



# City of San Marcos MEETING AGENDA TIRZ # 5 Board

Monday, March 22, 2021, 3:30 p.m.

## Draft Minutes

1. Call to Order

The meeting was called to order at 3:35 p.m.

2. Roll Call

Present: Mayor Hughson, Council Member Baker, Commissioner Debbie Ingalsbe, Commissioner Lon Shell, and Mr. Kyle Mylius.

Absent: None

City staff present: Bert Lumbreras, Stephanie Reyes, Michael Cosentino, Marie Kalka, Anna Miranda, Stephanie Eller, Shannon Mattingly, Laurie Moyer, Rebecca Ybarra, Peter Binion, Josie Falletta, and outside counsel Bart Fowler.

3. Consider approval, by motion, of the June 5, 2020 meeting minutes.

Commissioner Ingalsbe made a motion to approve as is, seconded by Mr. Shell and approved by a vote of 3 with Council Member Baker and Mr. Mylius Abstaining.

4. Update Staff on Downtown Master Plan.

Shannon Mattingly: Kicked off the comprehensive plan, task 6 of the master plan. Overall about an 18 month process.

5. Update and Discussion regarding project implementation process.

Mr. Bart Fowler outlining process regarding proposed changes to the project plan in relation to the extension of reduced tax support to the TIRZ #5 District at 25% for FY22. This change does not require county approval prior to taking to City Council for approval. Commissioners Lon Shell and Debbie Ingalsbe made decision to take any changes to County Commissioner Court for Informational purposes only.

6. Update regarding Activities and Projects approved in Amended Project & Financing Plan.

Laurie Moyer, Pete Binion & Josie Falletta. Laurie showed approved project amounts by specific project. Showed status of each project with estimated completion dates by project. Went over potential projects for current and future requests. Discussed land

acquisition. County Commissioners Shell and Ingalsbe requested detailed information be presented prior to land acquisitions and the benefits of the specific parcels.

7. Hold discussion for continued tax support to the TIRZ #5 District at 25% for FY22 and take action as appropriate.

Ms. Kalka presented the revisions to the Plan. She identified the proposed redlined estimates for the City and the County if the Board agrees to extend the lowered contribution from 70% to 25% for an additional year. Also included were minor clerical changes not previously updated.

Mr. Mylius inquired on end of year balance. Ms. Kalka answered to amount left if projects stay on budget. Concerned about balance not able to leave any contingency for possible upcoming land acquisitions. Discussion continued possibility of using future TIRZ funds out of a particular year with intent shown at time of purchase. Comment from Commissioner Shell to consider County contribution from Reserve Fund.

Mayor Hughson made a motion to amend tax chart in Project & Financing plan to remove the row labeled 2021 Est @ 70% and est @ from row labeled 2021 est @ 25%, seconded by Council Member Baker. Approved by a vote of 5-0.

Motion to accept plan with all revisions and extension of 25% tax rate for Fiscal Year 2022. Approved by a vote of 4-1 with Mr. Mylius against.

8. Future Agenda Items.

Mayor Hughson recommended routine meetings.

Quarterly meetings to cover a Financial Report on each category/project to include encumbered and spendable amount not currently allocated. Monthly project updates requested. Board in agreeance with quarterly meetings, sooner if needed.

Motion to adjourn made by Shell, seconded by Mr. Baker. approved by a vote of 5-0. The meeting adjourned at 4:55 p.m.