

Community Partnership Committee

Meeting Minutes

Friday, November 30, 2018

11:30 A.M.

I. Call To Order

The meeting of the Community Partnership Committee was called to order at 11:20 a.m. by the hosting entity, San Marcos Consolidated School District Board of Trustees President, Clem Cantu.

II. Roll Call

The following members of the committee were present:

San Marcos Consolidated Independent School District Board of Trustees:

President, Clem Cantu and Vice-President, John McGlothlin

City of San Marcos City Council: Mayor Jane Hughson and Council Member Saul Gonzales

Hays County Commissioners Court: Commissioner Debbie Gonzales-Ingalsbe and Commissioner Lon Shell

1. Welcome of Community Partnership Committee members by hosting agency, San Marcos Consolidated School District.

Trustee President Cantu welcomed everyone to the second meeting of the Community Partnership Committee.

2. Consider approval, by motion, of the August 10, 2018 Community Partnership Committee meeting minutes.

A motion was made by Commissioner Gonzales-Ingalsbe, and seconded by Commissioner Shell, to approve the August 10, 2018 Community Partnership Committee meeting minutes. The motion was approved unanimously.

3. Discuss and consider the adoption of the Rules of Procedure for the Community Partnership Committee, and provide direction to Staff.

Trustee Cantu provided that she would like to see a reference to "Authority on the Committee."

Following brief discussion a consensus was not reached to include the suggested reference.

Trustee Cantu provided that she would like to see a revision to Article 4 - Duties of Officers (A) to add, "including compiling and distribution of the agenda."

Discussion was held regarding the agenda, adding agenda items, compilation and distribution process and that it would be the hosting entities responsibilities to ensure it is posted and distributed appropriately. Discussion was held about adding more specifics to the procedures. Mayor Hughson volunteered to draft procedure language that will be brought to the committee for consideration at their next meeting.

Discussion was held regarding including the addition of the language "...and on each entities website." on Article 5 (D). Consensus was provided to make that addition.

Trustee Cantu reviewed Article 6 - Meetings (C) "If a quorum for a meeting does not convene within 15 minutes of the posted time for the meeting, then the meeting is deemed cancelled and rescheduled," and stated that she would like to add, "...and rescheduled."

A motion was made by Trustee Cantu, and seconded by Mayor Hughson, to amend Article 6 (C) by adding "and rescheduled." The motion passed unanimously.

A motion was made by Trustee McGlothlin, and seconded by Council Member Gonzales, to amend Article 5 (D) by stating the following, " Meeting minutes will be distributed to the host entity two weeks after the committee meeting." The motion passed unanimously.

A motion was made by Mayor Hughson, and seconded by Commissioner Ingalsbe, to amend Article 6 (F) by inserting the following, "The hosting entity will post the agenda at least 72 hours before the committee meeting, and on each entities' website." The motion passed unanimously.

Commissioner Shell discussed the audio-video challenges that the County facilities have, and asked if when it's the County's turn to host if we could hold the meeting at either a City or School District facility. The City and School District indicated that it would be fine.

A motion was made by Trustee McGlothlin, and seconded by Commissioner Shell, to adopt the rules of procedure, as amended. The motion passed unanimously.

4. Receive the following Staff Reports and hold discussion:
 1. School Construction Program as it relates to: A. Permits B. Transportation C. Roads
 2. Public Transit routes provided by CARTS as they related to the School District's needs (routes from the high school and for other students)
 3. Sidewalks to School Program and sidewalks to alleviate danger
 4. Receive an update from the City Manager regarding the previously discussed topics of:
 - (a) School Resource Officers
 - (b) The addition of SMCISD Teachers to the City's Homebuyers Assistance Program.

1. School Construction Program as it relates to: A. Permits B. Transportation C. Roads

Trustee Cantu opened the item for discussion and asked if the City could assist them with the issues they have had with permitting. Mayor Hughson provided that these items seem to be more operational in nature and recommended that City Staff and the School District Staff meet on a regular basis to discuss and work out issues like these to allow the Committee to focus on policy items. Michael Cardona, Superintendent, and Bert Lumbreras, City Manager, explained that staff have gotten together to address any issues or concerns related to the permitting or the construction process to include the captioned items.

Steve Parker, Assistant City Manager, suggested that a Memorandum of Understanding could be discussed between City and School District staff regarding permitting and construction that could come back at a later time for review.

2. Public Transit routes provided by CARTS as they related to the School District's needs (routes from the high school and for other students).

Trustee Cantu opened the item for discussion and explained that the School District really needs a CARTS route to the high school, and they wanted to see what options or solutions could be provided.

Mr. Lumbreras explained that the City and CARTS have an Annual Agreement, and the reviewed City's commitment on moving towards a seamless transit system. He stated that the City does not have the money to add additional routes at this time, but explained how the City is working with Texas state to move forward with improving the transit system.

3. Sidewalks to School Program and sidewalks to alleviate danger.

Trustee Cantu opened the item for discussion and explained the School District is just wanting to make the routes to school as safe as possible. They shared a report that the School District staff drafted.

Discussion was held regarding the Safe Routes to School grant funding and other funding for sidewalk improvement projects around schools.

4. Receive an update from the City Manager regarding the previously discussed topics of: (a) School Resource Officers (b) The addition of SMCISD Teachers to the City's Homebuyers Assistance Program.

Trustee Cantu opened the item for discussion and Mr. Lumbreras provided that the School Resource Officer was assigned on October 1st and was approved in the budget. He also provided that SMCISD Teachers have been added to the Homebuyer's Assistance Program.

- 5. Receive a Staff presentation regarding Workforce Housing and hold discussion regarding strategies to enable the transfer of tax foreclosed or other properties to the City of San Marcos for development of workforce housing, and provide direction to Staff.**

Abigail Gillfillan, Planning Manager, provided the presentation regarding the Workforce Housing strategic initiative of the City Council and how a community partnership could work to address this need.

Ms. Gillfillan explained that the strategic initiative for workforce housing is targeted to providing housing solutions for San Marcos residents earning up to 140% of the area median income. Area median income is based on the Austin/Round Rock MSA. She reviewed the desired outcomes by increasing homeownership, assembling a Workforce Housing Task Force and maintaining existing housing stock in safe conditions.

Ms. Gillfillan explained that one of the key pieces to the Workforce Housing initiative that the City is focusing on is trying to acquire land. She reviewed the who, why and how aspects to a tax delinquent property partnership.

Ms. Gillfillan reviewed median salaries vs. home affordability for a City employee, Texas State University employee, SMCISD employee and Hays County employee. She explained that the City is uniquely positioned to transition vacant, blighted, and problem properties back onto the tax rolls as workforce housing.

Ms. Gilfillan reviewed the proposed tax delinquent property process. She explained that the City of San Marcos Land Bank or other entity would be established for the purpose of land aquisition. Interlocal Agreements would be considered to streamline the acquisition of tax delinquent property for the

purpose of workforce housing. Following those two steps vacant or blighted properties would be purchased by the Land Bank and a home would be constructed by a qualified affordable housing builder or non-profit and then occupied by a qualified family. She explained that this would lead to permanent affordability and property values would stay stable and rise with inflation thus leading to a tax roll increase.

Ms. Gillfillan provided that there were 356 tax delinquent properties in 2018, and that of those 165 have been delinquent for multiple years. She further explained that there have only been 14 tax sales since 2013. She provided examples of homes that have sold and how they have not been developed or redeveloped. Ms. Gillfillan provided examples of city-built homes to date utilizing HOME grants and CDBG-DR funds which are federally funded programs for low to moderate income families.

Ms. Gillfillan reviewed that the neighborhood impact goals are to preserve affordability and create stability, and to also revitalize and sustain neighborhoods. She reviewed the targeted areas to help achieve those goals.

Ms. Gillfillan reviewed the benefits of partnership. It would provide opportunities for housing public servants and teachers. Tax value would increase for each property and neighborhoods would be revitalized.

**Ms. Gillfillan explained that the policy action that the City was asking for was to Negotiate an interlocal agreement between the City, School District and County to waive taxes, penalties, and interest for the public purpose of developing low - to moderate income housing:
Before a tax suit is filed; TLGC Sec. 272.001(g)
Upon resale, after a tax suit is filed; TLGC Sec. 34.05(i)**

Discussion was held regarding concerns about the County waiving taxes, penalties and interest and if they can legally do so. Concerns were expressed about if the Land Bank would pay taxes. Mr. Lumbreras addressed the way that the Land Bank would acquire the property and redevelop the property which would place the property back on the tax rolls. This would generate the taxable value that Ms. Gillfillan referenced during her presentation. He spoke about how there would be a deed restriction to ensure that it remains with a family of low-to-moderate income. He explained that now instead of a blighted piece of property you have a property that is generating taxable value.

Concerns were expressed about the School District losing tax money on the

front end, forgiving taxes and the Land Bank not paying taxes while holding the properties. Discussion was held regarding the deed restriction and if the Appraisal District depress the value of the property to keep the taxable value low. Mr. Lumbreras provided that the City has looked at lot of models and that they have seen the Land Bank set up as a non-profit and a public entity where there would be no taxes. He indicated that specific mechanism has not been finalized. He provided that if there was enough interest from the entities to take this up amongst the staff and the lawyers to work through these very specific issues. Then Staff would bring back an item showing how we can make it work. He explained that this model has worked in Austin and other entities.

Discussion was held about City Staff coming to present the information to the School Board at a workshop.

No further direction was provided.

6. Discussion and approval of next meeting location and date.

The Committee determined that the next meeting would be held on March 29, 2019 and hosted by Hays County Commissioners Court, but utilizing the San Marcos City Hall Conference Room.

III. Adjournment.

A motion was made by Commissioner Shell, and seconded by Mayor Hughson, to adjourn the November 30, 2018 Community Partnership Committee meeting at 12:45 p.m. The motion was approved unanimously.