



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, March 3, 2020

6:00 PM

City Council Chambers

630 E. Hopkins

- I. Call To Order
- II. Roll Call
- III. Invocation
- IV. Pledges of Allegiance - United States and Texas
- V. 30 Minute Citizen Comment Period

PRESENTATIONS

1. Receive a staff presentation regarding City Council priority needs for drafting the 2020-2024 Community Development Block Grant (CDBG) Consolidated Plan and comment on the proposed renewal of the Citizen Participation Plan, and provide direction to the City Manager.

Attachments: [2020Comments to Submit](#)
[Item 1- 200303_Ccl_ConsPlan_19-927](#)

CONSENT AGENDA

2. Consider approval, by motion, of the following meeting Minutes:
 - A. February 4, 2020 - Regular Meeting Minutes
 - B. February 18, 2020 - Work Session Meeting Minutes
 - C. February 18, 2020 - Regular Meeting Minutes
 - D. February 20, 2020 - Budget Policy Workshop Meeting Minutes

Attachments: [02.18.2020 Work Session Minutes.pdf](#)
[02.18.2020 Regular Meeting Minutes.pdf](#)
[02.20.2020 Budget Policy Workshop.pdf](#)

3. Consider approval of Ordinance 2020-05, on the second of two readings, annexing into the City approximately 56.923 acres of land out of the John Williams Survey, Abstract 490, Hays County, being Phase 1, Section 2 of the La Cima Development, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive; including procedural provisions; and providing an effective date.

Attachments: [Ordinance](#)
[AN-20-01 Metes and Bounds](#)
[AN-20-01 Map Package](#)
[AN-20-01 Annexation Service Agreement](#)
[AN-20-01 RECORDED PLAT](#)
[AN-20-01 Application](#)
[AN-20-01 Presentation](#)

4. Consider approval of Ordinance 2020-06, on the second of two readings, amending the Official Zoning Map of the City by rezoning approximately 56.923 acres out of the John Williams Survey, Abstract No. 490, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive, from "FD" Future Development District to "SF-4.5" Single Family - 4.5; and including procedural provisions.

Attachments: [Ordinance](#)
[ZC-20-01 Staff Report CC](#)
[ZC-20-01 Metes and Bounds](#)
[ZC-20-01 Maps](#)
[ZC-20-01 Code Comparison](#)
[ZC-20-01 Comprehensive Plan Checklist](#)
[ZC-20-01 Personal Notification Letter](#)
[ZC-20-01 Application Documents](#)
[ZC-20-01 Presentation CC](#)

5. Consider approval of Ordinance 2020-07, on the second of two readings, amending section 2.191 of the San Marcos City Code relating to the composition of the Historic Preservation Commission; including procedural provisions; providing for the repeal of any conflicting provisions; and providing an effective date.

Attachments: [Amending Ordinance 2.191.docx](#)
[2020-01RR - Commission Structure](#)
[HPC Qualifications Amendment](#)

6. Consider approval of Resolution 2020-32R, approving an agreement with Texas State University, San Marcos Consolidated Independent School District, and Hays County providing for the joint funding of a contract with Community Action, Inc. of Central Texas to provide personnel to serve as a youth services director to administer youth services and programs for the benefit of the City and such entities; authorizing the City Manager or his designee to execute the agreement; and declaring an effective date.

Attachments: [Resolution](#)
[Youth Services Core 4 Agreement 02-04-20](#)

7. Consider approval of Resolution 2020-33R, approving an agreement with Community Action, Inc. of Central Texas to provide personnel to serve as a Youth Services Director to administer Youth Services and Programs for the benefit of the City, Texas State University,

San Marcos Consolidated Independent School District, and Hays County in an amount not to exceed \$110,000.00, to be jointly funded by the City and such other entities, with a participation amount for the City not to exceed \$50,000.00; authorizing the City Manager or his designee to execute the agreement; and declaring an effective date.

Attachments: [Resolution](#)
 [Community Action Youth Services Contract - Final](#)

8. Consider approval of Resolution 2020-37R, approving an Airport Facility Lease Agreement for Non-Commercial Use with McCoy Corporation for property located at 1521 Airport Drive at the San Marcos Regional Airport for an initial term of ten years with options to renew totaling thirty years; authority the City Manager or his designee to execute the Lease Agreement; and declaring an effective date.

Attachments: [Resolution - Airport - McCoy Facility Lease.doc](#)
 [FINAL McCoy Hangar Lease 1521 Airport Dr.pdf](#)

9. Consider approval of Resolution 2020-38R, approving the appointment of the Animal Services Manager Jeanne Saadi as the Local Rabies Control Authority as required by Texas Health and Safety Code 826.017; and declaring an effective date.

Attachments: [Resolution - Local Rabies Control Authority.doc](#)
 [LRCA legal reference](#)
 [LRCA.pdf](#)

10. Consider approval of Resolution 2020-39R, approving a Change in Service to the agreement with the Quetel Corporation to provide for the renewal of evidence management software for use by the San Marcos Police Department and authorize three additional annual renewals in the amount of \$29,265.00 for a total contract price of \$161,125.00; authorizing the City Manager or his designee to execute the appropriate documents to implement the Change in Service; and declaring an effective date.

Attachments: [Resolution - Change in Service Quetel Corporation.docx](#)
 [215-316 ACIS1 Renew \\$29,625 20-21.pdf](#)

11. Consider approval of Resolution 2020-40R, approving a Change in Service to the agreement with MCCI, Inc. to renew the Laserfiche software license and application in the estimated annual amount of \$30,509.15 and authorizing three one-year renewal periods for a total estimated contract price of \$154,522.35; authorizing the City Manager or his designee to execute the appropriate documents to implement the Change in Service; and declaring an effective date.

Attachments: [Resolution - Change in Service MCCI, Inc..docx](#)
 [216-199 ACIS3 Renewal 2020-21.pdf](#)

12. Consider approval of Resolution 2020-41R, approving a Change in Service to the agreement with Solid Border, Inc. to provide for additional hardware and a one-year software license to upgrade the City's security infrastructure through the Department of Information Resources Cooperative Purchasing Program (Contract No. TSO-4095) in the amount of \$49,230.00; authorizing the City Manager or his designee to execute the

appropriate documents to implement the change in service; and declaring an effective date.

Attachments: [Resolution - Change in Service Solid Border.docx](#)

13. Consider approval of Resolution 2020-42R, approving a Change in Service to the agreement with LNV, Inc. relating to design and construction services for the Blanco Gardens Improvement Project to convert existing overhead electric lines to underground lines in the amount of \$61,770.00; authorizing the City Manager or his designee to execute the appropriate documents to implement the Change in Service; and declaring an effective date.

Attachments: [Resolution - Change in Service LNV, Inc..docx](#)
[CoSM_Change in Service Request_02_012820.pdf](#)
[General Location Map2.pdf](#)

14. Consider approval of Resolution 2020-43R, approving an addendum to the Master Lease/Purchase Financing Agreement with US Bancorp Government Leasing and Finance, Inc. that adds eighteen 2020 Police Chevrolet Tahoes and two 2020 Chevrolet Silverados to be financed under the Agreement in the amount of \$678,973.23, inclusive of interest, for a three-year term; authorizing the City Manager or his designee to execute all appropriate documents associated with this transaction; and declaring an effective date.

Attachments: [Resolution - Lease Purchase Agreement with US Bancorp.docx](#)

15. Consider approval of Resolution 2020-44R, awarding a contract to Caldwell Country Chevrolet through the BuyBoard Cooperative Agreement (Contract No. 601-19) for the purchase of eight Chevrolet Tahoes and two Chevrolet Silveradoes for the police department in the amount of \$300,614.60; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

Attachments: [Resolution - Cooperative purchase of Chevrolet Tahoes for PD.doc](#)
[Caldwell Country Quote - Silverado.pdf](#)
[Caldwell Country Quote - Tahoe.pdf](#)

16. Consider approval of Resolution 2020-45R, awarding an Indefinite Delivery Indefinite Quantity (IDIQ) Master Contract for Concrete Construction Services to Ace Company in the estimated annual amount of \$200,649.00 and authorizing two additional one-year renewal periods for a total estimated contract price of \$601,947.00; authorizing the City Manager or his designee to execute the contract documents on behalf of the City; and declaring an effective date.

Attachments: [Resolution - IDIQ Concrete Construction Services.doc](#)
[220-048 Bid Tabulation](#)

17. Consider approval of Resolution 2020-46R, approving the appointment of the Law Firm Davidson Troilo Ream & Garza, P.C. as special counsel during Fiscal Year 2020 to advise the Ethics Review Commission as required when the Commission receives a complaint against a member of City Council or one of the City Council's appointees; and declaring an effective date.

Attachments: [Resolution - Ethics Review Commission Special Counsel.docx](#)
[Legal Proposal.pdf](#)

18. Consider approval of Resolution 2020-47R, approving a Change in Service to the agreement with MSHANA Group doing business as ARIESPRO for completion of a meter data management system designed to assist the City's water utility monitor water loss and ensure compliance with applicable regulations in the amount of \$10,000.00; authorizing the City Manager or his designee to execute the appropriate documents to implement the Change in Service; and declaring an effective date.

Attachments: [Resolution - Change in Service ARIESPRO.docx](#)
[217-464 ACIS #5.pdf](#)

PUBLIC HEARINGS

19. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2020-48R, approving Substantial Amendment No. 9 to the Community Development Block Grant-Disaster Recovery (CDBG-DR) Action Plan that modifies the eligibility criteria for Single Family Housing Assistance to include any qualifying flood damage home in the City, and changes the activity category of the Blanco Riverine Project from "Construction" to "Acquisition"; authorizing the City Manager to act as the Official Representative of the City in matters related to the CDBG-DR Program and Action Plan; and declaring an effective date; and consider approval of Resolution 2020-48R.

Attachments: [Resolution](#)
[Summary_Amd9.pdf](#)
[DR-Amd9_portions.pdf](#)
[200303 Ccl CDBG-DR Amd9.PPTX](#)

20. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2020-49R, adopting the Community Development Block Grant-Mitigation ("CDBG-MIT") Action Plan that provides for the allocation of the \$24,012,000 from the United States Department of Housing and Urban Development; authorizing the City Manager, or his designee, to act as the Official Representative of the City in matters related to the CDBG-MIT Program and Action Plan, and declaring an effective date; and consider approval of Resolution 2020-49R.

Attachments: [Resolution](#)
[CDBGMIT COSMAActionPlan_20200109 - Final.pdf](#)
[Appendix E - Comment Period](#)
[Item 20- 200303 Ccl CDBG-MIT 19-926](#)

21. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2020-50R, approving a third amended and restated Development Agreement in connection with the La Cima Development near the intersection of Old Ranch Road 12 and Wonder World Drive to, among other things, add 129.383 acres of land to the area covered by the agreement, reduce the project density from 1.16 to 1.10 dwelling units per acre, enlarge the area within which the originally allowed 720 multi-family units may be

located from 30 acres to any part of the area designated in the conceptual land use plan as community commercial, and allow Condominiums as new use only by a conditional use permit approved by the City Council, authorizing the City Manager, or his designee, to execute the agreement on behalf of the City; and providing an effective date; and consider approval of Resolution 2020-50R.

Attachments: [Resolution](#)
[Redlined La Cima Development Agreement](#)
[Amended and Restated Development Agreement Clean Version](#)
[La Cima DA Amendment Request Comparison Chart](#)
[Presentation](#)

NON-CONSENT AGENDA

22. Consider approval of Resolution 2020-51R, approving the appointment of Guillermo S. Trevino to the position of Assistant City Attorney; and declaring an effective date.

Attachments: [Resolution](#)

23. Consider approval of Resolution 2020-52R, approving an agreement for the provision of services in connection with the proposed owner requested annexation of approximately 31 acres of land generally located on the East Side of Highway 123, between Monterey Oak Drive and Old Bastrop Highway; authorizing the City Manager, or his 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.

Attachments: [Resolution](#)
[AN-20-03 Annexation Service Agreement](#)
[AN-20-03 Map Package](#)
[AN-20-03 Application](#)
[AN-20-03 Owner's Consent to Annexation of Land](#)
[AN-20-03 Declination of offer of development](#)
[AN-20-03 Presentation](#)

24. Consider approval of Resolution 2020-53R, approving an agreement for the provision of services in connection with the proposed owner requested annexation of approximately 62.48 acres of land generally located at the intersection of Gregsons Bend and Commercial Loop; authorizing the City Manager, or his 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.

Attachments: [Resolution](#)
[Service Agreement](#)
[AN-20-02 Map Package](#)
[AN-20-02 Application Documents](#)
[AN-20-02 Presentation](#)

25. Consider approval of Resolution 2020-54R, amending the Community Development Block Grant (CDBG) Action Plan for program year 2019 adopted by Resolution No. 2019-121R to reallocate \$67,142.00 from the Unsafe Structures Program to the amount allocated for the Southside Community Center Rehab Program, authorizing the City Manager to act as the Official Representative of the City in matters related to the CDBG-DR Program and Action Plan, and declaring an effective date.

Attachments: [Resolution](#)
[Res19-121R_CDBG_PY2019_ActionPlan.pdf](#)
[190627_Ccl_BudgetWk_Discussion.pdf](#)
[200303_Ccl_CDBG-Ent_ActionPlanAmd.PPTX](#)

26. Receive a Staff presentation regarding, and consider by motion, the initial authorization of Phase 2 of the San Marcos Development Code annual update, and provide direction to the City Manager.

Attachments: [Work Session Presentation.pdf](#)
[Color Coded Phases Attachment.pdf](#)

27. Receive a Staff presentation and consider, by motion, removal of the the San Marcos Development Code proposed amendments which were not recommended for additional analysis at the June 5, 2019 joint (Planning and Zoning Commission/City Council) work shop, and provide direction to the City Manager.

Attachments: [Proposed amendments not recommended](#)
[Worksession Presentation](#)

28. Consider appointments to fill vacancies on the following Boards or Commissions, and provide direction to staff:
- A. Animal Shelter Advisory Board - COSM Official (Animal Services Manager)
 - B. Historic Preservation Commission
 - C. Housing Authority
 - D. Convention & Visitor Bureau Board - Food/Beverage Establishment Representative

Attachments: [Matrix.pdf](#)

29. Hold discussion and receive a report from the Criminal Justice Reform Committee, including draft legislation supporting a Cite and Release Program, and provide direction to the City Manager.

Attachments: [Article 14.06 memo.docx](#)
[Background Memo](#)
[Draft ordinance language](#)
[Summary Memo C&R Stats](#)
[2018 Cite and Release Analysis](#)
[2018 Cite Arrest Ineligibility](#)
[2019 Cite and Release Analysis](#)
[2019 Cite Arrest Ineligibility](#)

EXECUTIVE SESSION

30. Executive Session in accordance with Section § 551.089 - Security Devices: to discuss Security Measures and Deployment of Information Resources Technology.

DIRECTION/ACTION FOLLOWING EXECUTIVE SESSION

31. Consider action, by motion, regarding the following Executive Session items held during the Work Session and/or Regular Meeting:
Section § 551.089 - Security Devices: to discuss Security Measures and Deployment of Information Resources Technology.

VI. Question and Answer Session with Press and Public.

VII. Adjournment.

POSTED ON WEDNESDAY, FEBRUARY 26, 2020 @ 1:30PM

TAMMY K. COOK, INTERIM 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