

**SPECIAL CALLED OPEN MEETING  
7-15-13**

**The Open Meeting is for discussion only and public input and dialogue is not required to be permitted by the City Council. The City Council will not take any action on any agenda item.**

**TO: THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF HAYS, TEXAS AND TO ALL OTHER INTERESTED PERSONS:**

**Notice is hereby given pursuant to Chapter 551 of the Texas Government Code, that the City Council of the City of Hays, Texas will hold a special open meeting on July 8, 2013, at 6:00 p.m., at the Hays City Hall for the following purposes:  
Discuss possible development agreement with Walters Southwest, Inc. for the Gragg Tract with professional consultants of the City in a workshop setting. This item is not a public hearing or an item for public comment.**

**Agenda**

**Call meeting to order: The regular called meeting of the City of Hays' City Council was called to order at 6:00 PM at City Hall, 520 Country Lane.**

**Roll Call: Mayor Michael Warnken, Claudette Walters, Alan McCorkle, Missy Warnken, Larry Odom, and Sandra Ramage were present. Kathy Davidson, Don Rauschuber, and Jeff Ullman were also present. A list of the public present will be included with the minutes.**

**Don Rauschuber had brought copies of a redlined version of agreement between Walters Southwest and Hays.**

**Bill Walters felt that once the agreement was signed the Hays could expect to start seeing financial benefit by 2015 and at the worst 2017.**

**He also was very optimistic about FM 45 South being approved by the commissioners of Travis Bill also stated that the City of Hays and his company, Walters Southwest, should approach Austin about water and wastewater service. The City of Hays asked to have Austin consider providing water for the City of Hays at the same time.**

**Ken Mills arrived at 6:07 PM**

**Twenty-one rural lots (residential) that will have an entrance from Carpenter Lane are another aspect of the agreement. The City of Hays presented Bill with a water conservation list prepared by Don Rauschuber for these lots- Bill agreed to make these requirements part of the agreement.**

**Bill Walters wanted to use the Liberty Hill Sign Ordinance. He felt that this Ordinance would be the best fit for the development.**

**There is a tract in Austin's ETJ adjacent to the Gragg Tract- Bill Walters would like the City of Hays to consider accepting it as part of the agreement.**

**Bill does not think there should be a cap on expenses.**

**Larry Odom left at 7:06 PM.**

**Pause 7:06**

**Bill Walters and his group leave.**

**Meeting resumes at 7:12 PM.**

**Council members comments:**

**The Sunset Valley Sign Ordinance is considered the best option for the Gragg Tract.**

**A 16" water line should be included in contract.**

**The City of Hays does not wish a package water treatment plant mentioned in contract. If the city of Austin refuses a sewer line and Walters Southwest needs to build this type of plant-- the City of Hays will not bear any cost for plant.**

**Tract in Austin ETJ will be considered for annexation if Austin releases it to the City of Hays.**

**The twenty-one rural homes should not be on the city's system because of water issues.**

**The council agrees with Don and Jeff about cap on expenses.**

**Adjournment: Meeting adjourned at 7:38 PM.**

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**Mayor Michael Warnken**

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**Kathy Davidson, City Secretary**