



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes City Council

Tuesday, October 16, 2018

3:00 PM

City Hall Conference Room

630 E. Hopkins - Work Session

I. Call To Order

With a quorum present, the work session meeting of the San Marcos City Council was called to order by Mayor Thomaides at 3:02 p.m. Tuesday, October 16, 2018 in the City Hall Conference Room, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Present: 7 - Mayor Pro Tem Lisa Prewitt, Council Member Saul Gonzales, Deputy Mayor Pro Tem Scott Gregson, Council Member Melissa Derrick, Mayor Jane Hughson, Mayor John Thomaides and Council Member Ed Mihalkanin

PRESENTATIONS

1. Receive a Staff presentation regarding the Community Development Block Grant-Disaster Recovery (CDBG-DR) Blanco Riverine Project, and provide direction to Staff.

Bert Lumbreras, City Manager, introduced Ms. Laurie Moyer, Director of Engineering and CIP, and guests from Halff and Associates who presented information related to the Blanco Riverine Flood Mitigation Project that is underway related to the City's Community Development Block Grant-Disaster Recovery action plan.

Ms. Moyer introduced Mr. Eric Ratzman and Ms. Cindy Engelhardt, Project Managers with Halff and Associates.

Mr. Ratzman provided a brief background and explained that this is one of many infrastructure projects under the CDBG-DR program.

Mr. Ratzman reviewed existing condition flood risks:

25-year Structures

- 0 Blanco Gardens
- 79 Other Areas

50-year Structures

- 436 Blanco Gardens
- 128 Other Areas

100-year Structures

- 652 Blanco Gardens
- 328 Other Areas

500-year Structures

- 765 Blanco Gardens
- 927 Other Areas

Mr. Ratzman provided an update related to community meetings. These community meetings were attended by San Marcos, Martindale, and Hays County citizens, land owners, business operators, and renters who flooded. Two Public Meetings were hosted, and one meeting was hosted by the San Marcos River Foundation.

Comments/questions included:

- Do not worsen flooding in Martindale or outside of city limits
- Consider flood impacts from future development
- Consider effects on the natural rivers and environment
- Consider natural flow patterns
- Make improvements sooner than later
- Coordinate work with other projects
- Consider a regional approach

Mr. Ratzman reviewed the riverine geomorphology. He explained that they partnered with Baylor University and analyzed the Blanco River downstream along IH-35 to Cummings Dam.

Ms. Moyer provided an overview of how an infrastructure project like this was considered the best option versus elevating homes in the impacted area. She also briefly reviewed the Federal process that the City must follow.

Mr. Ratzman continued by explaining the flood control options that were considered. He explained that the Blanco River spills into the Blanco Gardens in a 50 year event. He reviewed the near-term solutions and provided that with a berm only benefitted 176 structures in a 100 year event, but that it was off the table due to adversely affecting 1,000 structures in the area. Mr. Ratzman provided the following near-term solutions:

- Berm + Diversion 2**
- \$14 million project

- 315 structures benefitted in 100-year event
- No adverse impact

Berm + Diversion 5

- \$22 million project
- 321 structures benefitted in 100-year event
- No adverse impact

Berm + Diversion 2 + Partial Bypass Channel (part of 4)

- \$44 million project
- 320 structures benefitted in 100-year event
- No adverse impact

Mr. Ratzman reviewed the near-term rankings regarding the abovementioned options. Council discussed the differences between Berm A (nearer to Blanco River) and Berm B (along River Road) that was presented. Council discussed concerns regarding private property and relocation due to acquisition for the project. Based on what Staff heard from Council, Staff indicated that they will environmentally clear the entire area and take into consideration the impact to rental and businesses. Staff will move forward as quickly as possible, and work on a hybrid of the two berms and will bring it back to the Council.

Mr. Ratzman reviewed the funding for the near-project. Staff will be working hard to get more grant funding to fill the gap in funding. Council asked for Staff to look at the list of infrastutucure projects to determine if there is something that may not have as much of an impact as originally thought that can be pushed for the dollars associated with that project could be reallocated to this one.

Cost Estimate ~ \$14,000,000

- TWDB \$1,961,821
- CDBG-DR (2017) = \$6,971,200
- Gap ~ \$5,000,000
- CDBG-DR (2018) = TBD
- Potential City CIP funding

Ms. Moyer provided a brief overview of the long-term solutions. The Council provided direction to work on addressing a more regional solution in this area and to work with our regional partners.

2. Receive a presentation from the Greater San Marcos Partnership regarding economic development opportunities associated with the Army Futures Command, and provide direction to the City Manager.

City Manager Bert Lumbreras introduced Adriana Cruz, President of the Greater San Marcos Partnership (GSMP).

John Ellis, Director of Marketing with the GSMP was also assisting with the presentation.

Ms. Cruz provided the Context and History of the Army Futures Command Center. Austin was selected as the location on July 13, 2018 out of 150 possible locations.

Army Futures Command provides a unique opportunity for our region, leveraging our target industry sector of Aerospace, Aviation, Security & Defense. Not only Austin but our entire region stands to benefit from innovative tech focused companies interested in partnering with AFC to bring new technology to the battlefield.

- Attract new tech/advanced manufacturing employers**
- Partner with and commercialize University research**
- Work with local innovators and entrepreneurs on new technologies**

GSMP recommended enhancing our existing program of work and budget to initiate a strategic marketing approach with an increase in funding of \$25,000. It was explained that the additional funding will be used for:

- Increased marketing and PR efforts**
- Targeted collateral, website enhancements, Google AdWords campaign, PR**
- FAM Tour event to bring vetted prospects to the region.**
- Fully develop brand messaging around "Texas Innovation Corridor"**
- Marketing trip to DC/other locations with Texas State**
- Enhanced relationship/hosted events with GSMP Consultant Pike Powers, LLC**
- Host FAM Tours for AFC leadership**

Following discussion the Council provided consensus to approve the entire \$25,000 for the first year and reevaluate the need each year to be dedicated to these efforts. An amendment was posted on the regular meeting agenda for the Council to take formal action on this item.

EXECUTIVE SESSION

- 3. Executive Session in accordance with Section §551.074 of the Texas Government Code: Personnel Matters - to receive a briefing and deliberate regarding the Municipal Court Judges' positions; and in accordance with Section §Sec.551.072 of the Texas Government Code: Real Property - to receive an update regarding the sale of City real**

estate comprised of three tracts of land known as the "Leah Tract," comprised of a 1.378 acre tract out of the J.M. Veramendi Survey No. 1, Abstract No. 17, a 25.05 acre tract, being Lot 1 of the Cottonwood Parkway Addition and a 1.36 acre tract, being Lot 10A of the Municipal Airport Subdivision.

A motion was made by Council Member Hughson and seconded by Council Member Mihalkanin to enter into Executive Session at 4:33 p.m. The motion carried by the following vote:

For: 7 - Mayor Pro Tem Prewitt, Council Member Gonzales, Deputy Mayor Pro Tem Gregson, Council Member Derrick, Mayor Hughson, Mayor Thomaides and Council Member Mihalkanin

Against: 0

III. Adjournment.

The Council reconvened into open session at 5:30 p.m. Mayor Thomaides then adjourned the Work Session Meeting of the San Marcos City Council at 5:30 p.m.

Jamie Lee Case, TRMC, City Clerk

John Thomaides, Mayor

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