



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, January 21, 2025

6:00 PM

City Council Chambers

630 E. Hopkins St.

This will be an in-person and online meeting. To view the meeting please go to <http://sanmarcostx.gov/421/City-Council-Videos-Archives> or watch on Grande channel 16 or Spectrum channel 10.

- I. Call To Order
- II. Roll Call
- III. Invocation
- IV. Pledges of Allegiance - United States and Texas
- V. Citizen Comment Period

*NOTE: Citizen Comment sign up procedures have changed:
Persons wishing to participate remotely (speak) during the Citizen Comment portion must sign up at www.sanmarcostx.gov/citizencommentsignup before 12:00PM the day of the meeting. A link will be provided for participation on a mobile device, laptop or desktop computer. Those wishing to speak in person must sign up in the City Clerk's office between 8:00AM - 5:45PM the day of the meeting.*

PRESENTATIONS

1. Receive a staff presentation and hold discussion on the Blanco Gardens Neighborhood Area Plan.

CONSENT AGENDA

THE FOLLOWING ORDINANCES, RESOLUTIONS AND OTHER ITEMS MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COUNCIL MEMBER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

2. Consider approval of Ordinance 2025-01, on the second of two readings, amending the City's Development Code and associated design manual to, among other things, align terminology with the changes made through Ordinance No. 2023-71 which adopted the "Vision SMTX Comprehensive Plan"; providing a savings clause; providing for the repeal of any conflicting provisions; and declaring an effective date.
3. Consider approval of Resolution 2025-07R, approving a second addendum to the Interlocal Agreement for Commercial Office Lease with Hays County to extend the

lease term for municipal court operations for three additional months; authorizing the City Manager, or her designee, to execute said addendum; and declaring an effective date.

4. Consider approval of Resolution 2025-08R, approving a settlement agreement with Qualico Developments (U.S.), Inc., and an associated out-of-city utility extension request (OCU-25-01), enabling the City to provide water and wastewater service to an approximately 306-acre tract of land generally located on the west side of Centerpoint Road and approximately 2,800 south of the South Old Bastrop Highway and Centerpoint Road intersection; authorizing the City Manager, or her designee, to execute such agreement on behalf of the City; and declaring an effective date.
5. Consider approval of Resolution 2025-09R, approving an amendment to the 2024 Regional Wastewater Treatment Cost Sharing Agreement to add Cottonwood Phase 4, Mulberry Meadows, and Mason Developments to the agreement and to modify certain terms of the original agreement to, among other changes, delay both the LUE payments and the required initial service date; authorizing the City Manager, or her designee, to execute the amendment on behalf of the city; and declaring an effective date.
6. Consider approval of Resolution 2025-10R, approving a contract with Xylem, Inc., for Water and Wastewater Pump Repair and Maintenance Services, through an Interlocal Agreement with the City of Austin, for an initial term of one year with the possibility of up to four annual renewals in an estimated amount of \$100,000.00 per year; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
7. Consider approval of Resolution 2025-11R, approving a contract with Zone Industries, through the BuyBoard Purchasing Cooperative, to provide new pumps, motors, and repair services for the city's water and wastewater utility systems, for a term of one year, with the possibility of up four annual renewals, in an amount of \$200,000.00 per year; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.

NON-CONSENT AGENDA

8. Consider approval of Resolution 2025-12R, approving a one-year extension to the contract with Thirkettle Corporation, through the Houston Galveston Area Council Cooperative Purchasing Program, for the purchase of water meters and registers for the city's water utility system for an estimated additional amount of \$950,000.00; authorizing the City Manager, or her designee, to execute the documents necessary to implement this extension on behalf of the city; and declaring an effective date.
9. Discuss and consider appointments or reappointments to Positions Two and Four, and confirm appointments of Positions Seven, Eight, and Nine to, and appoint a Chair of, the Tax Increment Reinvestment Zone (TIRZ) Number 4 - Paso Robles (now known as Kissing Tree) Board of Directors, and provide direction to Staff.
10. Discuss and consider appointments or reappointments to Positions One, Two and Five, confirm Hays County appointments to Positions Three and Four to, and appoint a Chair

of, the Tax Increment Reinvestment Zone (TIRZ) No. 5 (Downtown) Board of Directors; and provide direction to Staff.

EXECUTIVE SESSION

NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session.

11. The City Council will convene in executive session pursuant to Section 551.071 (Consultation with Attorney) and Section 551.072 (Real Property) of the Texas Government Code to receive legal advice and deliberate regarding the possible lease of real property at 201 South LBJ Drive.

DIRECTION/ACTION FROM EXECUTIVE SESSION

12. Consider action, by motion, or provide direction to Staff regarding the Executive Session matter considered during the Work Session pursuant to Section 551.071 (Consultation with Attorney) and Section 551.072 (Real Property) of the Texas Government Code, to receive legal advice and deliberate regarding the possible lease of real property at 201 South LBJ Drive.

VI. Question and Answer Session with Press and Public.

NOTE: Question and Answer with Press and Public sign up procedures have changed: This is an opportunity for the Press and Public to ask questions related to items on this agenda. Persons wishing to participate remotely (speak) during the Citizen Comment portion must sign up www.sanmarcostx.gov/citizencommentsignup before 12:00PM the day of the meeting. A call in number and link will be provided for participation on a mobile device, laptop or desktop computer. If attending in person, no sign up is required.

NOTICE: In accordance with Section 2.045 of the City Code, speakers must state their name, and must limit their remarks to three minutes. The allotted time will commence from the beginning of the speaker's remarks and will include any time spent in discussion between the speaker and council or board or commission members. Issues taking longer to communicate can be addressed outside the meeting to the city staff or to individual members of the council or board or commission, or submitted in writing.

VII. Adjournment.

POSTED ON FRIDAY, JANUARY 17, 2025 AT 2:00PM

ELIZABETH TREVINO, CITY CLERK

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov