



THE CITY OF HAYS

City Council Meeting

City of Hays

520 Country Ln

Buda, TX 78610

June 8, 2026

6:30 P.M.

REGULAR CITY COUNCIL MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

Mayor Pro Tem, Rose McCorkle, called the meeting to order at 6:31 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

Hannah Ballou – Council member, Place 4

Tom Lemman - Council member, Place 5

Christine Doan - City manager

Meagan Tanton – City secretary

Harvey Davis - City Treasurer

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.

Harvey Davis opened his comments by wishing Mayor Lydia Bryan-Valdez a happy birthday. He then mentioned some recent sports highlights, celebrating The University of Texas softball team's success and the achievements of the Texas State teams.

4. NEW BUSINESS

a) Take action to approve the minutes for the meeting on May 11 and May 19, 2026.

Mayor Pro Tem Rose McCorkle made a motion to approve the May 11 and May 19 meeting minutes. Council Member Ballou seconded. The motion passed unanimously.

b) Receive updates and take appropriate action to approve the financial report for May 2026. (C. Doan)

City Manager Christine Doan reported the May financial report is still being prepared and will be sent to council upon completion. The item was tabled for consideration at the next council meeting.

c) Consider and take action to approve the appointment of a budget committee.

Mayor Bryan-Valdez recommended forming a budget committee. The proposed committee would consist of Lydia Bryan-Valdez, Harvey Davis, Christine Doan, and Tom Lemman.

City Treasurer Davis provided a brief overview of the budget process, noting that the Mayor serves as budget officer and must submit a budget to the City Secretary for a 30-day period before the public hearing on the budget and tax rate. The committee would meet late June/early July for the preliminary budget, with the tax rate decision in late July/early August.

Council Member Blake motioned to accept the committee with the proposed four members, and Mayor Pro Tem McCorkle seconded. The motion passed unanimously.

d) Receive updates regarding Staff/City Council member training (R. McCorkle, C. Doan and L. Bryan-Valdez)

Mayor Bryan-Valdez shared that she attended the Mayor 101 training and found it highly beneficial. She noted a question regarding the "budget officer" title being assigned to the city manager position in the Texas Municipal League (TML) materials.

Mayor Pro Tem McCorkle attended the small town conference and provided an educational packet for the rest of the council. The packet included materials covering leadership, strengthening city council relations, budgeting, grant funding, and Robert's Rules of Order.

City Manager Doan completed the Mayor 101 training. She is also enrolled in the seven-course Certified Public Manager program offered through Texas State and has now completed two courses. Her next scheduled training will be with TML regarding municipal tax rates.

City Secretary Tanton shared that she is planning to take training courses on digital records management and election procedures over the summer months to further expand her knowledge in her role.

e) Receive update regarding the SLFRF grant closeout. (C. Doan)

City Manager Doan reported on the COVID State and Local Fiscal Recovery Funds (SLFRF) grant, which spanned from June 2022 to December 2026. The awarded amount of \$66,786.16 was successfully applied to the creation of Country Lane Well #3, and she confirmed that the grant close-out has been completed.

5. UNFINISHED BUSINESS

f) Receive update regarding the Hays County Commissioners Court's consideration on June 9, 2026 of a possible development agreement and variance request for the Hays Commons development. (L. Bryan-Valdez)

Mayor Bryan-Valdez shared that the Hays County Commissioners Court hearing was set for June 9th at 9:00 AM to vote on Milestone's Hays Commons Development Agreement (DA), which bundled together both small-lot variances and a wastewater treatment plan behind the City of Hays. She also noted that Milestone's Texas Land Application Permit (TLAP) received a 90-day abatement to amend and resubmit.

Mayor Bryan-Valdez and Council Member Blake shared updates from their recent meeting with County Commissioner Walt Smith and other local officials. During that meeting, they discussed the DA, reviewed the TLAP, and examined maps of the City of Hays. Council Member Blake noted Milestone proposed denser development if the DA failed to pass and that Commissioner Smith supported the DA, viewing it as the "best deal."

City Manager Doan noted significant inaccuracies in Milestone's mapping and boundary lines, specifically regarding Country Lane and the Lost Lakes easement. She shared that in public statements Hays County Judge Becerra and the City of Austin both felt a vote on the agreement was premature due to unanswered questions. The council continued to discuss current easement litigation, Milestone's wastewater plan, and the DA.

During public comment, resident **Amber Weber** asked how Hays County handled DA's and to confirm if the lot sizes and wastewater facility were indeed being voted on together at the hearing, which Mayor Bryan-Valdez confirmed. City Manager Doan gave Amber a copy of the DA, planned to email her tomorrow's hearing presentation, and explained that the county's 30-day timeline hadn't started yet because Milestone had not turned in a compliant DA.

Mayor Bryan-Valdez invited all community members to attend the hearing in person to voice their opposition, or to submit online public comments by midnight tonight. She noted that comments from both herself and City Manager Doan were ready for the hearing. Other council members asked for forms to voice their concerns in person at the hearing. Commissioner Smith was invited to tonight's meeting to help explain his stance, but he did not attend.

g) Consider and take appropriate action to plan a Community Event at City Hall. (C. Blake)

Council Member Blake shared that the committee met and set a date of October 17th from 8:00 AM to 12:00 PM for the next community event, which will be the same day as bulk trash and include food and drinks. At the meeting resident Teresa Lemman suggested also giving out bluebonnet wildflower seeds.

Council Member Ballou suggested changing the time to 10:30 AM to 1:00 PM and moving a dumpster (not the Tanglewood one) outside of City Hall for the event. City Manager Doan will see if October 17th works with TDS. Council Member Blake also suggested that the City Hall sign needs to be cleaned since they plan to invite the painter of the sign to the event.

h) Discuss and take appropriate action on street repairs to Live Oak Lane. (L. Bryan-Valdez)

Mayor Bryan-Valdez reported that Tom Turk from Freeland Turk separated the street repair bid into two parts: the driveway and Live Oak Lane. Freeland Turk is currently working on the design, targeting the end of June to finish it. Replacing Live Oak Lane will be an investment of approximately \$300,000.

Council Member Ballou asked if someone had patched Live Oak Lane recently; the answer was unknown, but others mentioned they had noticed the patches as well. Council Member Valdez asked about the timeline for the Live Oak Lane project, and Mayor Bryan-Valdez noted it is planned for September or October.

i) Receive updates and take appropriate action on the construction of Well #3 on Country Ln. (T. Valdez)

Council Member Valdez noted that the city had a distance variance for the well that was only valid for one year, which has now expired. Freeland Turk is currently working with Texas Commission on Environmental Quality (TCEQ) to resolve the issue and get the well properly permitted.

- j) Receive updates and take appropriate action regarding the grant for new generators. (R. McCorkle)**

Mayor Pro Tem McCorkle reported that the new generator grant project is 50% completed. She noted that the project extension and budget modification request had been sent to Texas Division of Emergency Management (TDEM) and are awaiting approval. City Treasurer Davis and Mayor Bryan-Valdez clarified that the extension itself has already been approved and only the budget modification is still awaiting approval from TDEM.

- k) 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. (H. Ballou)**

Council Member Ballou noted that the city had already reviewed this item. Council Member Blake asked when the 90-day abatement for the permit ends, and City Manager Doan stated it is set for August 26th, though we're awaiting final confirmation at the hearing tomorrow.

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

Mayor Bryan-Valdez reported no updates, as the City is still awaiting a response from Frontier.

- m) Receive updates and take appropriate action on the Elliott Ranch well filter. (L. Bryan-Valdez)**

Mayor Bryan-Valdez reported that Freeland Turk completed a water filter feasibility study and is currently reviewing filter suppliers so the bidding and construction process can move forward. The targeted completion date is June 2026. Additionally, the well pressure test was completed on May 29th, and payment was issued to Advanced Water Well Technologies.

- n) Review and determine appropriate measures concerning cost of living adjustments for City of Hays retirees. (R. McCorkle)**

Mayor Pro Tem McCorkle reported that there is no update at this time. The city is currently awaiting the necessary figures and expects to receive them by the end of July.

- o) Consider and take appropriate action regarding a possible interlocal agreement (MOU-Memorandum of Understanding) with Hays County to enforce certain county rules within the City of Hays. (C. Doan)**

City Manager Doan presented a June 1st update from Michael Berlad, noting that the drafted Memorandum of Understanding (MOU) is complete and is currently being reviewed by Hays County Legal.

p) Receive an update from the HB500 grant committee and take appropriate action regarding possible grant applications to assist in water projects. (C. Doan)

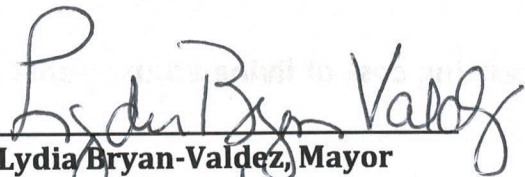
City Manager Doan presented an update from Grantworks specialists Jessica and Anita regarding HB500 grant project options. She clarified that grant scoring looked at combined AMHI of both City of Hays and Elliott Ranch and that projects with a "Ready to Proceed" (RTP) status were prioritized. The current options under consideration are RTP AMI readers, non-RTP AMI readers, and the addition of distribution lines to the grant application. Council debated the financial risk of spending \$35k–\$40k upfront on designs for RTP AMI readers if the grant isn't awarded. It was noted that the environmental affidavits for the distribution lines would take 4 months or more, exceeding the grant's deadline. Mayor Bryan-Valdez confirmed the grant is all-or-nothing but fully reimbursable if won.

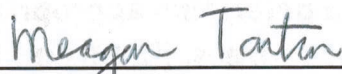
Council Member Ballou asked about design lifespan, grant frequency, and if AMI readers would let the city handle its own billing to save money instead of using PGMS. City Manager Doan noted it's a one-time grant and will check PGMS contract expiration. Mayor Bryan-Valdez mentioned Freeland Turk has a preferred AMI vendor, and staff will set up a "lunch and learn" within the week. Mayor Pro Tem McCorkle raised a question about City of Buda licensing fees on AMI readers, which staff will inquire about at the lunch and learn. City Manager Doan recommended the non-ready-to-proceed option due to the upfront financial risk.

Council Member Ballou motioned to apply for the non-ready-to-proceed AMI readers to avoid upfront costs. Council Member Tony Valdez confirmed that no work order would be issued to Freeland Turk and Mayor Bryan-Valdez confirmed. Council Member Valdez seconded the motion. The motion passed unanimously.

6. ADJOURNMENT

Mayor Pro-Tem McCorkle adjourned the meeting at 8:23 pm.


Lydia Bryan-Valdez, Mayor
07/13/2026


Meagan Tanton, City Secretary