



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final-Amended City Council

Tuesday, July 21, 2015

5:30 PM

City Council Chambers

630 E. Hopkins

I. Call To Order

II. Roll Call

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.

PRESENTATIONS

1. Receive a presentation from Chris Tatham of ETC Institute regarding the 2015 City of San Marcos Community Survey results, and provide direction to Staff.

6:00 PM

III. Invocation

IV. Pledges Of Allegiance - United States And Texas

V. 30 Minute Citizen Comment Period

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.

2. Consider approval of the following minutes: June 30, 2015 Pre-Budget Update Workshop Minutes and July 7, 2015 Regular Meeting Minutes.
3. Consider approval of Ordinance 2015-22, on the second of two readings, amending the Official Zoning Map of the City by rezoning 9.717 acres, more or less, of land located at 2805 Hunter Road from "MH" Manufactured Home District to "MF-24" Multifamily Residential District, and including procedural provisions.

4. Consider approval of Ordinance 2015-23, on the second of two readings, amending the Official Zoning Map of the City by rezoning 101.199 acres, more or less of land in the 1300 block of East McCarty Lane from "GC" General Commercial to "HI" Heavy Industrial District, and including procedural divisions.
5. Consider approval of Resolution 2015-80R authorizing the acceptance of a grant from the Texas Department of Transportation for construction of t-hangars and associated improvements at the City's airport in the estimated amount of \$755,000; approving the City's expenditure of local matching funds in the amount of 10 percent of the grant award; authorizing the City Manager or his designee to execute all contracts and documents as necessary to implement the grant; and declaring an effective date.
6. Consider approval of Resolution 2015-81R approving a five year Airport Facility Lease Agreement with Central Texas Wing, Commemorative Air Force, Inc. for the hangar space located at 2249 Airport Drive; and declaring an effective date.
7. Consider approval of Resolution 2015-82R approving the assignment of a Private Hangar Lease from the Dozier Family Trust to Edwin H. Cooper for the hangar space located at 1733 Airport Drive; and declaring an effective date.
8. Consider approval of Resolution 2015-83R approving an Interlocal Agreement with Texas State University that provides for participation by Texas State University in the costs for design and construction of a reclaimed waterline extension that connects Texas State University to the City's reclaimed water system; authorizing the City Manager to execute said agreement on behalf of the City; and declaring an effective date
9. Consider approval of Resolution 2015-84R approving an Interlocal Agreement with Texas State University that provides for the extension of a reclaimed waterline and provision of reclaimed water service to Texas State University in exchange for the transfer by Texas State University of certain rights to withdraw water from the San Marcos River to the City in furtherance of the Habitat Conservation Plan; authorizing the City Manager to execute said agreement on behalf of the City; and declaring an effective date.
10. Consider approval of Resolution 2015-85R, approving an Interlocal Agreement with Texas State University for cost sharing in connection with the design and construction of street, sidewalk, bicycle and pedestrian improvements along Sessom Drive; and that provides for exchanges of portions of rights-of-way to facilitate the project authorizing the City Manager to execute this Interlocal Agreement on behalf of the City; and declaring an effective date.
11. Consider approval of Resolution 2015-86R, approving the procurement of multiple goods and services as procurements exempt from State competitive bidding requirements in the total amount of \$808,922.07 which were necessary due to substantial damage incurred by the city in connection with the 2015 Memorial Day weekend flood; ratifying the City Manager's or his designee's execution of appropriate procurement documents with each vendor listed in the attached exhibit a on behalf of the City and declaring an effective date.

12. Consider approval of Resolution 2015-87R approving the purchase of twenty-seven traffic signal battery back-up units for the Public Services Department-Transportation Division in the total amount of \$118,800.00 from Paradigm Traffic Systems, Inc. through the Texas Local Government Purchasing Cooperative Buyboard Contract for Public Safety, Fire House Supply & Equipment & Traffic Signals (Contract #432-13); authorizing the City Manager or his designee to execute the appropriate purchasing documents on behalf of the City and declaring an effective date.
13. Consider approval of Resolution 2015-88R approving the award of an annual contract to Green Planet, Inc. for the contractor's provision of Collection, Transportation and Disposal of Household Hazardous Waste for the Community Services Department, Environmental Health-Solid Waste Division in the estimated annual amount of \$50,000.00; ratifying the Purchasing Manager's execution of the appropriate purchasing documents on behalf of the City; and declaring an effective date.
14. Consider approval of Resolution 2015-89R, approving the award of an annual contract to Wachs Water Services for the contractor's provision of leak detection services for the Public Services Department-Water/Wastewater Division in the estimated annual amount of \$32,925.00; ratifying the Purchasing Manager's execution of the appropriate purchasing documents on behalf of the City and declaring an effective date.
15. Consider approval, by motion, of Change in Service #2 to CompassCom Software Inc. in the amount of \$84,281.00 for Automatic Vehicle Locator software licensing and maintenance.

PUBLIC HEARINGS - 7:00 PM

16. 7:00PM Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2015-24 changing the name of Chuck Nash Lane to Riverwalk Drive; and Including Procedural Provisions; and consider the approval of Ordinance 2015-24, on the first of two readings.
17. 7:00PM Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2015-25, changing the name of Riverwalk Loop to Chuck Nash Loop; and including procedural provisions; and consider approval of Ordinance 2015-25, on the first of two readings.
18. 7:00PM Receive a Staff presentation and hold second of two Public Hearings to receive comments for or against the annexation of 1060.81 +/- acres, consisting of multiple tracts of land and associated rights-of-way, located within 13 separate areas within the Extra Territorial Jurisdiction (ETJ) as guided by the City of San Marcos Annexation/Extraterritorial Jurisdiction (ETJ) Management Strategy.
19. 7:00PM Receive a Staff presentation and hold the second of two Public Hearings to receive comments for or against granting a petition by Highpointe Communities for voluntary annexation and annexing for all purposes, a 417.630 +/- acre tract of land out of the William H. Van Horn Survey, Abstract No. 464, Hays County, Texas. Being a portion of those certain 100.22 Acre, 67.53 Acre, 248.77 Acre, and 5.01 Acre Tracts Conveyed to JOQ - San Marcos Ventures L.P. by Deed of Record in Volume 1820,

Page 715, of the Official Public Records of Hays County, Texas. Generally located on the east side of IH 35, south side of Posey Road and east side of Old Bastrop Road.

20. 7:00PM Receive a staff presentation and hold a public hearing to receive comments for or against a request by Jones & Carter, Inc., on behalf of WUSD Properties, for a variance from the cut and fill requirements of Section 5.1.1.2 of the Land Development Code (LDC), for 101.199 acres, more or less, of land in the 1300 block of E. McCarty Lane; and consider approval, by motion, of the variance request.

NON-CONSENT AGENDA

21. Consider approval of Resolution 2015-94R approving a Chapter 380 Economic Development Incentive Agreement with Amazon.com.kydc LLC, providing incentives in the form of annual refunds of 85 percent of ad valorem taxes generated from personal property and 40 percent of ad valorem taxes generated from real property over ten years, with a possible extension for an additional five years, and a portion of sales tax revenues over twenty years, to locate and operate a fulfillment center on McCarty Lane; authorizing the City Manager to execute said agreement; and declaring an effective date.
22. Consider approval of Resolution 2015-90R directing publication of Notice of Intention to issue Certificates of Obligation; and other matters related thereto.
23. Consider approval of Resolution 2015-91R, approving a Chapter 380 Economic Development Incentive Agreement with Humpty Dumpty SSM, Ltd. for the redevelopment of Springtown Shopping Center that provides incentives over ten years in the form of annual refunds of a portion of new property and sales taxes generated from the redevelopment and that waives certain sign and development standards under the City's Land Development Code; and declaring an effective date.
24. Consider approval of Resolution 2015-92R approving an Economic Development Incentive Agreement, pursuant to Section 1.4.4.1 of the Land Development Code ("LDC"), between the City of San Marcos and Willy Jack, L.L.C. that grants a waiver of the requirement under Section 4.3.4.2 of the Land Development Code that a restaurant in the Central Business Area must be in operation for at least six months before it may sell beer and wine for on-premises consumption; and at least 12 months before it may sell mixed beverages for on-premises consumption in connection with a proposed restaurant and bar at 242 N. LBJ Drive; authorizing the City Manager to execute said agreement on behalf of the City contingent upon the issuance of a Conditional Use Permit for on-premises consumption of alcoholic beverages by the Planning and Zoning Commission; and declaring an effective date.
25. Consider approval of Resolution 2015-93R, approving a Chapter 380 Economic Development Incentive Agreement with Tanger Properties Limited Partnership that provides incentives over ten years in an amount not to exceed \$2,500,000.00 in the form of annual refunds of a portion of new property and sales taxes generated from the expansion of Tanger Outlet Center-San Marcos; and declaring an effective date.
26. Consider the Public Hearing Dates proposed by Staff regarding the 2015 Property Tax

Rate and Fiscal Year 2015-2016 Budget, and provide direction to Staff.

27. Receive a presentation by Greater San Marcos Partnership staff on the Vision2020 Strategic Plan for economic development in Hays and Caldwell County, and provide direction to Staff.
28. Hold discussion regarding the proposed Economic Development Supplemental Fund policy, and provide direction to Staff.
29. Receive a Staff presentation and hold discussion regarding Loop 82 Substation screening, and provide direction to Staff.
30. Hold discussion regarding Section 2.044 - Preparation of Agenda of the San Marcos City Code, and provide direction to Staff.
31. Hold discussion regarding the possible reallocation and use of Community Development Block Grant (CDBG) Funds that were approved for use for City projects, not non-profits or outside agencies, for Memorial Day 2015 flood program(s), and provide direction to Staff.

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.

VII. Adjournment.

POSTED ON THURSDAY, JULY 16, 2015 AT 4:30PM

JAMIE LEE PETTIJOHN, CITY CLERK

VIII. ADDENDUM

Item # 1 and #2 were removed after the agenda was posted on Thursday, July 16, 2015. It was previously posted as:

1. 5:00PM Executive Session in accordance with Section §551.087 of the Texas Government Code: Economic Development - to receive a briefing and deliberate regarding the potential offer of Economic Development Incentives to Project Humpty Dumpty.

2. Consider adoption or direction to Staff on matters discussed in Executive Session.

Item # 2 (Previously Item # 4) was amended to include the meeting minutes from the June 30, 2015 Workshop minutes after the agenda was posted on Thursday, July 16, 2015. It was previously posted as:

4. Consider approval of the July 7, 2015 Regular Meeting Minutes.

Item # 21 was added after the agenda was posted on Thursday, July 16, 2015. Which reads as follows: Consider approval of Resolution 2015-94R approving a Chapter 380 Economic Development Incentive Agreement with Amazon.com.kydc LLC, providing incentives in the form of annual refunds of 85 percent of ad valorem taxes generated from personal property and 40 percent of ad valorem taxes generated from real property over ten years, with a possible extension for an additional five years, and a portion of sales tax revenues over twenty years, to locate and operate a fulfillment center on McCarty Lane; authorizing the City Manager to execute said agreement; and declaring an effective date.

ADDENDUM POSTED ON SATURDAY, JULY 18, 2015 at 12:30PM

TAMMY COOK, TRMC, DEPUTY 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