fridge, not a food bank.

4. CEREMONY TO HONOR HARVEY DAVIS RETIREMENT

5. NEW BUSINESS,

a) Discuss and take appropriate action to appoint Mayor Pro Tem.

Council member Blake made a motion to nominate council member Rose McCorkle, Council member Valdez seconds. The motion passed unanimously.

b) Discuss and take appropriate action to hire/appoint a new City Secretary.

Council member Blake made a motion to appoint Meagan Tanton. The motion passed unanimously. Meagan Tanton is sworn in as City Secretary.

c) Discuss, consider, and possibly take action to appoint Harvey Davis as City Treasurer.

Council member McCorkle made a motion to appoint Harvey Davis. Council member Valdez seconds. The motion passed unanimously. Harvey Davis is sworn in as City Treasurer.

d) Discuss and take appropriate action to appoint a City Council member to fill the Place 4 vacancy.

The city will accept letters of interest to fill the Place 4 vacancy from March 10 through March 31. The city will review all submissions and may appoint a council member at the next meeting on April 13. The appointed candidate will serve the remainder of the term through May 2027. Letters of interest may be submitted in person, by appointment, or by email to christine@cityofhays.org.

e) Take action to approve the minutes for the meeting on February 17, 2026.

Council member Blake made a motion to approve the February 17 meeting minutes. Council member Lemman seconds. The motion passed unanimously.

f) Receive update and take appropriate action to approve the financial report for February 2026.

City Manager Doan presented several key line items. Funds in Broadway Bank and TexPool total \$1,928,614. Revenues are larger than expenses by \$29,984. Revenues in February were higher than usual due to a county tax deposit. Additionally, TexPool interest income has decreased by \$4,800 compared to FY25. This decrease is due to continuing interest rate decreases. It is noted that statements are prepared on a modified cash basis.

Council member McCorkle made a motion to approve the February 2026 financial report. Council member Blake seconds. The motion passed unanimously.

g) Discuss and take appropriate action regarding a proclamation for the Daughters of the American Revolution (DAR).

Jeannine Inbody educates the council about the history of the DAR (Wimberley Chapter) and discusses the proclamation commemorating the semi-quincentennial anniversary of the signing of the Declaration of Independence.

Council member McCorkle motions to accept the proclamation. Council member Blake seconds. The motion passed unanimously.

All were invited to the dedication event held on April 25th at 10:00am in Wimberley.

6. UNFINISHED BUSINESS

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

Former City Engineer, Don Rauschuber, has transferred the project to current city engineers, Freeland Turk Engineering. Well #3 is currently pending a permit by TCEQ. No further updates.

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

The latest cost estimate reflects a total of \$55,000 above the awarded grant amount. A meeting is scheduled with the City of Hays, Ardurra, and Freeland Turk Engineering to review the options to potentially cover the cost difference. 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.

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 .

No further action taken.

k) 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.

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

AWWT at the direction of Freeland Turk engineering conducted the pump test on Well #2. The City of Hays is awaiting the report results, which are expected next week. No further action is taken.

m) 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 #2 issues.

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

The following updates were given:

Certificate of Unopposed Candidates & Orders of Cancellation filed with Hays County for:

Mayor - Lydia Bryan-Valdez
Council member, Place 2 - Rose McCorkle

On the Ballot will be:

Council member, Place 3
Tony Valdez, Incumbent
Kat Maerz

A drawing for a place on the ballot was held on February 23, 2026. The results were as follows:

Tony Valdez - 1st on ballot
Kat Maerz - 2nd on ballot

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

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

City Manager Doan reports that City of Hays currently has one retiree enrolled in the Texas Municipal Retirement System (TMRS). There are no beneficiaries enrolled in the program. If a cost-of-living adjustment (COLA) is approved, the retiree's monthly benefit would increase as follows:

- **30% COLA:** \$25.77 per month
- **50% COLA:** \$42.95 per month
- **70% COLA:** \$60.13 per month

The total cost to the city will not be determined until a plan change study is conducted in late June. This study will include projected costs associated with inflation assumption (2.5%), liability fee, and funding for future COLAs. Staff will present the finalized cost analysis to Council upon receipt of the plan change study. No action taken.

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

The City of Hays currently pays a flat fee to Hays County for animal control services and is exploring an expansion of services to include code enforcement within the city. Following a recent meeting, Hays County requested copies of all codes and ordinances for which the city is seeking enforcement assistance. These documents will be reviewed by the County's legal department. An interlocal agreement is pending a response from Hays County and will be presented to Council for review once received. No action was taken.

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

Following the presentation and review of findings at the previous City Council meeting, and after further discussion, Council Member McCorkle made a motion not to house the free food fridge at City Hall, as recommended by the City Attorney. The motion passed unanimously.

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

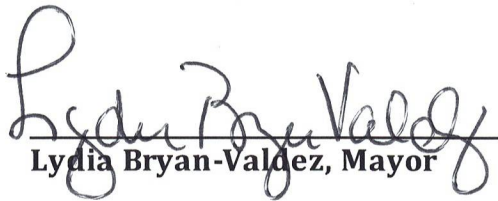
The city has reached out to GrantWorks, a grant management firm, to discuss the possibility of assisting with the application process and met with PGMS to discuss potential modernization projects that could be prepared for expeditious implementation.

City Manager Doan recommends that a committee is created to further pursue the House Bill 500 WSIG grant. Council member Valdez motioned to form a HB500 WSIG committee consisting

of Meagan Tanton, Rose McCorkle, and Christine Doan with oversight by Mayor Bryan-Valdez as committee members. The motion passed unanimously.

7. ADJOURNMENT

Council member McCorkle filed a motion to adjourn at 8:25 pm. The motion passed unanimously.


Lydia Bryan-Valdez, Mayor


Rose McCorkle, Mayor Pro Tem