



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, February 18, 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

To speak during the Citizen Comment portion of the meeting:

- Remote Participation: Sign up at www.sanmarcostx.gov/citizencomment by 12:00 PM on the day of the meeting to receive a Zoom link.
- In-Person Participation: Sign up online at www.sanmarcostx.gov/citizencomment in advance or in person at the City Clerk's office until 5:45 PM.

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.

1. Consider approval of Ordinance 2025-02, on the second of two readings, amending the Official Zoning Map of the city in Case No. ZC-24-11, by rezoning approximately 3.7 acres of land in Hays County, Texas, comprising Lots 6 through 12 in the W.N. Goforth First Suburban Addition, and an unplatted 1.65 acre tract of land in the J.M. Veramendi Survey, generally located on the western side of Post Road, approximately 600 feet northeast of the intersection between Post Road and Lime Kiln Road, from Single Family-6 ("SF-6") District to Character District-4 ("CD-4"), or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and declaring an effective date.
2. Consider approval of Resolution 2025-21R, approving Change Order Number 4 to the agreement with Aaron Concrete Contractors, LLC for the Hills of Hays Drainage

Improvements Project to increase the contract price by the amount of \$366,393.83; authorizing the City Manager, or her designee, to execute the appropriate documents to implement the change order on behalf of the city; and declaring an effective date.

3. Consider approval of Resolution 2025-22R, accepting the award of special commissioners in the amount of \$259,000.00 in Cause No. 24CV-07635, Caldwell County Court at Law, in connection with the city's acquisition of a water line, wastewater line, and recycled water line easement and right-of-way from Jaime Lynn Harper for the installation and perpetual operation of water improvements along San Marcos Highway (also known as State Highway 80), between Old Bastrop Road and Farm to Market 110; and declaring an effective date.
4. Consider approval of Resolution 2025-23R, approving a contract extension for the city's Enterprise Resource Planning Software with Tyler Technologies, Inc., in the annual amount of \$250,759.00, authorizing four additional one-year extensions to include a five percent increase, and authorizing an additional \$100,000.00 per year for services that may be needed; authorizing the City Manager, or her designee, to execute the appropriate documents to implement the contract extension on behalf of the city; and declaring an effective date.
5. Consider approval of Resolution 2025-24R, approving a change in services to the contract with Pyro Shows of Texas, Inc. for fireworks services that extends the existing contract term for an additional year in the amount of \$39,500.00, bringing the cumulative amount over the contract term to \$128,700.00.00; authorizing the City Manager, or her designee, to execute the change in service on behalf of the City; and declaring an effective date.
6. Consider approval of Resolution 2025-25R, approving an amendment to the contract with Westnet, Inc., for the First-In Fire Station Alerting System with automated voice dispatch and fire stations First-In Alerting Smart Station System that reduces emergency response times to provide for ongoing software and hardware maintenance in the amount of \$39,954.54 annually, with up to three additional one-year renewals; authorizing the City Manager, or her designee, to execute the contract amendment and any renewals on behalf of the city; and declaring an effective date.
7. Consider approval of Resolution 2025-26R, approving an interlocal agreement with Texas State University for groundwater sample collection, testing, analysis, and monitoring services in an annual amount not to exceed \$60,000.00 for a period of five years; authorizing the City Manager, or her designee, to execute the agreement on behalf of the City; and declaring an effective date.
8. Consider approval of Resolution 2025-27R, approving an agreement for the provision of services in connection with the proposed owner requested annexation in Case No. AN-25-02 of approximately 63.578 acres of land, generally located between Francis Harris Lane and York Creek Road, approximately 1,200 feet east of the intersection between York Creek Road and Caney Creek Road in Hays County, Texas; authorizing the City Manager, or her designee, to execute said agreement on behalf of the city; setting a date for a public hearing concerning the proposed annexation of said tract of land; and declaring an effective date.

9. Consider approval, by motion, authorizing an Out-Of-City Utility extension request for wastewater service by Seamus MacFarland on behalf of MCLB Land LLC for a development situated on approximately 72.85 acres and generally located on the south side of South Old Bastrop Highway and approximately 2,000 feet west of the South Old Bastrop Highway and Francis Harris Lane intersection.

NON-CONSENT AGENDA

10. Receive a staff presentation and discuss a request by Armbrust & Brown, PLLC, on behalf of Highlander SM One, LLC, and Donald and Germaine Tuff, to amend the Preferred Scenario map from "Conservation/Cluster" to "Commercial/Employment Low " for approximately 199.49 acres of land, generally located on the western side of Francis Harris Lane, south of the intersection between Grant Harris Road and Francis Harris Lane in Hays County, Texas.
11. Consider approval of Ordinance 2025-03, on the first of two readings, amending Section 2.024 of the San Marcos City Code, to increase the cumulative allowable amounts for certain city council expenses by \$90,000.00 in the categories of council expenses elected and council additional expenses; including procedural provisions; and declaring an effective date.
12. Consider approval of Resolution 2025-28R, authorizing proceeding with issuance of Certifications of Obligation and further directing the publication of Notice of Intention to issue City of San Marcos, Texas Combination Tax and Revenue Certificates of Obligation for certain projects for improving, constructing, equipping, acquiring, or designing the City's: airport; cemetery; parks and recreation facilities; streets, alleys, and sidewalks, public safety facilities; water and wastewater system; stormwater management for flood control and drainage; electric utility system; and the payment of professional services in connection therewith including fiscal and engineering fees and costs of issuing the certificates of obligation related thereto in an amount not to exceed \$47,805,000.
13. Consider approval of Resolution 2025-29R, authorizing proceeding with issuance of Certificates of Obligation and further directing the publication of Notice of Intention to issue City of San Marcos, Texas Combination Tax and Revenue Certificates of Obligation for certain projects for improving, constructing, equipping, acquiring, or designing the city's new wastewater treatment plant; and the payment of professional services in connection therewith including fiscal and engineering fees and the costs of issuing the Certificates of Obligation related thereto in an amount not to exceed \$20,000,000.
14. Consider approval of Resolution 2025-30R, adopting the City Council's Strategic Plan for Fiscal Year 2025-2026; and declaring an effective date.
15. Discuss and consider appointments to the Comprehensive Plan Oversight Committee, and provide direction to Staff.
16. Discuss and consider appointments to the following Boards and Commissions:
 - A) Airport Advisory Board
 - B) Construction Board of Appeals

- C) Economic Development San Marcos Board
 - D) Housing Authority
 - E) Library Board
 - F) Neighborhood Commission
 - G) Parking Advisory Board
 - H) Senior Citizen Advisory Board
 - I) Zoning Board of Adjustments
17. Discussion regarding qualifications for members of the Parking Advisory Board under Section 2.172 of the City Code, and provide direction to Staff.
18. Discussion regarding staggered terms of office for members appointed to the Human Services Advisory Board under Section 2.231 of the City Code, 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.

19. The City Council will convene in executive session pursuant to the following sections of the Texas Government Code:
- A. Section 551.071 (Consultation with Attorney)-to receive legal advice regarding:
 - 1. matters related to various contracts for the City's provision of emergency medical services; and
 - 2. the matter of Whisper Master Community, LP vs. City of San Marcos, Cause No. 24-2917, filed in Hays County District Court and possible settlement offer.
 - B. Sections 551.072 (Real Property) and 551.087 (Economic Development)-to deliberate the possible purchase, exchange, lease, or value of real property and possible economic development incentives for Project AVSM.

DIRECTION/ACTION FROM EXECUTIVE SESSION

20. Consider action, by motion, or provide direction to staff related to the following matters deliberated during the City Council's Executive Session pursuant to the following sections of the Texas Government Code:
- A. Section 551.071 (Consultation with Attorney)-to receive legal advice regarding:
 - 1. matters related to various contracts for the City's provision of emergency medical services; and
 - 2. the matter of Whisper Master Community, LP vs. City of San Marcos, Cause No. 24-

2917, filed in Hays County District Court and possible settlement offer.

B. Sections 551.072 (Real Property) and 551.087 (Economic Development)-to deliberate the possible purchase, exchange, lease, or value of real property and possible economic development incentives for Project AVSM.

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, FEBRUARY 14, 2025 AT 1:30 P.M.

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