



# CITY OF UHLAND

## Notice and Agenda

### Umland City Council Meeting

Wednesday, October 2, 2024 at 6:00 p.m.

City Hall Council Chambers, 15 North Old Spanish Trail, Umland, Texas

**Notice is hereby given that the City Council of the City of Umland, Texas will hold a meeting on Wednesday, October 2, 2024 at 6:00 p.m. in the Council Chambers of City Hall at 15 North Old Spanish Trail, Umland, Texas.** Members of the public, City Council and city employees may participate in the meeting virtually, as long as a quorum of the City Council and the presiding officer are physically present at the Municipal Building, in accordance with the Texas Open Meetings Act.

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 15 North Old Spanish Trail, Umland, Texas. This meeting agenda is also accessible via the Internet at [www.cityofuhland.com](http://www.cityofuhland.com).

#### 1. CALL SESSION TO ORDER

##### *1.1 Roll Call – City Secretary*

##### City Council Members

Mayor - Lacey Duke

Mayor Pro Tem - Chris Warndahl

Council Member Place 1 – Guadalupe Ramirez

Council Member Place 2 – Keshia Rollins-Contreras

Council Member Place 3 – Ron Merrill

Council Member Place 4 – Mark Garonzik

##### *1.2 Declaration of Quorum*

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ANNOUNCEMENTS / CITY COUNCIL / MAYOR COMMENTS

Pursuant to Texas Government Code Sec. 551.0415, a member of the governing body may announce items of community interest during a meeting of the governing body without given notice of the subject of the announcement. Items of Community Interests include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedule; (3) an honorary or salutary recognition of public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition of the subdivision; (4) a reminder regarding social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (5) announcements involving imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

#### 4. PUBLIC COMMENT

All participants and speakers are hereby reminded of the City's Meetings and Agendas Policy.

In accordance with the Texas Attorney General's Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the City Council. No formal action, discussion, deliberation, or comment will be made by the City Council. **Public comments related to agenda items will be heard at the time the item is called.**

Interested persons wishing to provide public comments at this meeting must submit a complete public comment request form to the City Secretary for each topic they wish to speak about no later than five (5) minutes **PRIOR** to the start of the meeting. All public comment speakers will be allowed to speak for three (3) minutes on each topic for which they properly submitted a public comment request form.

#### 5. CONSENT AGENDA ITEMS

The following routine, clerical, and administrative items require no public hearing and are anticipated to require little or no individualized discussion by the City Council. It is intended that these items will be acted upon with a single motion as a collective, singular item. A City Council Member may request separate deliberation for a specific item or items at which time that item or items will be removed from the consent agenda for discussion as a regular agenda item. Prior to a vote, the City Council may add to the consent agenda an item or items listed elsewhere on the regular agenda.

**5.1. Financials of July 2024**

**5.2. Financials of August 2024**

**5.3. September 14, 2024 – City Council Meeting Minutes**

#### 6. DISCUSSION AND POSSIBLE ACTION ITEMS

##### City Business

- 6.1. Public hearing, discussion, and possible action on an ordinance rezoning approximately 10.4 acres of land situated in the A0014 John Stewart Survey and located at 5 S. Plum Creek Road at the southern corner of the intersection of Cotton Gin Road and S. Plum Creek Road, also known as Hays County Appraisal District Property ID Numbers R139365 and R139366, Hays County, Texas, from the Agricultural District (A) to the Light Industrial District (LI) - Development Team**
- 6.2. Presentation, discussion, and possible action on Road Bond Package – Freeland Turk Engineering**
- 6.3. City of Umland Road Improvement Updates – Freeland Turk Engineering**
- 6.4. Consideration and Approval of Resolution of the City of Umland, Texas determining the costs of certain authorized improvements to be financed within improvement Area# 1 of the Anderson Park Public Improvement District; Approving a Preliminary service and assessment plan for improvement Area# 1, including a proposed improvement Area# 1 assessment roll; directing the filing of the proposed improvement Area# 1 assessment roll with the City Secretary to**

*make available for public inspection; approving an interlocal agreement with County Line Special Utility District; noticing a public hearing for October 23, 2024 to consider an Ordinance levying assessments on property located within improvement Area# 1 of the Anderson Park Public Improvement Area# 1 of the Anderson Park Public Improvement District; directing City staff to publish and mail notices of said public hearing; and resolving other matters incident and related thereto – PID Team*

- 6.5. *Discussion and possible Action on Performance Service Agreement (PSA) from Ricker Cunningham for City of Umland Engagement – Mayor*
- 6.6. *City Hall Architecture Preliminary Designs Update – Mayor*
- 6.7. *Presentation and discussion regarding possible amendments to Walton development agreement for use by Tract, a data-based company - Mayor*
- 6.8. *Consideration and Approval adopting a Policy related to Public Records requests by Elected Officials*
- 6.9. *Umland Fall Festival Update – Chief Duarte*
- 6.10. *Discuss and consider creating a finance review committee and providing for the commitment of appropriate resources for the committee*

**7. CLOSE REGULAR SESSION**

**8. EXECUTIVE SESSION**

The City Council for the City of Umland will adjourn into executive session to discuss any of the matters listed below as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with legal counsel], 551.072 [Deliberations regarding real property] and 551.087 [Deliberations regarding Economic Development negotiations]:

**9. CLOSE EXECUTIVE SESSION**

**10. OPEN REGULAR SESSION AND CONSIDER ACTION, IF ANY. RELATIVE TO EXECUTIVE SESSION**

**11. ADJOURNMENT**

The Council may go into closed session at any time when permitted by Chapters 418 or 551, Texas Government Code, or Section 321.3022 of the Texas Tax Code. Before going into closed session, a quorum of the Council must be present, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551 or 418, Texas Government Code, or Section 321.3022 of the Texas Tax Code authorizing the closed session.

**CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice and Agenda of Meeting of the Umland City Council was posted on the City Hall bulletin board, a place convenient and readily

accessible to the general public at all times, on the following date and time indicated, and remained so posted continuously for 72 hours preceding the scheduled time of said meeting.

Kimberly Weatherford  
Kimberly Weatherford, City Secretary

Posted: September 26, 2024 at 5:01 a.m. / (p.m.)

*In compliance with the Americans with Disabilities Act, the City of Umland will provide reasonable accommodations for persons attending City Council meetings. Braille is not available. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Kimberly Weatherford, City Secretary, at 512-398-7399 or email [citysecretary@uhlandtx.us](mailto:citysecretary@uhlandtx.us).*