



THE CITY OF HAYS

City Council Meeting

City of Hays

520 Country Ln

Buda, TX 78610

August 10, 2026

6:00 P.M.

REGULAR CITY COUNCIL MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

Mayor Lydia Bryan-Valdez called the meeting to order at 6:00 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 discussed upcoming community events, including an event honoring Lloyd Doggett and Bill Oliver. He also highlighted the recent increase in CPA accounting licensures, including his own license. Additionally, he shared anticipation for the upcoming Texas Longhorns and Texas State football season, touching on expectations for potential upsets.

Tom Lemman asked for immediate action and a code enforcement decision due to neglected properties in the City.

4. NEW BUSINESS

a) Take action to approve the minutes for the meeting on July 13, 2026.

Mayor Pro Tem Rose McCorkle motioned to approve the July 13th council meeting minutes. Council Member Hannah Ballou seconds. The motion passed unanimously.

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

City Manager Christine Doan presented the June financial report, noting that the July report will be presented at the next meeting. She noted several line items included that funds in Broadway Bank and TexPool total \$1,874,725, and expenses are larger than revenues by \$22,765. The City paid Freeland Turk Engineering \$10,137 in June, of which \$6,900 was a pass-through charge for electrical subconsultant services related to the generator project. Additionally, the City paid Ardurra \$4,420 for grant administration services for the TDEM generator grant project. City Manager Doan also noted that \$1,973 was given to Advanced Water Well Technologies for a pressure test for the Elliott Ranch filter.

Mayor Pro Tem McCorkle asked if the Ardurra charge was a one-time fee or if there would be additional charges, to which City Manager Doan stated there will be future charges twice a year, and City Treasurer Harvey Davis confirmed those charges are reimbursable. Council Member Blake motioned to approve the report, Mayor Pro Tem McCorkle seconded, and the motion passed unanimously.

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

City Treasurer Harvey Davis reported that staff reviewed the Barton Springs Edwards Aquifer Conservation District customer water fees. He noted that the current charge is \$0.17 per 1,000 gallons for BSEACD fees, and the committee's recommendation is to increase it to \$0.57 per 1,000 gallons to cover all fees charged for both the City of Hays and Elliott Ranch, subject to confirming with the City Attorney.

City Manager Christine Doan reminded the council how BSEACD charges the city on a quarterly flat fee based on our permits, and that the City of Hays is not using the full amount the permit is charging. She explained that this increase will establish a new baseline to avoid a deficit rather than recoup past losses, and it will total less than \$5 per resident for the City of Hays. Council Member Ballou motioned to approve the rate change for both the City of Hays and Elliott Ranch contingent on speaking with the City Attorney, Council Member Valdez seconded, and the motion passed unanimously.

d) Take appropriate action on request to hold two Public Hearings on September 9, 2026: the first, on the FY2027 Proposed Budget and the second, on the FY27 Proposed Tax Rate of 0.0947/\$100 valuation

City Treasurer Harvey Davis explained the tax rate options, noting that the City of Hays can use up to the de minimis tax rate. The new proposed tax rate of .0947 will bring in \$1,851 more in property tax revenue than the no new tax rate, representing a 7.505% increase, which is similar to last year's tax rate increase. City Manager Doan explained how the budget has been posted on the website, and City Treasurer Davis reminded everyone to post copies on the bulletin boards. Mayor Pro Tem McCorkle

motioned to approve the request to hold the two Public Hearings. Council Member Valdez seconded, and the motion passed unanimously.

5. UNFINISHED BUSINESS

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

There are no updates on the community event, but it will be posted in Hays Happenings. City Manager Christine Doan confirmed with Texas Disposal Systems regarding the logistics. The event will feature a dumpster from 8:00 AM to 12:00 PM at City Hall, along with food available from 10:30 AM to 12:00 PM. Notice and signs will be posted by October 1st on the website, social media, and via street signs. No action was taken on this item.

f) Discuss and take appropriate action on street repairs to Live Oak Lane and the City Hall driveway. (L. Bryan-Valdez)

Mayor Lydia Bryan-Valdez noted that Freeland Turk requested to separate the two street projects, but legal advised bundling the City Hall driveway and Live Oak Lane together. Council Member Tony Valdez, serving as the council engineer, noted that as long as the material is from an approved source, it is fine. Council Member Hannah Ballou asked if the existing carport would be ADA compliant, and City Manager Christine Doan clarified that it would be an unofficial ADA space due to the beams. Mayor Lydia Bryan-Valdez confirmed that the ramp by the front door is not ADA compliant and that Freeland Turk will not fix it, meaning it will need to be a future project.

Mayor Lydia Bryan-Valdez stated the next step involves official plan sets before going out to bid, and Freeland Turk will go with “the lowest, most responsible bid”. Both projects for Live Oak Lane and the ADA driveway will be ready for council review in September. Council Member Hannah Ballou motioned to approve the ADA design, Council Member Tom Lemman seconded, and the motion passed unanimously. No action was taken.

g) Receive updates and take appropriate action on the construction of Well #3 on Country Ln. (L. Bryan-Valdez)

Mayor Lydia Bryan-Valdez stated Well #3 is conditionally approved, and a picture will be taken for the Hays Happenings in the next week. Well #3 is on, but an existing issue was identified regarding how it functions alongside Well #2, and representatives from PGMS will be coming out soon to resolve the issue. No action was taken.

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

Mayor Pro Tem McCorkle reported that no progress has been made on the grant for new generators, as the budget amendment remains pending approval with the Texas Division of Emergency Management (TDEM). Council Member Tony Valdez asked about a timeline for the process, and Mayor Bryan-Valdez noted that there is no timeline set. City Treasurer Harvey Davis inquired whether TDEM

routes the request to FEMA, which Mayor Pro Tem McCorkle confirmed. No action was taken on this item.

- i) 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 reported that a new scheduling order was discussed for the Hays Commons Development applications, with a Hearing on the Merits scheduled for December 15 through 17. No action was taken on this item.

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

Mayor Lydia Bryan-Valdez reported that the filter was approved on July 27th, bid solicitation began on July 28th, and the City will have bids available for review on August 14th, with construction hoping to begin in October. No action was taken on this item.

- k) Review and take action to approve an ordinance adopting a TMRS cost-of-living adjustment at 50% of the consumer price index for City of Hays retirees. (R. McCorkle)**

Mayor Pro Tem McCorkle read the ordinance regarding the TMRS cost-of-living adjustment and reminded the council that the 50% adjustment will not cost extra to the city. She noted that while there was previously one retiree receiving a COLA, that individual is now deceased. Council Member Tony Valdez recused himself from the vote. Council Member Ballou motioned to approve the ordinance, Mayor Pro Tem McCorkle seconded the motion, and it passed with four yes votes and one refusal.

- l) 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 Christine Doan received a proposed Interlocal Agreement (not a Memorandum of Understanding) from Hays County, priced at \$5,000 per month or \$60,000 annually, which would focus exclusively on environmental enforcement rather than the entire City of Hays code. Mayor Lydia Bryan-Valdez noted that the City Attorney recommended exploring other options, such as hiring a code enforcement officer and/or appointing a judge for municipal court. Mayor Pro Tem Rose McCorkle emphasized that this interlocal agreement is restricted strictly to environmental matters and does not cover broader code violations. Council Member Candace Blake asked whether specific environmental hazards are covered under the agreement, and Mayor Lydia Bryan-Valdez and City Manager Doan confirmed that it addresses issues such as overgrown grass and standing water. Council Member Blake then asked if the City could submit individual enforcement requests to the county without executing the agreement, and Mayor Lydia Bryan-Valdez stated that it cannot. City Manager Doan noted that she asked Michael Berlad to reduce the enforcement costs, but the request was denied.

City Manager Doan and City Secretary Tanton met with representatives from surrounding cities, including San Leanna and Mountain City, to note how they handle code violations. Alternative

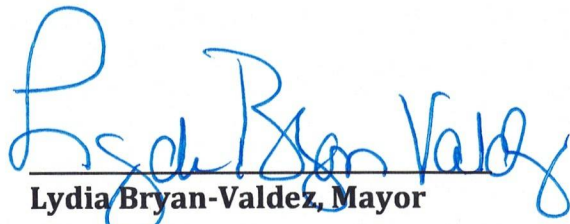
solutions were discussed, including staff becoming code enforcement officers or using an outside contractor to enforce city code. Council Member Hannah Ballou recommended talking to a judge who can sit for the city for municipal court in these code violations and assigning the city's own fee structure or liens to absorb costs for the City. Council Member Blake stated that Beth Smith would be a possible sitting judge. The action item concluded with current staff planning to look into judge availability, courtroom availability, and other code enforcement research.

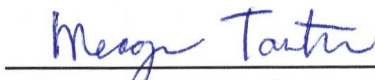
m) Receive an update from the HB500 grant committee and take appropriate action regarding possible grant applications to assist in water projects. (C. Doan)

City Manager Doan stated that the City submitted the grant application on July 29th with assistance from GrantWorks, following a roundtable review of the application where updates were provided to GrantWorks. The grant award amount is \$314,260, and the award is partially determined by the area median household income (AMHI). No action was taken.

6. ADJOURNMENT

Mayor Lydia Bryan-Valdez adjourned the meeting at 7:27pm.


Lydia Bryan-Valdez, Mayor


Meagan Tanton, City Secretary