



THE CITY OF HAYS

**City Council Meeting**

**City of Hays**

**520 Country Ln**

**Buda, TX 78610**

**April 13, 2026**

**6:30 P.M.**

**REGULAR CITY COUNCIL MEETING MINUTES**

**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

Rose McCorkle - Mayor Pro Tem

Candace Blake - Council member, Place 1

Tony Valdez - Council member, Place 3

Tom Lemman - Council member, Place 5

Christine Doan - City manager

City Secretary, Meagan Tanton, had an excused absence.

**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 informed the council that the City of Hays received a Public Information Act request from the Attorney General about the financial audit. She reported that the City of Hays complied, and that the audit report was received and published online on March 3, 2026.

**4. NEW BUSINESS,**

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

Kat Maerz and Hannah Ballou were given 3 minutes to discuss interest in Place 4 vacancy. Council Member Tony Valdez filed a motion to elect Hannah Ballou. The motion passed unanimously. Hannah Ballou is officially sworn in as Council Member for Place 4.

**b) Take action to approve the minutes for the meeting on March 9, 2026, and April 2, 2026.**

Mayor Pro Tem McCorkle made a motion to approve the February 9 and April 2 meeting minutes. The motion passed, with Hannah Ballou abstaining because she was not on the council at the time of the previous meetings.

**c) Receive updates and take appropriate action to approve the financial report for March 2026.**

City Manager Doan presented several key line items. Funds in Broadway Bank and TexPool total \$1,931,398. Revenues are larger than expenses by \$32,119. She notes an increase in legal fees by approximately \$4,000 for the month of March. Council member Blake made a motion to approve the March 2026 financial report. The motion passed unanimously.

**d) Discuss the COH and ER Well systems.**

Tom Turk, from Freeland Turk Engineering, reported on the status of water systems. Elliott Ranch Well #1, Elliott Ranch Well #2, 2 storage tanks, pressure tank, and equipping room are working well with no urgent issues.

Tom explained that all episodes of sand in the water and changes in consistency are due to the aquifer, not the current condition of the well. The City of Hays and Freeland Turk have completed a feasibility study to create a filtration system that will help with the situation. The filtration system installation was delayed until well #2 was repaired, which was completed on March 28, 2026. The council has already approved the filtration system and is currently awaiting a proposal from Freeland Turk for installing. Tom presents updates completed on Elliott Ranch Well #2, including a pump repair to get the well running efficiently. Discussion of water conservation due to the severe drought in the area was also brought up.

City of Hays Well #1 and storage tank are working well, no urgent issues. Brand new City of Hays Well (Well #3) is pending TCEQ approval.

Both the City of Hays and Elliott Ranch wells will receive new improvements, including a 60W generator and a 500-gallon propane tank for power outages, in compliance with a new law. The project is expected to be completed by next year.

**e) Discuss and take appropriate action to approve street repairs.**

Tom Turk, from Freeland Turk Engineering, reported that streets are in fair condition based on his survey. After assessing all streets in City of Hays, the key issues are on Red Bud and Live Oak Lane. A suggested budget of \$250,000 - \$300,000 is recommended to improve Live Oak Lane with 2" asphalt. Council Member Ballou files a motion to approve roadway repairs contingent on council member vendor selection and budget review. Council Member Lemman seconds. The motion passed unanimously.

**f) Consider, Discuss, and Authorize the City of Hays to solicit Requests for Qualifications (RFQ's) for engineering services for street repairs in the City of Hays. (Live Oak Lane)**

Discussed in 4e, with a motion passed unanimously.

**g) Discuss and take appropriate action on request to amend the city budget.**

City Treasurer Harvey Davis presented eight budget amendments for consideration. Mayor Bryan-Valdez questioned the increase in funding for the Elliott Ranch water system, which rose from \$30,000 to \$85,000, asking whether the additional amount included the \$50,000 cost of a sand water filter. Treasurer Harvey Davis confirmed that the increase does not include the cost of the water filter but is reflected in the last line item under additional capital projects.

Mayor Pro Tem McCorkle made a motion to approve the February 2026 financial report. Council member Ballou seconds. The motion passed by 3, with Council Member Valdez recusing.

**h) Receive update on May 9, 2026, scheduled Spring Clean Up.**

City Manager Christine Doan presents the Spring Clean Up schedule for May 9, 2026, from 8:00am-12:00pm. Dumpsters will be located at well sites on Country Lane and Tanglewood. The full list of unaccepted items to be dumped is available on the Texas Disposal website and will be posted on City of Hays website and board. A volunteer sign-up sheet is available.

**i) Receive updates on Texas Public Information Act requests.**

Mayor Lydia Bryan-Valdez discussed the City of Hays' commitment to transparency, highlighting practices such as open session meetings, numerous opportunities for public questions, and ongoing communication through the Hays Happening newsletter and its website.

She reported that \$4,550 in legal fees were incurred in February and March in response to Public Information Act requests, noting that this amount does not include staff time spent by City of Hays employees.

Council member Ballou asked how many Public Information Act requests are currently open, and Mayor Bryan-Valdez responded that there are two.

**j) Receive updates on fire hydrant maintenance conducted by the Buda Fire Department.**

City Manager Christine Doan reported that she coordinated with Buda Fire Department Fire Chief Mike Duffey to conduct hydrant testing and inspections, which began last week. Only two hydrants remain to be tested; after testing, the city will receive a final report.

Council Member Valdez inquired about any costs associated with the testing, and City Manager Doan confirmed there are none. Council Member Blake recommended that the completed report be posted on the city's website, and the council agreed.

**5. UNFINISHED BUSINESS**

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

Mayor Pro-Tem McCorkle reviews punch list on Well #3 waiting for TCEQ approval. Freeland Turk is taking care of the list of items as soon as possible.

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

Mayor Pro-Tem McCorkle reported that the actions required for the new generators are approximately 50% complete. Ardurra has submitted a request for a budget increase due to rising generator costs.

**m) 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.**

City Manager Doan discussed a preliminary case meeting held on March 10 that included multiple parties, including Save Our Springs Alliance, the City of Hays, the Barton Springs/Edwards Aquifer Conservation District, and Lost Lakes Resort, LLC.

During the hearing, there was a discussion about whether an inspection of the proposed project site would be included in the scheduling order. Representatives for Hays Commons indicated that a site inspection would not be included in scheduling. The current scheduling order has since been adopted and presented to the council.

City of Hays representatives may be asked to testify during the July Hearing on the Merits. A decision proposal is expected on November 5, 2026. Council Member Valdez asked which City

of Hays residents would testify. City Manager Doan responded that this decision rests with the Save Our Springs Alliance, which represents the City of Hays in the matter. At this time, no individual has been designated to testify on behalf of the city; this will be determined at future council meetings, if necessary. City Treasurer Davis asked what the financial terms are between SOS and the City of Hays. City Manager Doan states this is currently undecided.

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

City Manager Doan provided an update that the fiber line right-of-way permit agreement has been requested from Frontier. Once received and reviewed by the City Attorney, it will be presented to the council along with the associated budget.

**o) Receive updates and take appropriate action regarding Elliott Ranch Well #2 repairs.**

Mayor Pro-Tem McCorkle reports all repairs have been completed and well #2 has been up and running since March 28, 2026.

**p) Receive updates and take appropriate action on the ER well filter feasibility study.**

Mayor Bryan-Valdez reported that the well-feasibility study has been completed following council approval of the study’s costs. She added that the filter work is expected to be completed in May or June, pending final cost estimates from Freeland Turk.

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

City Manager Doan reports Early Voting will be April 20 - 28, 2026 with Election Day being Saturday, May 2, 2026. Canvas & Official Results will be available by Friday, May 8, 2026. Certificate of Unopposed Candidates & Orders of Cancellation filed with Hays County for: Mayor - Lydia Bryan-Valdez and Council member, Place 2 - Rose McCorkle. On the Ballot are Council members, Place 3 for Tony Valdez (Incumbent) and Kat Maerz. Polling locations have been released by Hays County and are available to view now.

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

Mayor Bryan-Valdez reports the review is tabled until summer when rate study is completed.

**s) 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 a draft interlocal agreement between Hays County and the City of Hays is still under review by Hays County's legal department. An update is expected next week.

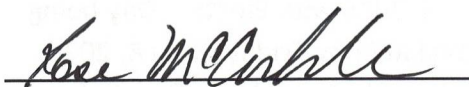
**t) Receive an update from the HB500 grant committee and take appropriate action regarding possible grant applications to assist in water projects.**

Mayor Pro-Tem McCorkle reports grant window is now open and will close on July 30, 2026. The council has approved engineering and grant writing assistance for this project. We must have four reports from PGMS to apply for the grant and those are currently in the works. The first report will be done on May 1, 2026, and the other three should follow.

## **7. ADJOURNMENT**

Mayor Bryan-Valdez highlighted that various line items were presented by multiple council members and City of Hays employees and noted that the city plans to continue using this format moving forward. She expressed gratitude to all council members, City of Hays staff, and City Treasurer Harvey Davis for their work.

Council member Valdez filed a motion to adjourn at 7:53 pm. Council member Ballou seconds. The motion passed unanimously.



**Rose McCorkle, Mayor Pro Tem**



**Meagan Tanton, City Secretary**