



**City of San Marcos
Regular Meeting Minutes
Parks and Recreation Board
May 18, 2023 5:30 pm**

I. Call to Order

The meeting was called to order at 5:35 pm by Board Chair Alex Vogt

II. Roll Call

Board Members Present

Alex Vogt
Amanda Hargrave
Hilary Taylor
Mitch Hoffman
Benjamin Peck
Paul Sanchez Navarro

Board Members Absent

John Hardy
Amanda Fox
Alexandra Thompson

Staff Present

Jamie Lee Case, Director
Jessica Ramos, Assistant Director
Bert Stratemann, Operations
Manager
Valerie Valdez, Administrative
Coordinator

Citizen Comment Period: Persons wishing to speak during the citizen comment period please submit your written comments to parksinfo@sanmarcostx.gov **no later than 12:00pm on the day of the meeting.** The first 10 comments will be read aloud during the citizen comment portion of the meeting. Comments shall have a time limit of three minutes each. Any threatening, defamatory, or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.

Charles Hager V, P.E., Sr. Project Manager, LJA Engineering, stated he was available for comments and questions regarding the proposed parkland dedication.

MINUTES

1. Consider approval, by motion of the April 20, 2023, Regular Meeting minutes.

A motion was made by Hilary Taylor, seconded by Mitch Hoffman, to approve the April 20, 2023, Regular Meeting minutes.

The motion carried by the following vote:

For:	6 -	Amanda Hargrave, Hilary Taylor, Mitch Hoffman, Benjamin Peck, Paul Sanchez, Navarro, Alex Vogt
------	-----	--

Against:	0 -
----------	-----

Absent:

3 - John Hardy, Amanda Fox,
Alexandra Thompson

ACTION

2. PC-23-11 Consider approval, by motion, of a request by LJA Engineering on behalf of AV McCarty Lane GP LLC and SM McCarty Lane LLC, for the dedication of 8.69 acres of parkland to be owned and maintained by the homeowners association, and a Fee-in-Lieu of Parkland Dedication in the amount of \$39,313.83 for a residential development commonly known as The Waters generally located at 1600 BLK E McCarty Lane.

Julia Cleary, City Planner, presented the parkland dedication and fee-in-lieu proposal to the board. The board had questions regarding vegetation installation and concerns about the overhead powerlines on the trail. Some of the board members stated they are in favor of this proposal. It was noted that the pond and open grassland are nice features. Charles Hager, Sr. Project Manager of LJA Engineering, and Bill Little, V.P. of Development of American Ventures, explained the connectivity of the trails and park system to the McCarty Commons area. They stated they bought the property next to this development as well.

A motion was made by Hilary Taylor, seconded by Mitch Hoffman, to approve the dedication of 8.69 acres of parkland to be owned and maintained by the homeowners association, and a Fee-in-Lieu of Parkland Dedication in the amount of \$39,313.83 for a residential development commonly known as The Waters generally located at 1600 BLK E McCarty Lane.

The motion carried by the following vote:

For:	5 - Hilary Taylor, Mitch Hoffman, Benjamin Peck, Paul Sanchez, Navarro, Alex Vogt
Against:	1 - Amanda Hargrave
Absent:	3 - John Hardy, Amanda Fox, Alexandra Thompson

3. Consider approval of Recommendation Resolution 2023-01RR recommending that the City Council amend various sections within the Land Development Code regarding a requirement for the developer to install city approved wayfinding signage for publicly accessible parkland that is HOA owned/maintained and removing the Parkland Cost Factor and replacing it with the fee-in-lieu being based on an independent appraisal method.

Jamie Lee Case explained to the board members that this resolution will be helpful in obtaining the cost of acreage when calculating the parkland fee-in-lieu. This method will reflect the market value. Many of the board members were pleased with this new method. Paul Sanchez Navarro asked how the appraisers are selected. Jamie Lee Case explained the city council has an approved list of on-call appraisers.

A motion was made by Alex Vogt, seconded by Hilary Taylor, to approve the Recommendation Resolution 2023-01RR recommending that the City Council amend various sections within the Land Development Code regarding a requirement for the developer to install city approved wayfinding signage for publicly accessible parkland that is HOA owned/maintained and removing the Parkland Cost Factor and replacing it with the fee-in-lieu being based on an independent appraisal method.

The motion carried by the following vote:

For:	6 -	Amanda Hargrave, Hilary Taylor, Mitch Hoffman, Benjamin Peck, Paul Sanchez, Navarro, Alex Vogt
Against:	0 -	
Absent:	3 -	John Hardy, Amanda Fox, Alexandra Thompson

DISCUSSION

4. Receive a Staff presentation regarding proposed playground improvements submitted for Federal funding opportunities to City Council.

Jamie Lee Case shared with the board the proposal for federal funded projects. The federal dollars are coming from the ARP (American Rescue Plan) funds and CDGB (Community Development Block Grant) funds. She noted CDGB is funded through HUD (Housing and Urban Development) . She is applying for a Texas Parks and Wildlife Recreation grant as well. Currently the approximate project cost is \$927,000 as of today. Jamie Lee Case presented a list of parks along with aerial mapping, and examples of the upgraded playground equipment. Some of the proposed improvements include shade structures, bottle filler stations, and padded turf. It was proposed that the playscape in City Park be replaced with an exercise area and a playground area for older children and adults. She stated that City Park was already at the top of the list to be remodeled, as it is one of the oldest playgrounds in the department's inventory. Bert Stratemann was available to assist with questions regarding the types of materials that are being proposed. He was able to list current parks that already have these improvements. The board requested staff include some type of equipment for toddlers at City Park. It was also requested that staff stagger the scheduling of park improvements, so that all the parks are not under construction at the same time.

5. Hold discussion regarding concerns about improving safety related to bicycle and pedestrian interaction on the San Marcos River Shared Use Pathway.

Jamie Lee Case stated that she had conducted research for solutions to help with the high traffic areas of the shared use pathway. She stated education and signage are used by other communities in similar situations. She suggested painting the pathway instead of posting signs. Alex Vogt noted that certain types of paint can make the pathway slippery for the cyclist. He suggested staff conduct research before making a paint selection.

6. Receive a Staff update regarding Cottonwood Creek Natural Area trail development and planning.

Jamie Lee Case stated that she spoke to SMGA (San Marcos Greenbelt Alliance) about contacting the HOA to schedule a meeting to scout the trails. She is planning on working with the neighborhood for their input. Amanda Hargrave stated the HOA has not been taken over by the homeowners at this time.

REPORTS

7. Receive the following reports: Park Projects Monthly Report, Athletic Division Monthly Report, Youth Services Division Monthly Report, Habitat Conservation Plan (HCP) Monthly Report, and San Marcos Greenbelt Alliance Quarterly Report.

Jamie Lee Case introduced Jessica Ramos as the new Assistant Director of Parks and Recreation. Mitch Hoffman asked about Quail Creek. Jamie Lee Case stated a bond election is needed. Hilary Taylor asked if staff was aware of the seating area in children's park that is covered with water. Jamie Lee Case stated the crew guys are aware of the issue and will pump the water out.

FUTURE AGENDA ITEMS

8. Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.*
 - Alex Vogt announced his resignation to the board. He has accepted a position with the city therefore he can not serve on the board and a new Chair will need to be selected at the next meeting.

IV. Question and Answer Session with Press and Public. *This is an opportunity for the Press and Public to ask questions related to items on **this** agenda.*

V. Adjournment

The meeting was adjourned at 7:34 pm by Board Chair Alex Vogt.