

City of San Marcos



Committee Meeting - Final

630 East Hopkins
San Marcos, TX 78666

Committee includes two members from the following:
City Council
Hays County Commissioners Court
SMCISD Board of Trustees

Friday, August 10, 2018

11:30 AM

City Hall Conference Room

Community Partnership Committee Meeting

I. Call To Order

II. Roll Call

1. Welcome of Community Partnership Committee members and introduction by Bert Lumbreras, City Manager of the City of San Marcos.
2. Nomination and election of Chair and Vice Chair of the Community Partnership Committee.
3. Discussion and possible action regarding adoption of Rules of Procedure or Bylaws.
4. Receive a Staff presentation regarding Workforce Housing and hold discussion regarding strategies to enable the transfer of tax foreclosed or other properties to the City of San Marcos for development of workforce housing, and provide direction to Staff.
5. Discussion regarding possible collaboration on other matters of mutual interest and benefit to the member entities, and direction to Staff.
6. Discussion and approval of next meeting location and date.

III. Adjournment.

POSTED ON TUESDAY, AUGUST 7, 2018 AT 11:30 AM

JAMIE LEE CASE, 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



Legislation Text

File #: ID#18-506, **Version:** 1

AGENDA CAPTION:

Welcome of Community Partnership Committee members and introduction by Bert Lumbreras, City Manager of the City of San Marcos.

Meeting date: August 10, 2018

Department: City Clerk's Office

City Council Strategic Initiative: [Please select from the dropdown menu below]

Community Partners

Choose an item.

Choose an item.

Background Information:

The City Council adopted Community Partnerships as a strategic initiative on March 6, 2018. The Committee is made up of two members from the San Marcos City Council, Hays County Commissioners Court and San Marcos Consolidated Independent School District Board of Trustees. This will be the committee's first meeting.

Meetings will be held on a quarterly basis, are open to the public and posted in accordance with the Open Meetings Act.

City of San Marcos Partnerships with Texas State University

Department	Program/Service Description
Community Services	Cooperative partnership, City staff has met and been a guest speaker for the class and the class has done service projects, installing fencing around the Kissing oak.
Community Services	Internship program (have had 4-5 interns todate) 3 currently completing 10-16 hours a week. Assisting with community forestry program from tree maintenance to working with GIS mappingor gps to help expand the tree inventory, to helping develop the educational programming.
Community Services	Rebekah Rylander-Golden-cheeked warbler & black-capped vireo study on private and public properties, Wildlife studies. Tree regeneration
Community Services	Support volunteer opportunities in tree care like the ROOTS "Restoring Our Own Trees through Service)" program.
Community Services- City Transit	Joint coordinated Transit Plan Study with Tx State University
Community Services- KSMB	Organizations adopt areas for litter cleanup and beautification
Community Services-Resource Recovery	Master Composter Program - Bobcat Blend manager instructs course
Community Services-Resource Recovery	Leaf Trailer- Bobcat Blend sets a trailer out to collect leaves from residents for their composting program
Community Services-Resource Recovery	Geography Department- interns
Fire	BiAnnual RA Fire Academy
Fire	Colaborate with Dr. Roundtree on various grant oportunites
Fire	Allow Dr. Balanoff's CPM class to utilize the classroom at Sta 5 for their SM classes. In return, they give us an additional scholarship fo the CPM program.
Fire	We coordinate closely with James Frye to ensure we are aware of construction projects at the University and also to be made aware of road closures and access issues that arrise from time-to-time. He also handles keeping all keys up-to-date in the Knox boxes on campus.
Human Resources	Total Wellness - not sure what the relationship is between Total Wellness and Texas State
Human Resources	Certified Public Manager Progran scholarships - Hobby School
Human Resources	We have Texas State participate in benefit program events for promotion of tuition reimbursement, but not a business partnership.
IT	Shared Fiber Connection
IT	Access to Internet connection during an Emergency Incident only
IT	Possibility to relocate staff onto campus, due to fiber connections
IT	EOC at Fire Station 5 during large event on campus
IT	Potential alternative DR storage site
IT	Future use as network transport for expansion projects (wireless backhaul points)
IT	Spare equipment sharing in event of disaster
IT	Internet Protocol Security Tunnel (IPSEC) to access PD CAD System

Department	Program/Service Description
Library	Dr. Sean Justice of Education Dept. provides SCRATCH coding classes (about 30 classes per year)
Library	Center for P-16 provides student to assist with college and job readiness for about six hours per week
Library	Student Reading Council provides three reading festivals per year
Library	Philosophy Department provides adult programming (about 20 classes per year)
Library	Music Department provides Gamelan and other concerts (about four performances per year)
Library	Alkek Library and SMPL pay jointly to microfilm the SM Daily Record
Library	Alkek Library and SMPL share copies of local history materials
Library	Both libraries honor Texshare cards, so borrowers can use eachother's collections
Library	Many professors participate in panel discussions during Texas Authors Day
Library	SMPL hosts community events for TxState's Common Experience
Library	Texas State Education Dept provides pop-up Maker Space and staff to assist two times per year
Library	PhD student is currently working on a needs assessment for our GED graduates and will produce a SM Education Directory
Library	SMPL houses Tomas Rivera Book Award nominations and winning artwork is framed and on permanent loan
Library	Many individual professors volunteer to lead discussion groups and programs
Municipal Court	TSU files class C misdemeanors (excluding parking) with the San Marcos Municipal Court
Municipal Court	TSU provides required court santon (Alcohol awareness class) for TSU student offenders
Neighborhood Services	Office of Emergency Mgmt--Coordination and exercices with their emergency mgmt team
Parks and Recreation	Host Fieldwork and Interns throughtout the year.
Parks and Recreation	Main source of volunteers for all events. Recruited during Student Volunteer Fair.
Parks and Recreation	Goal:POST (after school program for Miller middle schoolers)
Parks and Recreation	SLOEP (Spring Lake Outdoor Education program- after school program for Goodnight middle school)
Parks and Recreation	Best Friends for Life (inclusion program for children ages 2-13)
Parks and Recreation	Interns/ fieldwork students each semester
Parks and Recreation	Texas state ARE (Association of Recreation Enthusiasts) organization provides concessions as a fundraiser at both carnivals and Movies in Your Park
Parks and Recreation	Total Wellness Contract Aerobics program
Parks and Recreation	Adaptive Aquatics Program - two times per year
Parks and Recreation	Athletic Dept - Use of Gymnasium for practices periodically
Parks and Recreation	Staff serves on their Advisory Council for National Accreditation
Parks and Recreation (HCP)	Edwards Aquifer Habitat Conservation Plan

Department	Program/Service Description
Parks and Recreation (HCP)	Watershed Protection Plan
Parks and Recreation (HCP)	Intern Program with Geography Department
Police	ACT (Achieving Community Together)
Police	Shared (City hosted) Computer Aided Dispatch and RMS systems
Public Services	Water/Wastewater/Electric service to campus
Public Services/Community Services	EAHCP (River Institute, EARDC, Biology Dept.)
Public Services-W/WW	Reclaimed Water Service Contract
Public Services-W/WW	Water Quality Analytical Testing Services (EARDC)

City of San Marcos Partnerships with San Marcos CISD

Department	Program/Service Description
Community Services	to be developed (hoping to make connections soon) Arbor Day in a box for the different schools. Arbor Day is celebrated the first Friday in November. Hope to have a grant to give the trees to schools (1-10) help them decide what and where to plant and give them the tools to host their own annual arbor day.)
Fire	Frequently participate in reading programs at numerous campuses when invited
Fire	Partner with the district to conduct our Annual Blazing a Trail to Literacy program in all SMCISD schools, K-5th grades.
IT	Shared Fiber connection
IT	Access to live feed security system during an active event
IT	Possibility to relocate staff onto campus, due to fiber connections
IT	Potential alternative DR storage site
Library	Children in SMCISD are able to get a free public library card even when they reside outside of the City Limits or Hays County (City Ordinance)
Library	Library provides informational tables at open houses and other school events.
Library	Library works with SMCISD to support the AP summer reading assignments
Library	Library staff provides puppet shows to all Pre-K and K students in SMCISD at six campuses
Library	Library staff provides the Parenting PEP students with a class about reading to children
Library	Staff provides end-of-the year tours to 2nd graders at the public library
Library	SMCISD Food Service provides free summer lunches to all children under 18 (last year they served 4,700 meals)
Library	Special Education class from SMHS picks up litter and cleans book under supervision of their teacher
Neighborhood Services	Animal Services---working on internship and certification programs for Vet techs and ACO's.
Neighborhood Services	Code Compliance--working on internship and certification program for Basic Code Officer
Parks and Recreation	Goal:POST (after school program for Miller middle schoolers)
Parks and Recreation	SLOEP (Spring Lake Outdoor Education program- after school program for Goodnight middle school)
Parks and Recreation	LEGIT internship program for high school students

Department	Program/Service Description
Parks and Recreation	They use our Athletic Facilities at no costs/ Softball Complexes, Tennis Courts
Police	Standard Response Protocol training program
Police	School Resource Officer program
Public Services	Water/Wastewater/Electric service to multiple campus locations

City of San Marcos Partnerships with Hays County

Department	Program/Service Description
Communications	Hays County Public Information Officers-meet regularly at various locations
Community Services	Blanco River Restoration project - planted 1,200 trees with public sponsors/groups at Blanco Shoals Natural Area. The program had a surplus of trees so a total of 9,000 trees were planted at Blanco Shoals Natural Area (over 30K of inkind services.)
Community Services	Wildland interface CWPP-green space management
Community Services- Resource R	Household Hazardous Waste Drop Off Facility
Community Services/Fleet	Hays County Annex and Texas Dept of Public Safety~State Inspection facility
Fire	We are an active member of the Hays County Fire Chiefs Association - monthly meeting
Fire	Chief Stephens is a Board Member on the SM/HC EMS Board
Fire	We have active mutual aid agreements with all fire/ems agencies throughout Hays County
IT	Potential alternative DR storage site
IT	Internet Protocol Security Tunnel (IPSEC) to access PD CAD System - City of Buda
IT	Shared Fiber Connection
IT	Wireless Point to Point - WIC
IT	Possibility to relocate staff into county facilities, due to fiber connections
IT	Internet Protocol Security Tunnel (IPSEC) to access PD CAD System
Library	Library joins with the other four public libraries in the County to request social service funds
Library	Hays County libraires have formed a consortium to purchase downloadable audiobooks. Our share is \$4,000 and it saves us \$5,000 per year to join together for this service
Lilbrary	Hays County provides \$85,000 per year to provide library services
Municipal Court	RENTS SPACE FROM COUNTY IN GOVERNMENT CENTER
Municipal Court	JUDICIARY: WEEKEND & HOLIDAY JAIL MAGISTRATE DUTIES IN ROTATION WITH J.P.s
Neighborhood Services	Animal Services Department--Regional Animal Shelter
Neighborhood Services	Office of Emergency Mgmt--regional Hazmat truck and team/flood mitigation meetings and planning
PADS	Interlocal agreement to establish platting authority in the ETJ.
Parks and Recreation	Five Mile Dam Soccer Complex
Parks and Recreation (HCP)	Watershed Protection Plan
Police	Hays County Crisis Negotiation Team

Department	Program/Service Description
Police	Hays County SWAT Team
Police	Hays County Mental Health Task Force
Police	Hays County Narcotics Task Force
Police	Shared (currently city hosted) CAD system
Public Services	Water/Wastewater/Electic Service to multiple county facilities



Legislation Text

File #: ID#18-507, **Version:** 1

AGENDA CAPTION:

Nomination and election of Chair and Vice Chair of the Community Partnership Committee.

Meeting date: August 10, 2018

Department: City Clerk's Office

City Council Strategic Initiative: [Please select from the dropdown menu below]

Community Partners

Choose an item.

Choose an item.

Background Information:

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Legislation Text

File #: ID#18-508, **Version:** 1

AGENDA CAPTION:

Discussion and possible action regarding adoption of Rules of Procedure or Bylaws.

Meeting date: August 10, 2018

Department: City Clerk's Office

City Council Strategic Initiative: [Please select from the dropdown menu below]

Community Partners

Choose an item.

Choose an item.

Background Information:

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COMMUNITY PARTNERSHIP COMMITTEE RULES OF PROCEDURE

ARTICLE 1. PURPOSE AND DUTIES.

The purpose of the board is _____ . *(Insert the information)*

ARTICLE 2. MEMBERSHIP.

(A) The committee is composed of six members. Two members of the San Marcos City Council, two members of the Hays County Commissioners Court, and two members of the San Marcos Consolidated Independent School District.

(B) A member serves at the pleasure of their political subdivision.

(C) Qualifications: Elected official appointed by the body of the political subdivision they represent.

(D) Committee members serve until replaced. If a member is appointed to fill a vacancy, the term begins on the date of appointment.

(E) All vacancies shall be filled as soon as the political subdivision is able.

ARTICLE 3. OFFICERS.

(A) The officers of the committee shall consist of a chair and a vice-chair.

(B) Officers shall be selected annually by a majority vote of the committee at the first regular meeting after _____. In the event a current officer becomes ineligible to serve as an officer, the committee may consider replacement of that officer, as needed.

(C) The term of office shall be one year, beginning _____ and ending _____.

ARTICLE 4. DUTIES OF OFFICERS.

(A) The chair shall preside at meetings, review each final meeting agenda, and execute approved meeting minutes.

(B) In the absence of the chair, the vice-chair shall perform all duties of the chair.

ARTICLE 5. AGENDAS.

(A) Items for the agenda for each committee meeting may be added during a future items discussion on a committee agenda, or the staff liaisons for each political subdivision may coordinate the placement of items on a committee agenda.

(B) Posting of the agenda will comply with Texas Government Code Chapter 551 (Texas Open Meetings Act), and will be posted by all political subdivisions.

ARTICLE 6. MEETINGS.

(A) The meetings shall comply with Texas Government Code Chapter 551 (Texas Open Meetings Act).

(B) Four committee members constitute a quorum.

(C) The committee shall meet quarterly and will rotate meeting locations between the political subdivisions. Prior to adjournment of each meeting, the committee will determine the location, date and time of the next committee meeting. The hosting political subdivision will be responsible for supplying necessary meals or refreshments for the committee.

(D) If a quorum for a meeting does not convene within 15 minutes of the posted time for the meeting, then the meeting is deemed cancelled.

(E) To be effective, a committee action must be adopted by an affirmative vote of the number of members necessary to provide a quorum.

(F) The chair has the same voting privilege as any other member.

(G) The city clerk shall prepare the meeting minutes. The minutes of each meeting must include the vote of each member on each item before the committee and indicate whether a member is absent or failed to vote on an item.

(H) The city clerk shall retain agendas, approved minutes, internal review reports and rules of procedure. The documents are public records under Texas Local Government Code Chapter 552 (Texas Public Information Act).

The rules of procedure were approved by the Community Partnership Committee at their meeting held on August 10, 2018.

(Signature of Chair)

(Title of Chair)



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#18-509, **Version:** 1

AGENDA CAPTION:

Receive a Staff presentation regarding Workforce Housing and hold discussion regarding strategies to enable the transfer of tax foreclosed or other properties to the City of San Marcos for development of workforce housing, and provide direction to Staff.

Meeting date: August 10, 2018

Department: City Clerk's Office

City Council Strategic Initiative: [Please select from the dropdown menu below]

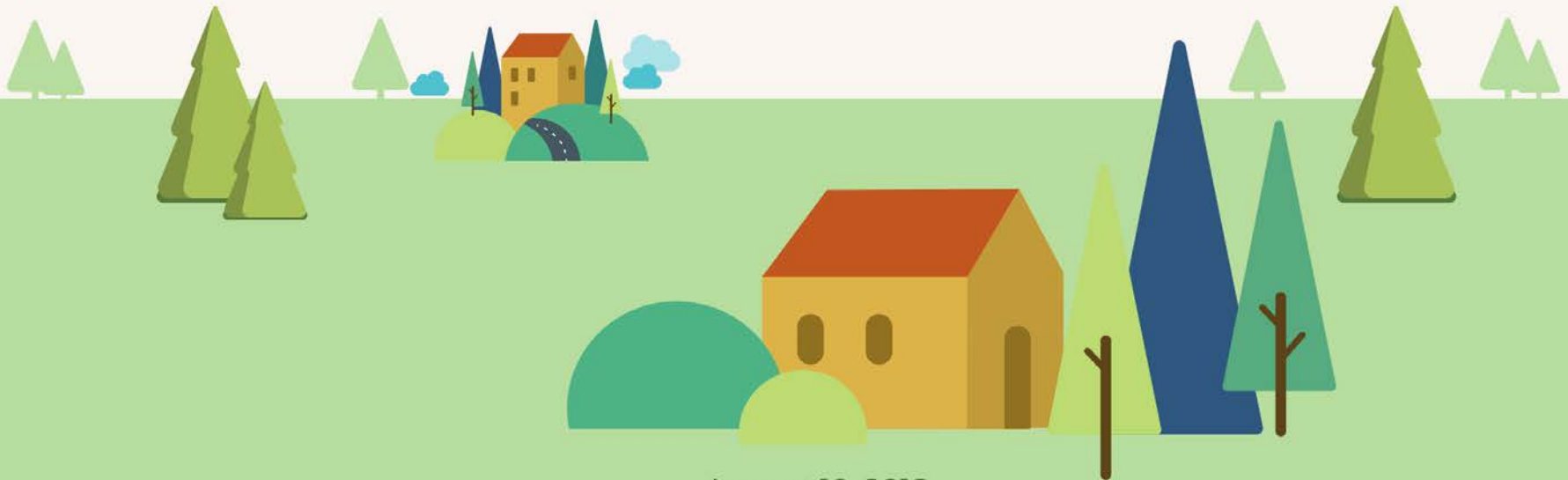
Community Partners

Choose an item.

Choose an item.

Background Information:

COMMUNITY PARTNERSHIPS



August 10, 2018

Meeting Agenda

1

Welcome - Bert Lumbreras, City Manager

2

Election of Chair and Vice Chair

3

Rules of procedure or bylaws

4

Presentation on workforce housing initiatives -
Bert Lumbreras, City Manager

5

Discussion regarding collaboration on other Items

6

Future meeting date and location



Community Partnerships Strategic Initiative

Defined: Establish regular meetings including lead staff and elected policy makers in Hays County, San Marcos CISD, and the City of San Marcos.

Outcomes:

#1



**Develop MOU
and Interlocals
with Texas State**

#2



**Develop MOU
and Interlocals
with County and
School District**

#3



**Consistent
Communication
with local partners**

#4



**Consistent
Communication
with regional
partners**

WORKFORCE

HOUSING



Community Partnerships Meeting

August 10, 2018

Workforce Housing Presentation Agenda

- Outcomes of strategic initiative for Workforce Housing
- Demographics and Housing Data
- Policy Decisions
 - **Interlocal Agreement** - Streamline the Acquisition of Tax Delinquent Property for the Purpose of Workforce Housing
 - **Permanent Affordability** - Adjusting appraisals of permanently affordable housing to reflect the suppressed values on re-sale.



Workforce Housing Strategic Initiative

Definition: The strategic initiative for workforce housing is targeted to providing housing solutions for San Marcos residents earning up to 140% of the area median income. Area median income is based on the Austin/Round Rock MSA.

Outcomes:

#1



Increase the Rates of Home Ownership

#2



Assemble a Workforce Housing Task Force

#3



Maintain Existing Housing Stock in Safe Conditions

Achieving Outcome #1: Increased Rates of Home Ownership



DEVELOPMENT REGULATIONS

Development regulations play an important role in influencing the number, type, and location of new housing. Monitoring new housing approvals to ensure that a variety of housing types are provided at all income levels to serve residents with varying needs.



HOUSING STUDY

A housing study will provide insights into the housing market and help to target programs and regulations for greatest impact.



HOUSING PROGRAMS

Housing programs use both local and federal funding sources to build homes, support affordable housing builders, support potential home owners, and set aside land for affordable home ownership.

Achieving Outcome #2: Workforce Housing Task Force

With more than 80% of San Marcos households earning less than the area median income the City alone will not be able to create affordable housing opportunities for all. Commitment from community leaders, stakeholders and residents is crucial to the success of this initiative.

Here is How:

- **Purpose:** Assist the City Council Workforce Housing Committee in developing a comprehensive housing policy
 - **Process:** Work in tandem with staff through a policy making framework grounded in data and best practices.
 - **Timeline:** Task Force Recommendations delivered Fall 2019
-



Task Force Members and Strategies



Governmental and Educational Agencies

Collaboration with local taxing entities to make tax forfeiture land available for the construction of permanently affordable housing.



Major Employers

Housing choice and household affordability are important factors in employee recruitment. Major employers are important stakeholders.



Development Community

Building capacity with both current and potential affordable housing builders, financing agencies and real estate providers.



Service Providers

Community service providers are an invaluable resource in supporting housing programs and establishing long term stability for households



Banking Community

The community reinvestment act encourages the banking community to meet the needs of low to moderate income borrowers through programs such as Individual Development Accounts (IDA).

Maintain Existing Housing Stock in Safe Conditions



Enforcement of Unsafe Rental Conditions

The largest affordable housing asset the City has is existing housing. A key component of the workforce housing strategy involves encouraging and enforcing safe and livable conditions while maintaining affordability.



Housing Rehabilitation Programs

Current housing rehabilitation programs are funded by the CDBG and CDBG-DR. Total 5 yr investment: \$943,420




Years 2014 - 2018

Regional Impacts of Housing

San Marcos is part of a regional housing market and federal funding for housing programs are based on the median income for the Austin Round Rock MSA. The Area Median Income for a 4-person household is **\$86,000**.

The charts below show the percentage of population in each community that earns less than the Area Median Income. The dark green represents the percentage earning less than 80% AMI and the light green and dark green combined represent households earning less than 140% AMI.



 < 80% AMI

 80% - 140% AMI

City of San Marcos Housing Gap

San Marcos Median Family Income: \$46,736

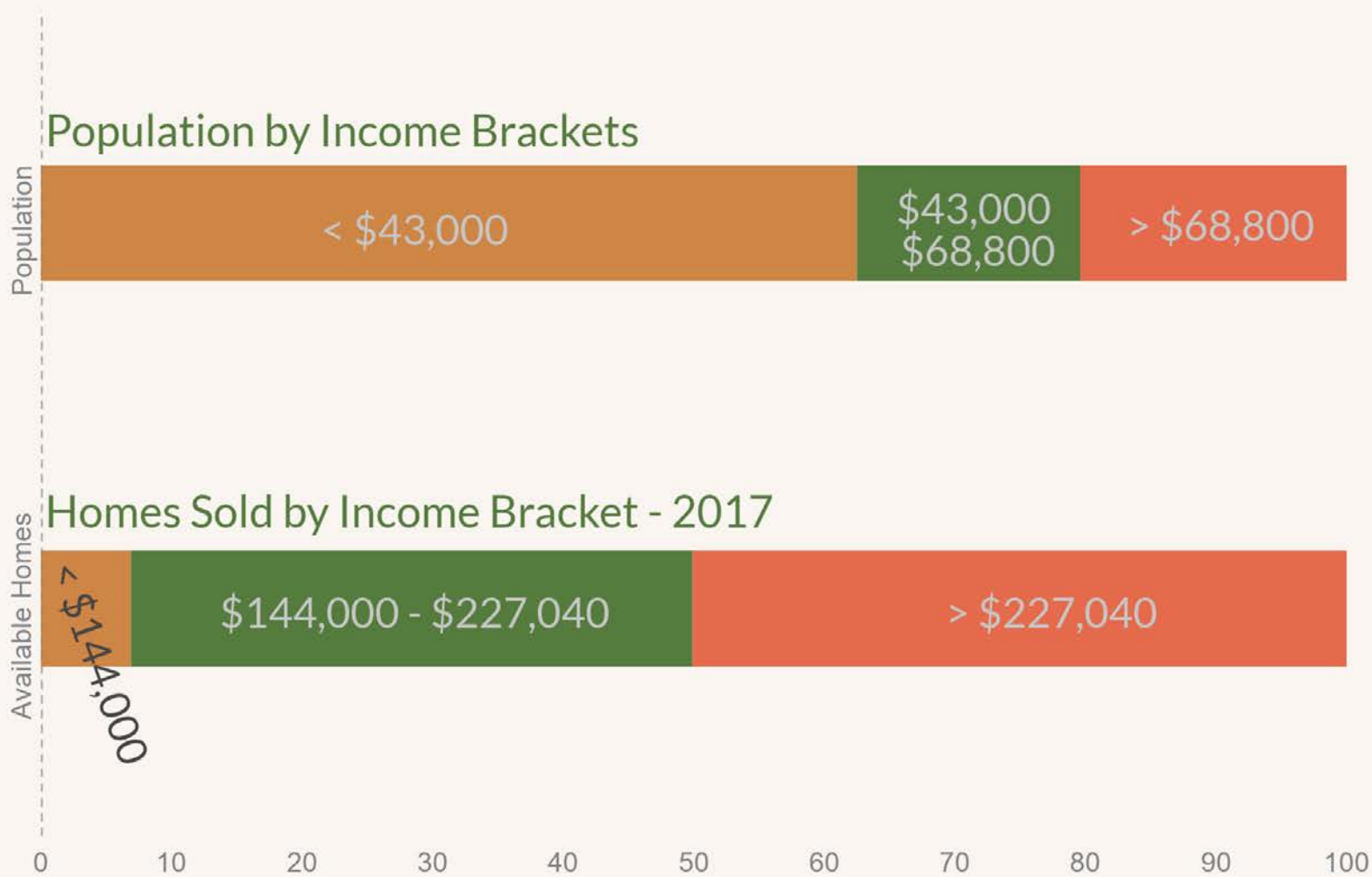
The Median Family can purchase a home for: \$154,200

Median Price for Homes sold in 2017: \$200,200

Housing Gap \$46,000

Opportunities for Home Ownership

Very Low Income (< 50%AMI) Low Income (50% - 80% AMI) Middle Income (> 80%AMI)



Community Partnerships Policy Discussion

Program Goals:

1

Transition vacant or blighted properties to permanently affordable workforce housing.

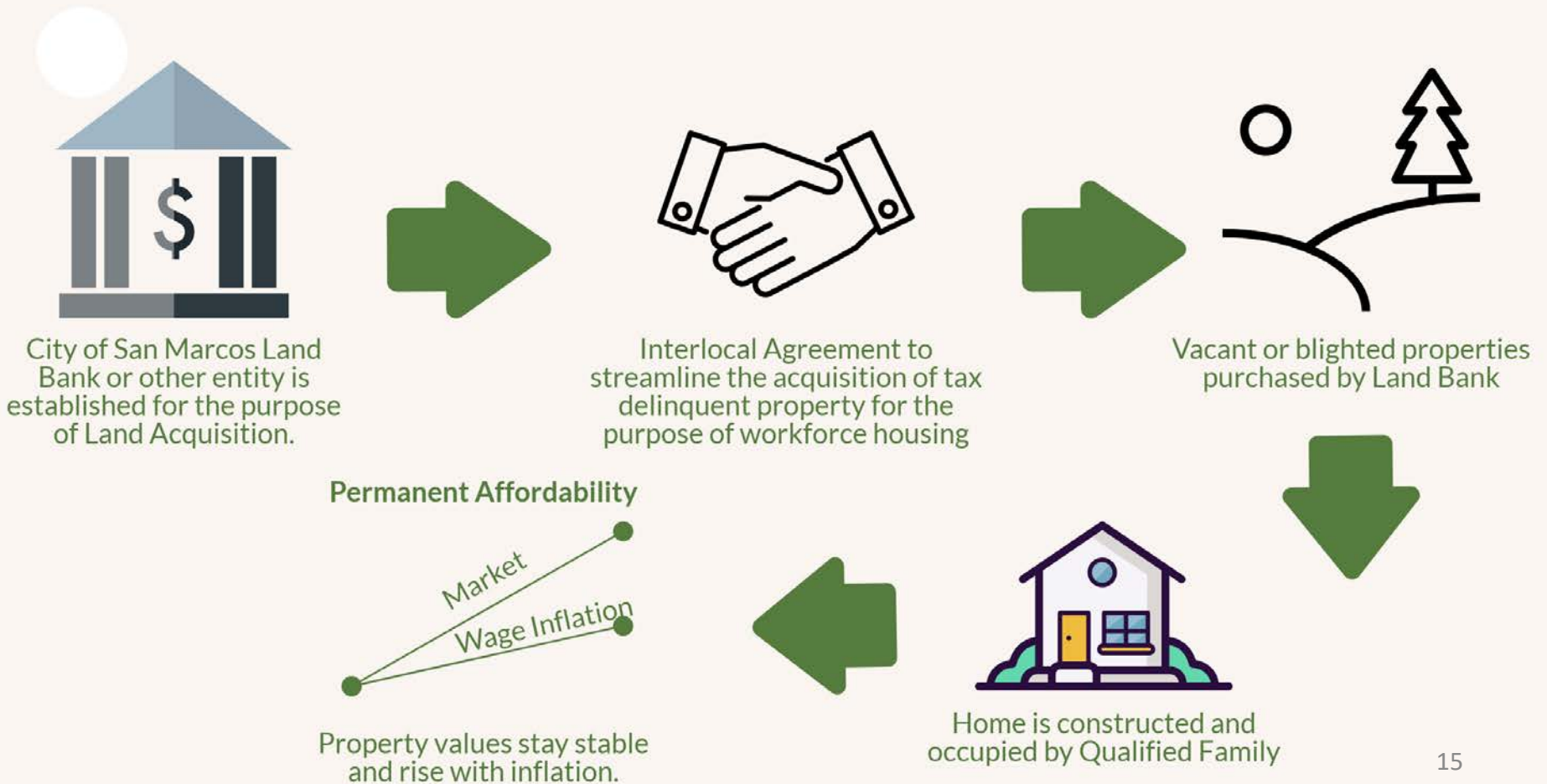


2

Assist public servants, teachers and San Marcos working families in purchasing homes.

Community Partnerships Policy Discussion

Tax Delinquent Property Process:





Community Partnerships Are Key to Confronting the Housing Challenges we are facing Now and will Continue to Face in this Rapidly Growing Central Texas Region.

Next Steps

1 Meeting Frequency

2 Next Meeting

3 Future Agenda Items





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Legislation Text

File #: ID#18-511, **Version:** 1

AGENDA CAPTION:

Discussion regarding possible collaboration on other matters of mutual interest and benefit to the member entities, and direction to Staff.

Meeting date: August 10, 2018

Department: City Clerk's Office

City Council Strategic Initiative: [Please select from the dropdown menu below]

Community Partners

Choose an item.

Choose an item.



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630 East Hopkins
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Legislation Text

File #: ID#18-512, **Version:** 1

AGENDA CAPTION:

Discussion and approval of next meeting location and date.

Meeting date: August 10, 2018

Department: City Clerk's Office

City Council Strategic Initiative: [Please select from the dropdown menu below]

Community Partners

Choose an item.

Choose an item.