



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, July 1, 2025

6:00 PM

City Council Chambers

630 E. Hopkins St.

This will be an in-person and online meeting. To view the meeting please go to <http://sanmarcostx.gov/421/City-Council-Videos-Archives> or watch on Grande channel 16 or Spectrum channel 10.

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

To speak during the Citizen Comment portion of the meeting:

- *Remote Participation: Sign up at www.sanmarcostx.gov/citizencomment by 12:00 PM on the day of the meeting to receive a Zoom link.*
- *In-Person Participation: Sign up online at www.sanmarcostx.gov/citizencomment in advance or in person at the City Clerk's office until 5:45 PM.*

CONSENT AGENDA

THE FOLLOWING ORDINANCES, RESOLUTIONS AND OTHER ITEMS MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COUNCIL MEMBER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

1. Consider approval of Ordinance 2025-17, on the second of two readings, creating a designated permit area under Section 82.189 of the San Marcos City Code authorizing parking by permit only for the area consisting of both sides of the 900 block of Field Street from Cheatham Street to McKinnon Street, the 900 block of Sycamore Street from Cheatham Street to McKinnon Street, the 900 block of Cheatham Street from Sycamore Street to McKinnon Street, and a portion of the 800 block of Cheatham Street; amending the traffic register to reflect such designated permit area; and declaring an effective date.
2. Consider approval of Ordinance 2025-18, on the second of two readings, creating a designated permit area under Section 82.189 of the San Marcos City Code authorizing parking by permit only at all times for the area consisting of both sides of the 100 block of Panorama Drive; amending the traffic register to reflect such designated permit area.

3. Consider approval of Resolution 2025-115R, approving a Change in Service to the contract with Quiddity Engineering, LLC, for the University Drive Water Line Replacement Project, to include bid phase services, construction phase services, and archaeological monitoring as required by Texas Historical Commission in an amount not to exceed \$53,083.00; authorizing the City Manager, or her designee, to execute the appropriate documents to implement the Change in Service; and declaring an effective date.
4. Consider approval of Resolution 2025-116R, rejecting the only bid received in response to Invitation for Bids (IFB) No. 2025-089 for the Gateway Monument Signs along IH 35, received from G Creek Construction in the estimated amount of \$943,710.58; and declaring an effective date.
5. Consider approval of Resolution 2025-117R, granting an Access Easement to Pedernales Electric Cooperative, Inc. (PEC) for access to PEC's adjacent property for a future substation to serve PEC's customers in the surrounding areas; authorizing the City Manager, or her designee, to execute the easement on behalf of the city; and declaring an effective date
6. Consider approval of Resolution 2025-118R, approving a contract with Starboard Consulting LLC, through the Texas Department of Information Resources, for the purchase of licensing and maintenance services for a computerized maintenance management system for an initial one year term in the amount of \$60,370.71, with up to four additional one year renewals for a total amount of \$301,853.55; authorizing the City Manager, or her designee, to execute the contract and any renewals; and declaring an effective date.
7. Consider approval of Resolution 2025-119R, rejecting all bids received for the Traffic Signal Construction and Maintenance Indefinite Delivery-Indefinite Quantity (IDIQ) contract; and declaring an effective date.
8. Consider approval of Resolution 2025-120R, awarding a contract to Clean Harbor Environmental Services for the provision of household hazardous waste collection, transportation and disposal services in an annual estimated amount not to exceed \$150,000.00, with up to four annual automatic renewals, subject to annual appropriations, for a total five year cost of up to \$750,000.00; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
9. Consider approval of Resolution 2025-121R, approving the revised terms and conditions of an Interlocal Agreement between the City of San Marcos and Hays County for the city to provide Hays County with Animal Shelter Services; authorizing the City Manager, or her designee, to execute the agreement; and declaring an effective date.
10. Consider approval of Resolution 2025-122R, approving a contract with La Sociedad Cuauhtemoc for the city to provide funding in the sum of \$120,000.00 from general fund dollars freed up by the receipt of Coronavirus Relief Funds for the installation of sprinkler upgrades to Cuauhtemoc Hall, 1100 Patton Street; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
11. Consider approval of Resolution 2025-123R, authorizing a Change in Service to the Professional Engineering Services Contract with Jacobs Engineering Group, Inc. for an

assessment of the process units, flow data, and capacity considerations for expansion of the city's wastewater treatment plant in an amount not to exceed \$106,250.00; authorizing the City Manager, or her designee, to execute the appropriate documents to implement the Change in Service; and declaring an effective date.

12. Consider approval of an amendment to Resolution 2025-27R, approving an agreement for the provision of services in connection with the proposed owner requested annexation in Case No. AN-25-02 of approximately 63.578 acres of land, generally located between Francis Harris Lane and York Creek Road, approximately 1,200 feet east of the intersection between York Creek Road and Caney Creek Road in Hays County, Texas; authorizing the City Manager, or her 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.

PUBLIC HEARINGS

NOTE: Public Hearing sign up procedures have changed:

Persons wishing to participate remotely (speak) during the Public Hearing portion must sign up at www.sanmarcostx.gov/citizencommentssignup before 12:00PM the day of the meeting. A link will be provided for participation on a mobile device, laptop or desktop computer. If attending in person, no sign up is required.

13. The following items, related to light industrial zoning and proposed data center, have been postponed at the request of the applicant to the August 19, 2025 meeting. Updated notices will be sent prior to the upcoming public hearings.
 - (900 BLK Francis Harris Lane) Annexation of approximately 63.578 acres of land generally located between Francis Harris Lane and York Creek Road, approximately 1,200 feet east of the intersection between York Creek Road and Caney Creek Road.
 - PSA-25-01 (900BLK Francis Harris Lane/904 Francis Harris Lane Preferred Scenario Amendment) Hold a public hearing and consider a request for a Preferred Scenario Amendment from "Conservation/Cluster" to "Commercial/Employment-Low", for approximately 199.49 acres of land generally located on the western side of Francis Harris Lane, south of the intersection between Grant Harris Road and Francis Harris Lane in Hays County, Texas.
 - ZC-25-02 (900BLK Francis Harris Lane/904 Francis Harris Lane Light Industrial) Hold a public hearing and consider a request for a Zoning Change from Future Development (FD) and Character District 2.5 (CD-2.5) to "Light Industrial" (LI) or, subject to consent of the owner, another less intense zoning district classification, for approximately 199.49 acres of land generally located on the western side of Francis Harris Lane, south of the intersection between Grant Harris Road and Francis Harris Lane in Hays County, Texas.
14. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-20, annexing into the City approximately 10.03 acres of land known as UMC Subdivision Lot 1 (including adjacent right-of-way), in Hays County, Texas, generally located southeast of Clovis Barker Road and Leah Avenue; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-20 on the first of two readings.
15. Receive a Staff presentation and hold a Public Hearing to receive comments for or against

Ordinance 2025-21, amending the Official Zoning Map of the city in Case No. ZC-25-07, by rezoning approximately 10.03 acres of land, known as UMC Subdivision Lot 1, generally located southeast of Clovis Barker Road and Leah Avenue from Future Development (FD) District to Heavy Commercial (HC) District, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-21 on the first of two readings.

16. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-22, amending the Official Zoning Map of the city by rezoning approximately 26.77 acres of land generally located on East McCarty Lane south of the intersection between Rattler Road and East McCarty Lane from Character District-4 (CD-4) to Character District-5 (CD-5), or subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-22 on the first of two readings.

NON-CONSENT AGENDA

17. Consider approval of Ordinance 2025-23, amending Section 2.506 of the San Marcos City Code to substitute the Chief of Police with the Director of Information Technology on the Records Management Committee under the city's Public Records Management Program; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-23 on the first of two readings.
18. Consider approval of Resolution 2025-124R, authorizing the use of the power of Eminent Domain to acquire fee simple and public easement interests in real property associated with the installation of the FM 1978 Water Reclamation Facility southeast of the city as depicted in the attached location map; determining the public necessity for these acquisitions; authorizing the City Manager, or her designee, to take all steps necessary to acquire the needed real property interests in compliance with all applicable laws; authorizing the city attorney, or his designee, to institute condemnation proceedings as necessary to acquire said real property interests to the extent negotiations are unsuccessful; and declaring an effective date.
19. Consider approval of Resolution 2025-125R, approving a contract with Burns & McDonnell Engineering Company, Inc. to provide Phase 1, Progressive Design-Build Services for the design of the FM 1978 Water Reclamation Facility project in the estimated amount of \$3,518,405.00; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
20. Consider approval of Resolution 2025-126R, concerning Project Cat Tree and approving a Chapter 380 Economic Development Incentive Agreement with Midway Development, LLC, providing incentives in the form of partial rebates of hotel occupancy and sales taxes over ten years for the construction of a full-service hotel in downtown San Marcos with a minimum capital investment by Midway of \$40,000,000.00; authorizing the City Manager, or her designee, to execute the appropriate documents related to this agreement on behalf of the city; and declaring an effective date.
21. Discuss and consider appointment(s) to fill vacancies on the following Boards and

Commissions, and provide direction to staff:

- A) Historic Preservation Commission
- B) Housing Authority Board
- C) Neighborhood Commission
- D) Veteran's Affairs Advisory Committee

22. Discuss and consider the appointment of a City Council Member to fill a vacancy on the Carson Development Committee.
23. Discuss and consider the appointment of a City Council Member to fill a vacancy on the Criminal Justice Reform Committee.
24. Hold discussion regarding the Veteran's Affairs Advisory Committee Recommendation Resolution 2025-01RR-VAAC, requesting City Council support services and funding issues affecting Veterans.
25. Hold discussion regarding the recent announcement by the U.S. Department of Labor with reference to a phased pause in operations by June 30, 2025 at all contractor-operated Job Corps centers nationwide including Gary Job Corps and sending a letter of support from the city council for continued operations.

EXECUTIVE SESSION

NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session.

26. The City Council will convene in executive session pursuant to the following sections of the Texas Government Code:
 - A. Section 551.087 (Economic Development): To deliberate regarding possible economic development incentives for Project AVSM and Project Cat Tree.
 - B. Section 551.087 (Economic Development) and Section 551.071 (Attorney Consultation): To deliberate the potential offer of a financial incentive to a business prospect and to receive legal advice related to the Village at Posey Road Public Improvement District proposal.
 - C. Section 551.072 (Real Property):
 1. To deliberate the possible purchase, exchange, lease, or value of land as necessary for the development of a new city hall; and
 2. To deliberate the possible purchase of real property east of the City for various City uses.

DIRECTION/ACTION FROM EXECUTIVE SESSION

27. Consider action, by motion, or provide direction to Staff related to the City Council's Executive Session deliberation under the following sections of the Texas Government Code during the City Council's Work Session or Regular Meeting:
 - A. Section 551.087 (Economic Development): To deliberate regarding possible economic development incentives for Project AVSM and Project Cat Tree.

B. Section 551.087 (Economic Development) and Section 551.071 (Attorney Consultation): To deliberate the potential offer of a financial incentive to a business prospect and to receive legal advice related to the Village at Posey Road Public Improvement District proposal.

C. Section 551.072 (Real Property):

1. To deliberate the possible purchase, exchange, lease, or value of land as necessary for the development of a new city hall; and
2. To deliberate the possible purchase of real property east of the City for various City uses.

VI. 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.

To speak during the Question and Answer portion of the meeting:

- *Remote Participation: Sign up at www.sanmarcostx.gov/citizencomment by 12:00 PM on the day of the meeting to receive a Zoom link.*
- *In-Person Participation: If attending in person, no sign up is required.*

NOTICE: In accordance with Section 2.045 of the City Code, speakers must state their name, and must limit their remarks to three minutes. The allotted time will commence from the beginning of the speaker's remarks and will include any time spent in discussion between the speaker and council or board or commission members. Issues taking longer to communicate can be addressed outside the meeting to the city staff or to individual members of the council or board or commission, or submitted in writing.

VII. Adjournment.

POSTED ON FRIDAY, JUNE 27, 2025 AT 4:00 P.M.

ELIZABETH TREVINO, 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