



City Hall Past, Present & Future

October 3, 2022



Purpose

**Present City Hall concepts for discussion
and seek direction to begin feasibility studies**



Agenda

- **Background**
- **Previous Studies**
- **Uses & Funding**
- **Location**
- **Financing**
- **Next Steps**
- **Questions**
- **Direction**

City Hall - Past

- Original City Hall/Fire Station destroyed in June 1914 by fire.
- Special bond election passed in August 1914 for \$20,000 to rebuild.
- Structure completed in March 1916 .
- With the addition of a ceiling fan and chairs in auditorium, final cost was \$15,889.90



City Hall - Present

- 1974 - parkland dedication removal
- 1975 – City Hall completed
- 1987 - Public Works & Municipal Bldg construction
- 1988 – Lease to Hays Appraisal District
- Current complex:
 - 56,300 sq.ft.
 - 6 buildings (2 modular)
 - 173 employees





City Hall - Future

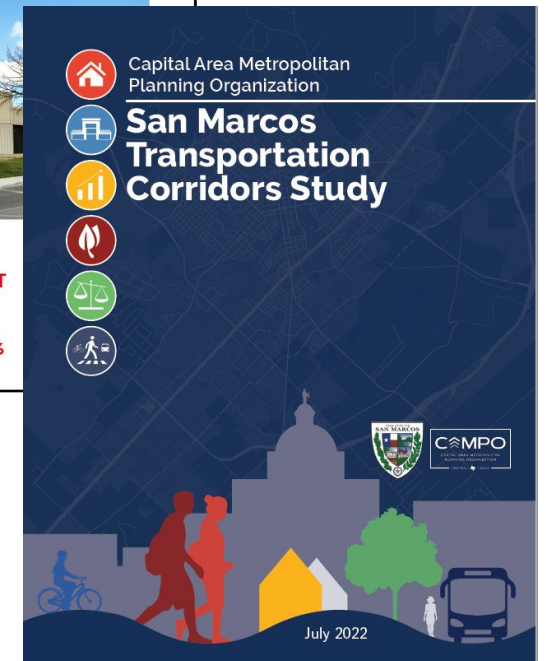
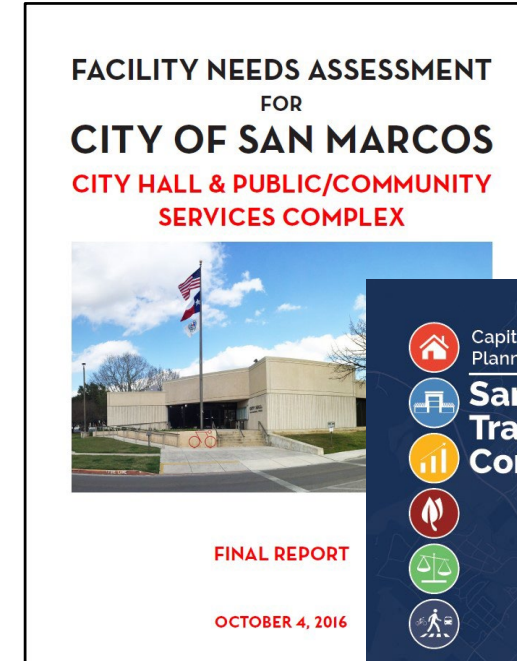
- What can a new City Hall achieve?
 - Consolidation of services
 - Act as a redevelopment catalyst
 - Provide a community gathering place
 - Reflect the spirit & values of the community
- Previous studies
- Other potential uses
- Location
- Potential funding opportunities





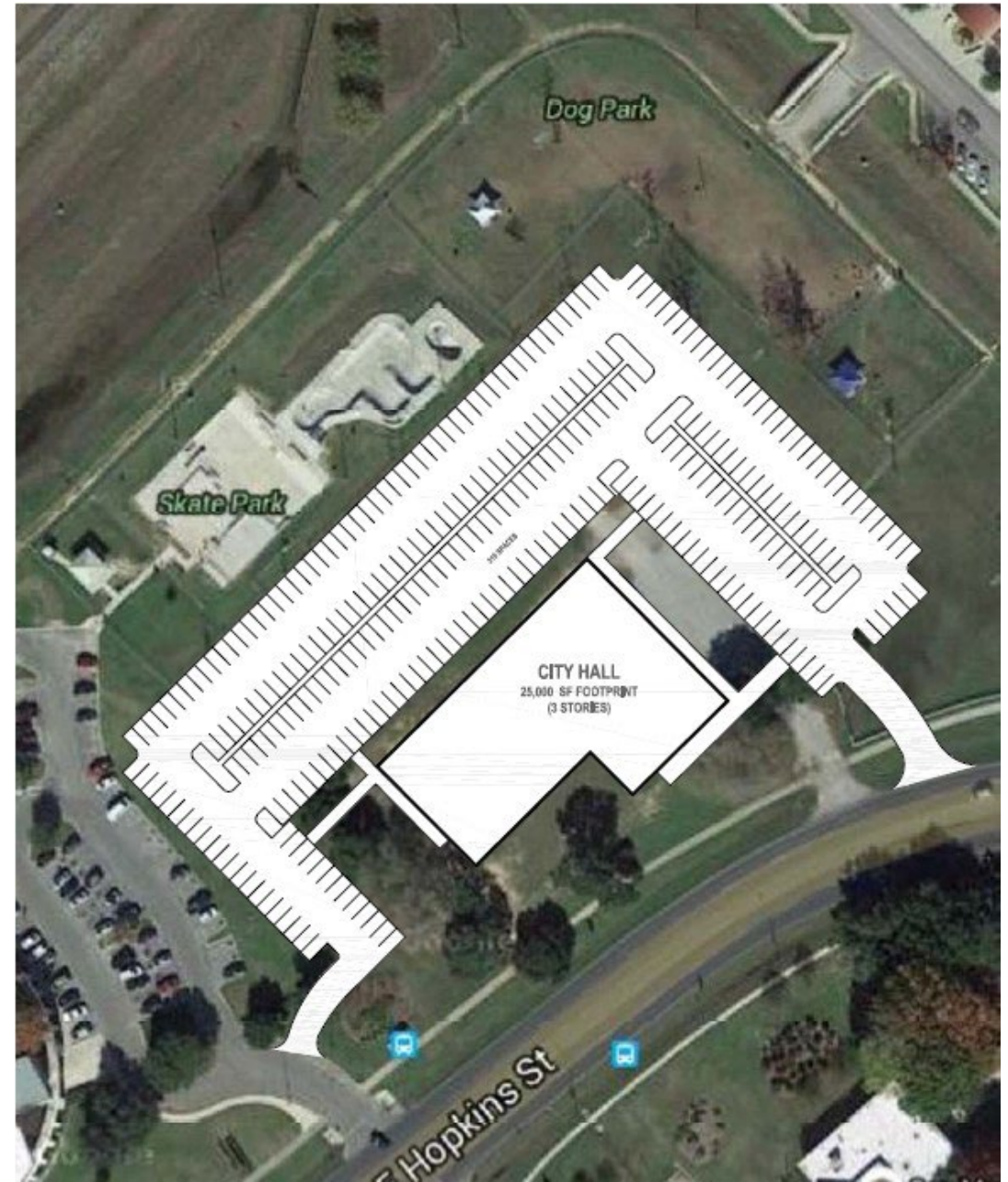
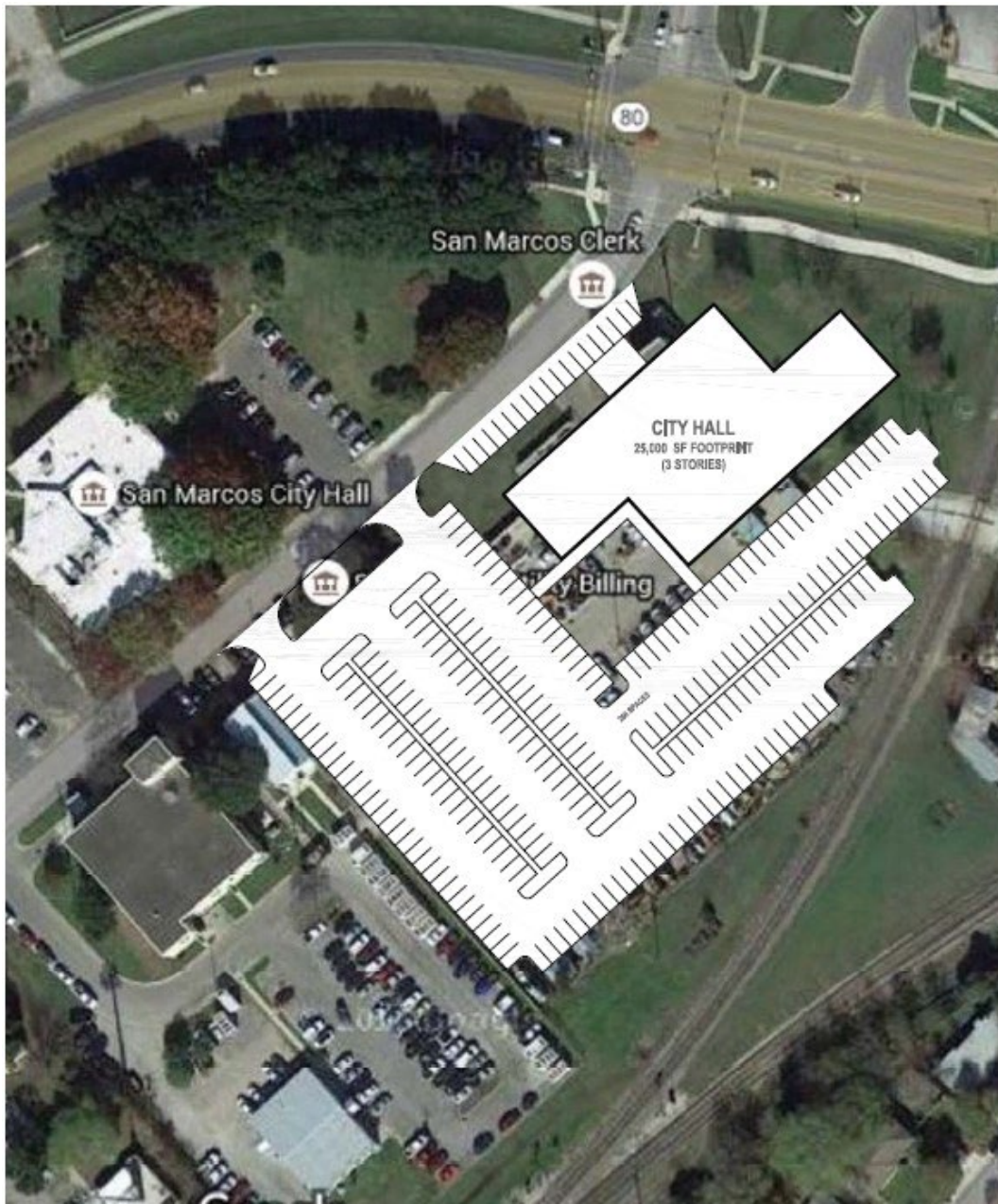
City Hall – Previous Studies

- 2010 – Broadus Facility Needs Assessment
- 2016 – PGAL City Hall & Public Service/Community Services Complex
 - 85,500 sq. ft - City Hall & Municipal Court
- 2022 – San Marcos Transportation Corridors Study
 - Used PGAL space assessment
 - Looked at additional uses





City Hall – PGAL Study





City Hall – CAMPO Study





City Hall – CAMPO Study





City Hall – Uses & Funding

- Recent legislation requires voter approval for City Hall projects.
- Combining uses can bring other funding sources to reduce taxpayer burden
- Examples:
 - Office/retail/housing space
 - Visitor/Welcome center
 - Community/recreation/cultural space
 - Transit hub
 - Stormwater Quality
- Additional uses brings additional costs and complexities to “braid” funding sources





City Hall – Other uses



Newport Beach, California



Colleyville, Texas



City Hall – Other uses



San Jose, California



Sugar Land, Texas



City Hall – Other uses



Georgetown, Texas



Austin, Texas



City Hall – Location

- Previous Council interest to remain at current location
- Draft SMTx Vision goal “ECD-2.7: Evaluate the feasibility of locating a new City Hall in Downtown.”
- All locations have benefits and constraints

Location	Benefits	Constraints
Southside Hopkins (Current location)	City owned – no acquisition Released from Parkland Proximity to river (1/2 mi) & Downtown (3/4 mi)	500-yr floodplain Impervious cover limits & WQ (San Marcos River Corridor) Potential relocation costs during construction Verification of parkland release for other uses
Northside Hopkins (Across street)	City owned – no acquisition High visibility from Hopkins & all facilities same side No relocation costs during construction Proximity to river (1/2 mi) & Downtown (3/4 mi)	Parkland dedication release? 500-yr floodplain Impervious cover limits & WQ (San Marcos River Corridor) Power lines
Downtown (no specific location)	Increase to Downtown vitality Outside of floodplain No impervious cover limitations	Limited availability of larger tracts for redevelopment Land acquisition costs Land removed from tax roles



City Hall – Traditional Financing

- Bond debt
 - Requires voter approval
 - Release of parkland, if necessary, could occur with same election
 - Use of other funds could be positive message to voters
 - Full City responsibility for project
- Grants: State & Federal Funds
 - Resiliency, energy, parks and transit grants
 - Strong environment for grants
 - More complex to braid grant timelines & requirements
 - Helps voters to accept project if offsetting a portion of cost



Fitchburg, Wisconsin



City Hall – Alternative Financing

- Public Public Partnership
 - Financing with or through another public agency
- Public Private Partnership
 - Risk/responsibility shared in partnership
 - Quicker delivery
 - Private entity can construct & maintain
 - City payback over time
 - Potential private development opportunities included with City Hall to offset City costs



City Hall – Next Steps

- Develop scope and negotiate architectural contract to update space needs post COVID and more fully develop City Hall concepts
- Develop scope and negotiate with financing professional to evaluate for alternative financing partnerships potential (value for money analysis)
- If location on non-city owned property is anticipated begin land acquisition process
- Determine if parkland release election required



City Hall – Council Direction Needed

- Consolidation of City Services:
 - Does Council agree with including Municipal Court?
- Is the Council interested in evaluating the impacts of incorporating other uses?
 - Office/retail
 - Housing
 - Visitor/Welcome center
 - Community/cultural/recreation amenities
 - Transit hub
 - Stormwater Quality
 - Others?



City Hall – Council Direction Needed

- Location:
 - Does Council want to maintain the current location (southside Hopkins)?
 - Does Council want further investigation into the other sites?
- Is the Council good with looking at preliminary alternative financing analysis?



Questions?