



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, June 3, 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.

PRESENTATIONS

1. Receive a Staff presentation on the Financial Report for the quarter ending March 31, 2025, and provide direction to the City Manager.
2. Receive a Staff presentation on the Investment Report for the quarter ending March 31, 2025, and provide direction to the City Manager.
3. Receive a Staff presentation on the City's Five-Year Sidewalk Maintenance Program for Fiscal Year 2026; and provide direction to the City Manager.

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.

4. Consider approval of Ordinance 2025-14, on the second of two readings, amending the

project plan and reinvestment zone financing plan for Tax Increment Reinvestment Zone No. 5 (Downtown TIRZ) to increase funding in support of an annual downtown operations plan and approved project plans submitted via an application process; authorizing the City Manager, or her designee, to execute such amendment on behalf of the city; including procedural provisions; and declaring an effective date.

5. Consider approval of Ordinance 2025-15, on the second of two readings, amending the City's 2024-2025 Fiscal Year Budget to adjust expenditure accounts in the Water and Wastewater Special Services Fund, Community Enhancement Fund and Tax Increment Reinvestment Zone (TIRZ) #5 Fund; including procedural provisions; and declaring an effective date.
6. Consider approval of Ordinance 2025-16, on the second of two readings, amending Section 2.231 of the San Marcos City Code to provide that the non-voting member of the Human Services Advisory Board may have either a degree in social work or experience in social service administration; providing for the repeal of conflicting provisions; providing a savings clause; and declaring an effective date.
7. Consider approval of Resolution 2025-18R, approving an amendment to the contract with FLOCK Group, Inc. for additional equipment and software for the police department's license plate recognition technology in the amount of \$124,068.49 for the first year, to be paid with grant funds, with three one-year extensions in the amount of \$102,000.00 per year; authorizing the City Manager, or her designee, to execute the contract amendment on behalf of the city; and declaring an effective date.
8. Consider approval of Resolution 2025-101R, approving a contract with T. F. Harper in the amount of \$574,961.13, through the Texas Interlocal Purchasing System (TIPS), for improvements to City Park that include installation of various playground and outdoor fitness equipment for ages 2-5, 6-12 and 13 plus with padded play turf, installing shade structures, making accessibility enhancements, and installing a bottle filling drinking water fountain; 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 2025-102R, approving a contract with Grande Communications Networks, LLC, d/b/a Astound Broadband ("Astound") for an underground ductbank relocation project associated with the city's Briarwood and River Ridge Drainage Improvement project providing for the city to reimburse Astound in the estimated amount of \$120,988.24; authorizing the City Manager, or her designee, to execute the contract on behalf of the City; and declaring an effective date.
10. Consider approval of Resolution 2025-103R, supporting the city's "Cape Street Reconstruction and Shared Use Path" application to the Texas Department of Transportation's 2025 Transportation Alternatives Set-Aside (TA) call for projects seeking funds in the amount of \$2,506,194.00; authorizing the City Manager, or her designee, to execute all documents as necessary in connection with the application on behalf of the city; and declaring an effective date.
11. Consider approval of Resolution 2025-104R, supporting the city's "Purgatory Creek Shared Use Path" application to the Texas Department of Transportation's 2025

Transportation Alternatives Set-Aside (TA) call for projects seeking funds in the amount of \$4,400,000.00; authorizing the City Manager, or her designee, to execute all documents as necessary in connection with the application on behalf of the city; and declaring an effective date.

12. Consider approval of Resolution 2025-105R, approving a list of Qualified On-Call Survey Service Firms to provide services to the city on an as-needed basis for a period of five years, in an amount not to exceed \$250,000.00 per firm over five years; authorizing the City Manager, or her designee, to enter into individual contracts with such firms on behalf of the city; and declaring an effective date.
13. Consider approval of Resolution 2025-106R, authorizing a contract with Mansfield Oil, through the Sourcwell Purchasing Cooperative, for the provision of emergency response fuel, facility generator monitoring, and bulk fuel and fluids for use in city vehicles and equipment for an initial term of one year, with up to four additional annual renewals with an estimated cost of \$150,000.00 per year for an estimated cumulative contract expense of \$750,000.00; authorizing the City Manager, or her designee, to execute the contract and renewals on behalf of the city; and declaring an effective date.
14. Consider approval of Resolution 2025-107R, approving Change Order No. 1 to the agreement with J. T. Vaughn Construction LLC, for the renovation of leased space for use by the municipal court at 350 Barnes Drive, to increase the contract price by the amount of \$78,410.00 for a total contract price of \$2,543,410.00, to pay for changes in construction materials and security measures; authorizing the City Manager, or her designee, to execute the appropriate documents to implement the Change Order on behalf of the city; and declaring an effective date.
15. Consider approval of Resolution 2025-108R, approving the renewal of a non-exclusive license agreement with Pheenix USH, LLC, (formerly Skinny Labs, Inc), doing business as "SPIN," for a term of one-year that enables SPIN's shared micromobility devices such as electric scooters and electric bicycles to be operated within city rights-of way; authorizing the City Manager, or her designee, to execute said license agreement renewal on behalf of the city; and declaring an effective date.
16. Consider approval of Resolution 2025-109R, authorizing a contract with McCoy Rockford, Inc, through the TxSmartBuy Purchasing Cooperative, for the provision of office and courtroom furniture, fixtures and equipment for the new municipal court leased space with an estimated contract amount of \$142,672.36; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
17. Consider approval of Resolution 2025-110R, authorizing a Professional Services Agreement with Alpha Facilities Solution for the comprehensive assessment of city facilities, to include the San Marcos Regional Airport, and provide a Facilities Condition Assessment Report and related services with an estimated award amount of \$191,009.05; authorizing the City Manager, or her designee, to execute this agreement on behalf of the city; and declaring an effective date.
18. Consider approval of Resolution 2025-111R, approving an agreement with FreeIT Data Solutions, through the Texas Department of Information Resources (DIR), for data

management software for a five-year term in the amount of \$288,170.00; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.

19. Consider approval of Resolution 2025-112R, approving a contract with First Due Software, a Fire Records Management System (RMS), through the Omnia Partners Purchasing Cooperative, with an initial term of 15 months for \$43,532.61 and a one-time initial implementation cost of \$8,537.32, and allowing for up to four annual renewals subject to an increase in service fees of 3 percent applied to the service fees set forth in the previous 12 month term for a total contract price of \$239,657.85; 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 2025-113R, approving an agreement for the provision of services in connection with the proposed owner requested annexation in Case No. AN-25-05 of approximately 7.30 acres of land generally located along the southbound IH-35 frontage road, 1,000 feet south of Industrial Fork, 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.
21. Consider approval of Resolution 2025-114R, approving a contract with Operations Management International, Inc, also known as Jacobs, for the operations, maintenance, and management services, including capital improvements for, the city's River Road Wastewater Treatment Plant for a five year term with options to renew for up to three additional five year periods, subject to acceptance of final terms and conditions by the City Attorney and City Manager; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
22. Consider approval, by motion, authorizing an Out-Of-City Utility Connection request for water service by Barbara Mayhew, for an approximately 1.86 acre single family residential lot and located at 514 Horace Howard Drive.
23. Consider approval, by motion, authorizing an Out-Of-City Utility Connection request for water service by Radius Civil Engineering, on behalf of Zachary McDonald, for an approximately 25.5 acres Manufactured Home Community lot located at 913 Horace Howard Drive.
24. Consider approval, by motion, authorizing negotiations of a development agreement with John David Carson, on behalf of Carson Select Investments, LP, and Sabey Data Centers, LLC, for approximately 785.66 acres, generally located southwest of the intersection of South Old Bastrop Highway and Centerpoint Road, and consider the appointment of a Council Committee to review the development agreement, if desired.

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.

25. Hold a Public Hearing to receive comments for or against Ordinance 2025-17, 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, and the 900 block of Cheatham Street from Sycamore Street to McKinnon Street; amending the traffic register to reflect such designated permit area; and declaring an effective date; and consider approval of Ordinance 2025-17 on the first of two readings.
26. Hold a Public Hearing to receive comments for or against Ordinance 2025-18, 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; and declaring an effective date; and consider approval of Ordinance 2025-18 on the first of two readings.
27. Receive a Staff presentation and hold a Public Hearing to receive comments on housing and community development needs and the selection of Affordable Housing, Public Services, and Public Facilities as the high priority needs in the Community Development Block Grant (CDBG) 2025-2029 Consolidated Plan.
28. Receive a Staff presentation and hold a Public Hearing to receive comments on proposed projects and programs for housing and community development needs, and provide direction to staff on the allocation of \$754,405.00 in the Community Development Block Grant (CDBG) 2025-2026 Action Plan.
29. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-19, amending the Preferred Scenario Map of the city's comprehensive plan from "Conservation/Cluster" to "Commercial/Employment Low" for approximately 199.49 acres of land on the western side of Francis Harris Lane; including procedural provisions; and declaring an effective date.

NON-CONSENT AGENDA

30. Discuss and consider appointments to Positions One, Two and Three and confirm appointments of Positions Four and Five, and appoint a Chair to the Tax Increment Reinvestment Zone (TIRZ) Number 3 - San Marcos Convention Center Board of Directors, and provide direction to Staff.
31. Discuss and consider an appointment to the Capital Area Council of Governments (CAPCOG) General Assembly, and provide direction to Staff.
32. Consider approval of a list of proposed City Charter amendments to be placed on the November ballot for consideration by the city's voters, and provide further direction to staff on matters related to the Charter as appropriate.

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.

33. The City Council will convene in executive session pursuant to the following sections of the Texas Government Code:
- A. Sections 551.072 (Real Property) and 551.087 (Economic Development) to deliberate regarding possible economic development incentives for Project AVSM.
 - B. Section 551.087 (Economic Development) to deliberate regarding possible economic development incentives for Project Cat Tree.
 - C. Section 551.072 (Real Property) to deliberate the acquisition of necessary real property interests related to the installation of a new wastewater treatment plant southeast of the city.
 - D. Section 551.074 (Personnel Matters) to deliberate roles and responsibilities of the City Council regarding appointee evaluation process.

DIRECTION/ACTION FROM EXECUTIVE SESSION

34. 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. Sections 551.072 (Real Property) and 551.087 (Economic Development) to deliberate regarding possible economic development incentives for Project AVSM.
 - B. Section 551.087 (Economic Development) to deliberate regarding possible economic development incentives for Project Cat Tree.
 - C. Section 551.072 (Real Property) to deliberate the acquisition of necessary real property interests related to the installation of a new wastewater treatment plant southeast of the city.
 - D. Section 551.074 (Personnel Matters) to deliberate roles and responsibilities of the City Council regarding appointee evaluation process.

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, MAY 30, 2025 AT 1:00 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