



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Workshop Agenda - Final City Council

Friday, July 17, 2015

12:00 PM

City Council Chambers

630 E. Hopkins - Packet Meeting

I. Call To Order

II. Roll Call

1. Receive a Staff presentation of the Annual Program Update for the Main Street Program, and provide direction to Staff.
2. Receive a presentation and annual update from the Arts Commission, and provide direction to staff.
3. Consider Staff briefing and Council Member discussion and questions regarding items on the agenda for July 21, 2015 Regular City Council Meeting, to wit Items (1-30).

1. Presentation from Chris Tatham of ETC Institute regarding the 2015 City of San Marcos Community results.

CONSENT AGENDA

2. Consider approval of the July 7, 2015 Regular Meeting Minutes.

3. Ordinance 2015-22, on the second of two readings, amending the Official Zoning Map of the City by rezoning 9.717 acres, more or less, of land located at 2805 Hunter Road from "MH" Manufactured Home District to "MF-24" Multifamily Residential District, and including procedural provisions.

4. Ordinance 2015-23, on the second of two readings, amending the Official Zoning Map of the City by rezoning 101.199 acres, more or less of land in the 1300 block of East McCarty Lane from "GC" General Commercial to "HI" Heavy Industrial District, and including procedural divisions.

5. Resolution 2015-80R authorizing the acceptance of a grant from the Texas Department of Transportation for construction of t-hangars and associated improvements at the City's airport in the estimated amount of \$755,000; approving the City's expenditure of local matching funds in the amount of 10 percent of the grant award; authorizing the City Manager or his designee to execute all contracts and documents as necessary to implement the grant; and declaring an effective date.

6. Resolution 2015-81R approving a five year Airport Facility Lease Agreement with

Central Texas Wing, Commemorative Air Force, Inc. for the hangar space located at 2249 Airport Drive; and declaring an effective date.

7. Resolution 2015-82R approving the assignment of a Private Hangar Lease from the Dozier Family Trust to Edwin H. Cooper for the hangar space located at 1733 Airport Drive; and declaring an effective date.

8. Resolution 2015-83R approving an Interlocal Agreement with Texas State University that provides for participation by Texas State University in the costs for design and engineering of a reclaimed waterline extension that connects Texas State University to the City's reclaimed water system; authorizing the City Manager to execute said agreement on behalf of the City; and declaring an effective date.

9. Resolution 2015-84R approving an Interlocal Agreement with Texas State University that provides for the extension of a reclaimed waterline and provision of reclaimed water service to Texas State University in exchange for the transfer by Texas State University of certain rights to withdraw water from the San Marcos River to the City in furtherance of the Habitat Conservation Plan; authorizing the City Manager to execute said agreement on behalf of the City; and declaring an effective date.

10. Resolution 2015-85R, approving an Interlocal Agreement with Texas State University for cost sharing in connection with the design and construction of street, sidewalk, bicycle and pedestrian improvements along Sessom Drive; authorizing the City Manager to execute this Interlocal Agreement on behalf of the City; and declaring an effective date.

11. Resolution 2015-86R, approving the procurement of multiple goods and services as procurements exempt from State competitive bidding requirements in the total amount of \$808,922.07 which were necessary due to substantial damage incurred by the city in connection with the 2015 Memorial Day weekend flood; ratifying the City Manager's or his designee's execution of appropriate procurement documents with each vendor listed in the attached exhibit a on behalf of the City and declaring an effective date.

12. Resolution 2015-87R approving the purchase of twenty-seven traffic signal battery back-up units for the Public Services Department-Transportation Division in the total amount of \$118,800.00 from Paradigm Traffic Systems, Inc. through the Texas Local Government Purchasing Cooperative Buyboard Contract for Public Safety, Fire House Supply & Equipment & Traffic Signals (Contract #432-13); authorizing the City Manager or his designee to execute the appropriate purchasing documents on behalf of the City and declaring an effective date.

13. Resolution 2015-88R approving the award of an annual contract to Green Planet, Inc. for the contractor's provision of Collection, Transportation and Disposal of Household Hazardous Waste for the Community Services Department, Environmental Health-Solid Waste Division in the estimated annual amount of \$50,000.00; ratifying the Purchasing Manager's execution of the appropriate purchasing documents on behalf of the City; and declaring an effective date.

14. Resolution 2015-89R, approving the award of an annual contract to Wachs Water Services for the contractor's provision of leak detection services for the Public Services Department-Water/Wastewater Division in the estimated annual amount of \$32,925.00; ratifying the Purchasing Manager's execution of the appropriate purchasing documents on behalf of the City and declaring an effective date.

15. Change in Service #2 to CompassCom Software Inc. in the not to exceed amount of \$84,281.00 for Automatic Vehicle Locator software licensing and maintenance.

PUBLIC HEARINGS - 7:00 PM

16. Staff presentation and Public Hearing to receive comments for or against Ordinance 2015-24 changing the name of Chuck Nash Lane to Riverwalk Drive; and Including Procedural Provisions.

17. Staff presentation and Public Hearing to receive comments for or against Ordinance 2015-25, changing the name of Riverwalk Loop to Chuck Nash Loop; and including procedural provisions.

18. Staff presentation and second of two Public Hearings to receive comments for or against the annexation of 1061.28 +/- acres, consisting of multiple tracts of land and associated rights-of-way, located within 13 separate areas within the Extra Territorial Jurisdiction (ETJ) as guided by the City of San Marcos Annexation/Extraterritorial Jurisdiction (ETJ) Management Strategy.

19. Staff presentation and the second of two Public Hearings to receive comments for or against granting a petition by Highpointe Communities for voluntary annexation and annexing for all purposes, a 417.630 +/- acre tract of land out of the William H. Van Horn Survey, Abstract No. 464, Hays County, Texas. Being a portion of those certain 100.22 Acre, 67.53 Acre, 248.77 Acre, and 5.01 Acre Tracts Conveyed to JOQ - San Marcos Ventures L.P. by Deed of Record in Volume 1820, Page 715, of the Official Public Records of Hays County, Texas. Generally located on the east side of IH 35, south side of Posey Road and east side of Old Bastrop Road.

20. Staff presentation and Public Hearing to receive comments for or against a request by Jones & Carter, Inc., on behalf of WUSD Properties, for a variance from the cut and fill requirements of Section 5.1.1.2 of the Land Development Code (LDC), for 101.199 acres, more or less, of land in the 1300 block of E. McCarty Lane; and consider approval, by motion, of the variance request.

NON-CONSENT AGENDA

21. Resolution 2015-90R directing publication of Notice of Intention to issue Certificates of Obligation; and other matters related thereto.

22. Resolution 2015-91R, approving a Chapter 380 Economic Development Incentive

Agreement with Humpty Dumpty SSM, Ltd. for the redevelopment of Springtown Shopping Center that provides incentives over ten years in the form of annual refunds of a portion of new property and sales taxes generated from the redevelopment and that waives certain sign and development standards under the City's Land Development Code; and declaring an effective date.

23. Resolution 2015-92R approving an Economic Development Incentive Agreement, pursuant to Section 1.4.4.1 of the Land Development Code ("LDC"), between the City of San Marcos and WillyJack, L.L.C. that grants a waiver of the requirement under Section 4.3.4.2 of the Land Development Code that a restaurant in the Central Business Area must be in operation for at least six months before it may sell beer and wine for on-premises consumption; and at least 12 months before it may sell mixed beverages for on-premises consumption in connection with a proposed restaurant and bar at 242 N. LBJ Drive; authorizing the City Manager to execute said agreement on behalf of the City contingent upon the issuance of a Conditional Use Permit for on-premises consumption of alcoholic beverages by the Planning and Zoning Commission; and declaring an effective date.

24. Resolution 2015-93R, approving a Chapter 380 Economic Development Incentive Agreement with Tanger Properties Limited Partnership that provides incentives over ten years in an amount not to exceed \$2,500,000.00 in the form of annual refunds of a portion of new property and sales taxes generated from the expansion of Tanger Outlet Center-San Marcos; and declaring an effective date.

25. Public Hearing Dates proposed by Staff regarding the 2015 Property Tax Rate and Fiscal Year 2015-2016 Budget.

26. Presentation by Greater San Marcos Partnership staff on the Vision2020 Strategic Plan for economic development in Hays and Caldwell County.

27. Discussion regarding the proposed Economic Development Supplemental Fund Policy.

28. Staff presentation and discussion regarding Loop 82 Substation screening.

29. Discussion regarding Section 2.044 - Preparation of Agenda of the San Marcos City Code.

30. Discussion regarding the possible reallocation and use of Community Development Block Grant (CDBG) Funds that were approved for use for City projects, not non-profits or outside agencies, for Memorial Day 2015 flood program(s).

III. Question and Answer Session with Press and Public.

IV. Adjournment.

POSTED ON TUESDAY, JULY 14 at 12:00PM

JAMIE LEE PETTIJOHN, 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