



CITY OF UHLAND

Notice and Agenda

Uhland City Council Meeting

Wednesday, February 05, 2025 at 6:00 p.m.

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

Notice is hereby given that the City Council of the City of Uhland, Texas will hold a meeting on Wednesday, February 5, 2025 at 6:00 p.m. in the Council Chambers of City Hall at 15 North Old Spanish Trail, Uhland, 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, Uhland, Texas. This meeting agenda is also accessible via the Internet at 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 November 2024*

5.2. *January 6, 2025 – City Council Meeting Minutes*

5.3. *January 22, 2025 – City Council Special Meeting Minutes*

6. **DISCUSSION ONLY ITEMS**

6.1. *Discussion regarding current city consultants; an informative review for current council members to be briefed on their duties, and or services, and cost of engagement*

6.2. *Update from Finance Committee*

7. **DISCUSSION AND POSSIBLE ACTION ITEMS**

Westside at Cotton Gin Development Agreement & PID

7.1. *Consideration and possible action on ordinance annexing into the City of Umland Extraterritorial Jurisdiction approximately 64 acres of land generally located on Cotton Gin Road 325 feet north of the intersection of Cotton Gin Road and Bonanza Street, being all of Hays County Appraisal District Property ID numbers 11455 and 99555. – Bryce Cox*

7.2. *Consideration and possible action on approval of a Development Agreement for Westside at Cotton Gin - Bryce Cox*

7.3. *Consideration and Approval of a Resolution of the City Council of the City of Umland, Texas, Accepting for filing a petition requesting the Creation of the Westside at Cotton Gin Public Improvement District; Finding the Petition to be compliant with applicable laws; calling a public hearing to consider the creation of the Public Improvement District; Authorizing and Directing that notice of the public hearing be given as required by law; providing for an immediate effective date; and resolving other matter in connection therewith – Bond Counsel*

- 7.4. *Consideration and Approval of a Resolution of the City Council of the City of Umland, Texas; Approving and Authorizing the execution of a Professional Services Agreement between the City and the Developer of the Westside at Cotton Gin Public Improvement District; and Resolving other matters related therto – Bond Counsel*

Westside at Plum Creek Development Agreement & PID

- 7.5. *Consideration and possible action on an ordinance annexing into the City of Umland Extraterritorial Jurisdiction approximately 66 acres of land generally located on Plum Creek Road 1,300 feet northeast of the intersection of Plum Creek Road and Grist Mill Road, and consisting of Hays County Appraisal District Property ID numbers 101518,101517, 101516, and 11439 – Bryce Cox*
- 7.6. *Consideration and possible action on approval of a Development Agreement for Westside at Plum Creek - Bryce Cox*
- 7.7. *Consideration and Approval of a Resolution of the City Council of the City of Umland, Texas, Accepting for filing a petition requesting the Creation of the Westside at Plum Creek Public Improvement District; Finding the Petition to be compliant with applicable laws; calling a public hearing to consider the creation of the Public Improvement District; Authorizing and Directing that notice of the public hearing be given as required by law; providing for an immediate effective date; and resolving other matter in connection therewith – Bond Counsel*
- 7.8. *Consideration and Approval of a Resolution of the City Council of the City of Umland, Texas; Approving and Authorizing the execution of a Professional Services Agreement between the City and the Developer of the Westside at Plum Creek Public Improvement District; and Resolving other matters related therto – Bond Counsel*

Caldwell Valley Technology Park Development Agreement

- 7.9. *Consideration and possible action on an amendment to the Caldwell Valley Development Agreement - Bryce Cox*
- 7.10. *Consideration and possible action on approval of a Development Agreement for Caldwell Valley Technology Park - Bryce Cox*
- 7.11. *Discussion and possible action on Meetings and Agenda Policy, adopted 2/13/2019 and amended 4/6/2022*
- 7.12. *Discussion and possible action for approving TRC-GLO contract amendment and authorizing Mayor to execute – Mayor*
- 7.13. *Discussion and possible action for approving ARPA-SLFRF Community Grant Fund Obligating and Reconciliation Professional Service Agreement with Langford Community Management Services – Mayor*
- 7.14. *Discussion and possible action on best practices and procedures on Economic Development Corporation expenditures*

- 7.15. *Discussion and possible action on engagement with Weaver Law Firm regarding the financial forensic review regarding payroll, PTO and vacation payments for Karen Gallaher between 2018-2024 – Financial Committee*
 - 7.16. *Discussion and possible action approving sharing cost of for Strategic Planning Workshop Facilitator's "Lean Coffee" Exercise - Mayor*
 - 7.17. *Discussion and possible action on approving Interim EDC Director and Interim City Administrator and with consideration and approval of a MOU for shared cost between City of Umland and EDC – EDC President / Mayor*
 - 7.18. *Discussion and possible action on Request for Proposal (RFP) for Municipal Services for the City of Umland – Garonzik*
 - 7.19. *Discussion and possible action regarding a complaint about and the duties of the Mayor – Rollins-Contreras*
 - 7.20. *Discussion and possible action on engagement with Interlocal Funding Agreement (IFA) Related to a County-Wide CAD System – Chief Duarte*
- 8. CLOSE REGULAR SESSION
 - 9. OPEN REGULAR SESSION AND CONSIDER ACTION, IF ANY. RELATIVE TO EXECUTIVE SESSION
 - 10. 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 Posted: January 31, 2025 at 3:55 a.m. (p.m.)
 Kimberly Weatherford, City Secretary

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.