



THE CITY OF HAYS

City Council Meeting

City of Hays

520 Country Ln

Buda, TX 78610

July 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

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.

Jared Colleps, a city resident, addressed the Council regarding DARVO (deny, attack, reverse victim, and offender) and its application within the City of Hays neighborhood. He explained how tonight's agenda item concerning code enforcement could help resolve "he said/she said" DARVO arguments.

Theresa Lemman, a city resident, reported for a second time an issue regarding trash at the end of

a neighbor's driveway, which included a large piece of glass. She discussed property vandalism and voiced support for the agenda item concerning the interlocal agreement on code enforcement. Additionally, she inquired about a home for sale on Country Lane, noting that the property listing stated boats or RVs could be stored there.

Harvey Davis, a city resident, reported fire hazard dangers associated with the proposed Milestone development behind the City of Hays. He emphasized the need for mitigation measures to prevent potential danger.

4. NEW BUSINESS

a) We will honor the memory of Kathy Davidson, our former City Secretary. (Treasurer Davis).

City Treasurer Harvey Davis commemorated former City Secretary Kathy Davidson, honoring her years of dedicated service. He recognized her positive impact on the neighborhood and expressed deep gratitude for her contributions to the City of Hays.

b) Take action to approve the minutes for the meeting on June 8, 2026.

Mayor Pro Tem Rose McCorkle motioned to approve the June 8th council meeting minutes. Council Member Tom Lemman seconds. The motion passed unanimously.

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

City Manager Christine Doan presented the May financial report, noting that the June report will be presented at the next meeting. Key line items included that combined funds in Broadway Bank and TexPool totaled \$1,881,964 and expenses exceeded revenues by \$15,051. Additionally, a payment of \$10,685 was made to PGMS for compliance reports and supplemental water testing.

City Treasurer Harvey Davis noted that the year-to-date water sales exceeded last year's and asked if monthly income is higher due to the water rate increase. City Manager Christine Doan confirmed higher revenue but noted the city has also incurred high water expenses, particularly at Elliott Ranch. City Treasurer Harvey Davis recommended another water rate review.

Council Member Valdez asked if the PGMS expense increase was a one-time charge or a recurring monthly increase, and City Manager Christine Doan confirmed it was a one-time occurrence.

Mayor Pro Tem Rose McCorkle motioned to approve the May 2026 financial report. Council Member Ballou seconded the motion. The motion passed unanimously.

d) Discuss, consider, and adopt a resolution authorizing the submission of a Texas Water Development Board - Water Supply and Infrastructure Grant application.

Mayor Lydia Bryan-Valdez presented a resolution provided by GrantWorks to include in the city's grant application to the Texas Water Development Board Water Supply and Infrastructure Grant. City Manager Christine Doan read the Application Filing and Authorized Representative Resolution. Mayor

Pro Tem Rose McCorkle motioned to adopt the resolution, and Council Member Ballou seconded the motion. The motion passed unanimously.

e) Discuss and take possible action to approve a resolution authorizing the City's approval of the Hays Central Appraisal District's proposed purchase of land and construction of a new office building in Kyle, Texas, in an amount not to exceed \$15,000,000, as required by Section 6.051 of the Texas Property Tax Code.

City Manager Christine Doan discussed that three-quarters of taxing units must approve a resolution to allow the Hays Central Appraisal District to move forward with purchasing land and constructing a new office building in Kyle, Texas, at an amount not to exceed \$15,000,000.

Mayor Pro Tem Rose McCorkle asked whether the approval goes to voters or strictly city councils, and City Manager Christine Doan confirmed that at this time, the decision lies with the taxing units/councils. Council Member Valdez inquired about the financial impact on the city and whether it would raise taxes; City Treasurer Harvey Davis reported that any effect would be minor. Council Member Ballou asked if there were any potential downsides, to which Mayor Lydia Bryan-Valdez and City Treasurer Harvey Davis indicated there were none apparent at this time.

Mayor Lydia Bryan-Valdez read the resolution. Council Member Valdez motioned to approve the resolution, and Council Member Lemman seconded the motion. The motion passed unanimously.

f) Discuss, consider and take appropriate action to amend the City of Hays FY 2026 budget. (Treasurer Davis)

City Treasurer Harvey Davis presented six proposed FY 2026 budget line-item adjustments to cover payroll and taxes, continuing education, financial audits, trash services, utilities, and liability insurance.

Mayor Lydia Bryan-Valdez asked about the increase in the liability insurance policy. City Treasurer Harvey Davis explained that the primary expense driving the adjustment was TML. He stated that he analyzed the budget monthly and expected these changes to cover the city's expenses for the remainder of the year.

Council Member Ballou motioned to accept the budget amendments. Mayor Pro Tem Rose McCorkle seconded the motion. The motion passed unanimously.

g) Consider and take appropriate action regarding Barton Springs Edwards Aquifer Conservation District (BSEACD) customer water fees. (Treasurer Davis)

City Treasurer Harvey Davis reported that the city is paying approximately \$10,000 more to the aquifer district than it is collecting from customers and recommended increasing the overall water tariff based on consumption to prevent future deficits.

Mayor Lydia Bryan-Valdez recommended creating a specific line item for the BSEACD fee to maintain transparency, while Mayor Pro Tem Rose McCorkle inquired whether the fee is relative to water usage or charged as a flat fee. City Manager Christine Doan clarified that the fee is structured per permit for

each well and noted concern that increasing the water tariff could cause the city residents to be disproportionately charged compared to Elliott Ranch. City Treasurer Davis and City Manager Doan discussed that since permitting fees remain constant, one option is for everyone to pay a flat fee to cover annual flat-rate charges, while also having customers pay consumption-based water rates. Council Member Valdez and Mayor Pro Tem McCorkle directed the City Manager and Treasurer to provide exact figures and a complete numbers analysis comparing the flat-rate method versus the consumption-based record for review at the August council meeting. No further action was taken.

5. UNFINISHED BUSINESS

h) Receive update regarding the Hays Commons development. (L. Bryan-Valdez)

Mayor Bryan-Valdez shared that the Hays County Commissioners Court denied the Hays Commons Development Agreement. She expressed her appreciation for the seventy-three online comments, as well as the council members and residents who came to testify in court against the spraying of one hundred fifty thousand gallons of treated effluent water in the Edwards recharge zone. The DA was denied after Judge Becerra put it to a vote, marking a major celebration for the community.

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

Council Member Blake presented a proposal from the social committee to host a community event at City Hall on October 17th. The committee proposed a food schedule from 10:30 AM to 12:00 PM, with the overall event running from 10:30 AM to 1:00 PM on the same day as bulk trash pickup, and recommended advertising through notice board flyers and social media posts.

Council Member Ballou recommended placing a dumpster outside of City Hall for the event, and City Manager Doan agreed to confirm the dumpster date of October 17th with TDS. The estimated cost for forty to fifty people was presented as \$370.67. Council Member Ballou motioned not to exceed \$500 for the social gathering on October 17th, Council Member Lemman seconded the motion, and it passed unanimously.

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

Mayor Bryan-Valdez presented notes from a meeting with Freeland Turk engineering group regarding street repairs to Live Oak Lane. She noted that the new costs are below budget for what the council approved previously, and the current timeline is October. Council Member Valdez clarified the engineering fee line items and other fees needed, and Mayor Bryan-Valdez affirms all of the fees will be included in the contract which should be completed soon. The City is waiting for new numbers for both the Live Oak Ln and ADA driveway projects to decide between the need for quoting or bidding for the project based on what the City Attorney recommends this week, and we will have more information on the project soon. No further action was taken.

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

Council Member Valdez presented an update on the construction of Well #3 on Country Lane, reporting that it is currently pending a response from the Texas Commission on Environmental Quality.

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

Mayor Pro Tem McCorkle reported that a budget modification request has been submitted to the Texas Division of Emergency Management and is currently awaiting approval to cover the excess project 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. (H. Ballou)

Council Member Ballou noted that the project is still within the ninety-day abatement period which expires on August 26th, resulting in no changes at this time.

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

Mayor Lydia Bryan-Valdez reported no change regarding Frontier's plan to install fiber lines within the City of Hays. Council Member Valdez clarified whether an engineer had reviewed the permit, and City Manager Doan clarified that there was not a permit application on file. Council Member Valdez recommended that any items in the future should not be reviewed unless there is an official permit.

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

Mayor Lydia Bryan-Valdez reported that the project is ready to quote following a meeting with Freeland Turk. City Treasurer Davis recommended checking with the Elliott Ranch Homeowners Association to see if the water is still cloudy. City Manager Doan and Mayor Bryan-Valdez reported that current residents are not currently reporting cloudy water because the water table has cleared up after the drought; however, since preliminary costs have already been spent, they would recommend proceeding with the filter. Council Member Valdez clarified whether tank costs are included in the fee, and Mayor Bryan-Valdez confirmed that they are.

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

Mayor Pro Tem McCorkle presented the cost of living adjustments for City of Hays retirees, noting that increasing the rate to 50% would not create costs in rates because the City's TMRS plan is overfunded. Council Member Valdez confirmed the retiree numbers, and City Manager Doan stated that the number of retirees is now zero because a retiree had passed away. Mayor Pro Tem McCorkle and Mayor Bryan-Valdez noted that the City plans to bring up an action item for this with a resolution in

August for the 50% rate. Council Member Ballou expressed support for Mayor Pro Tem McCorkle's recommendation for the resolution that will be ready in August.

q) 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)

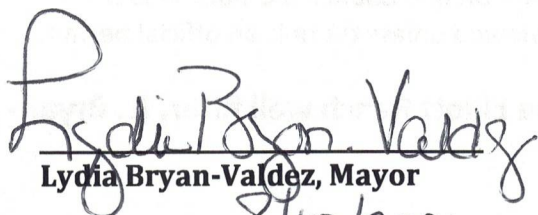
Mayor Lydia Bryan-Valdez provided an update regarding a possible Memorandum of Understanding with Hays County, noting that she sent a follow-up email two weeks prior with the County Judge copied. She shared that the County clarified it is a Memorandum of Understanding rather than an Interlocal Agreement, and that they are currently awaiting the draft and the dollar amount for the agreement with no timeline given yet.

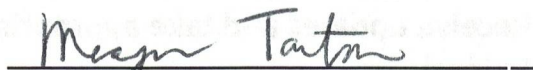
r) Receive an update from the HB500 grant committee and take appropriate action regarding possible grant applications to assist in water projects. (C. Doan)

City Manager Doan stated that July 30th is the application deadline and reported that the City met with GrantWorks and is on track to get the application completed and submitted before the deadline.

6. ADJOURNMENT

Mayor Lydia Bryan-Valdez adjourned the meeting at 8:28pm.


Lydia Bryan-Valdez, Mayor
8/10/2026


Meagan Tanton, City Secretary