



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final-Amended City Council

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Tuesday, May 15, 2018

6:00 PM

City Council Chambers

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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 presentation regarding the Transportation Master Plan, and provide direction to the City Manager.

*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.*

### 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, by motion, of the following meeting Minutes:
  - A) May 1, 2018 - Work Session Minutes
  - B) May 1, 2018 - Regular Meeting Minutes
3. Consider approval of Ordinance 2018-11, on the second of two readings, amending the Design Manual for the Installation of Network Node Support Poles authorized by Ordinance 2017-56 to establish a daily penalty of \$500 for failure to relocate improperly placed equipment; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.
4. Consider approval of Ordinance 2018-12, on the second of two readings, amending

Chapter 14, Buildings and Building Regulations, of the City Code to implement recent legislation prohibiting the City from collecting fees from members of certain trades before they are authorized to practice their trades in the City; providing for an effective date.

5. Consider approval of Ordinance 2018-13, on the second of two readings, adopting fees to be charged by the City for various city services, including changes to some existing fees and the addition of new fees; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.
6. Consider approval of Ordinance 2018-14, on the second of two readings, amending Section 2.041 of the San Marcos City Code to update the frequency of Regular Meetings per month; including procedural provisions; and declaring an effective date.
7. Consider approval of Resolution 2018-71R, approving the award of an Engineering Services Contract to Walker Partners, LLC. for the Red Sky Water Improvements Project to replace the current of two inch waterline along Horace Howard Dr. with an eight inch waterline for the estimated purchase amount of \$199,998.00, contingent upon the provision of sufficient insurance; authorizing the City Manager or his designee to execute the appropriate purchase documents on behalf of the city and declaring an effective date.
8. Consider approval of Resolution 2018-72R, approving a Developer Participation Agreement with Highpointe Trace, LLC providing for the City to participate in the cost of a regional wastewater lift station to serve the area along Posey Road from Hunter Road to Old Bastrop Highway in the amount of \$1,247,216.00; authorizing the City Manager to execute said agreement; and declaring an effective date.
9. Consider approval of Resolution 2018-73R, granting an easement to Bluebonnet Electric Cooperative, Inc. for the installation of electric utility facilities to loop electrical service for the Cottonwood Creek Subdivision; authorizing the City Manager to execute said easement on behalf of the city; and declaring an effective date.
10. Consider approval of Resolution 2018-80R, approving an expenditure of \$45,000 from the Permanent Art Fund for the purchase of a Texas Wild Rice Sculpture as recommended by the Arts Commission; and declaring an effective date.
11. Consider approval of Resolution 2018-74R, approving the award of a contract to TRC Engineers, Inc. for the execution of the Electric Utility Pole Attachment Survey Project (IFB 218-232) for the estimated purchase amount of \$93,039.02 is approved; authorizing the City Manager or his designee to execute the appropriate purchase documents on behalf of the city and declaring an effective date.
12. Consider approval, by motion, of Change in Service No. 3 with Kimley Horn and Associates for Engineering Services related to providing design and construction phase services for the Sessom Creek Wastewater Replacement from N.LBJ to Canyon Road Project in a not to exceed amount of \$232,555.00.
13. Consider approval, by motion, of Change Order # 3 with Rocking Q Construction LLC, in the amount of \$170,941.30, for the upsizing of the IH-35 bore casing from 24" to 36", replace internally restrained pipe joints with external restraints, and overlay Durango Street

in connection with the Reclaimed Water Expansion Project.

14. Consider approval, by motion, of the updated 2018 City Council Meeting Calendar, officially setting the Regular Meeting dates for 2018 per San Marcos City Code Section 2.041.

## **PUBLIC HEARINGS**

15. Receive a staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2018-15, amending the Official Zoning Map of the City by rezoning a 59.734 acre, more or less, tract of land in the La Cima Subdivision, 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 District; and including procedural provisions; and consider approval of Ordinance 2018-15, on the first of two readings.
16. Receive a staff presentation and hold a Public Hearing to receive comments for or against Resolution 2018-75R, approving a second amended and restated Development Agreement with Lazy Oaks Ranch, LP and its partial assignees in connection with the La Cima Development near the intersection of Old Ranch Road 12 and Wonder World Drive that, among other things, adds approximately 394 acres of land to the project area, adds 400 dwelling units, and allows up to 720 multi-family units, but not purpose built student housing, within up to 30 acres of the project area; authorizing the City Manager to execute the agreement on behalf of the City; and providing an effective date.
17. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2018-79R, approving a variance from the cut and fill requirements under Section 5.1.1.2 of the Land Development Code to allow fill of up to ten feet within a portion of the site for a new San Marcos Consolidated Independent School District Elementary School at Esplanade Parkway and William Moon Way in the Trace Subdivision; and declaring an effective date; and consider approval of Resolution 2018-79R.

## **NON-CONSENT AGENDA**

18. Consider approval of Ordinance 2018-16, on first and final reading, authorizing the issuance and sale of \$33,750,000 City of San Marcos, Texas, Combination Tax And Revenue Certificates of Obligation, Series 2018; providing for funding for (1) constructing, improving, extending and expanding City streets, bridges, sidewalks, bike lanes, pedestrian lanes, bus stops, parking, and related traffic improvements including acquiring any necessary rights-of-way and equipment; (2) constructing, improving and extending the City's water and waste water system including acquiring equipment; (3) constructing, improving and equipping City parks; (4) constructing, improving and designing municipal buildings to include the Animal Shelter, Municipal Services Complex, Public/Community Services Building and related equipment purchases; (5) constructing, designing, equipping and renovating City parking facilities; (6) constructing and improving the City's drainage and flood control facilities; (7) constructing, improving and equipping the City's airport; (8) constructing, designing, equipping and renovating public safety facilities to include vehicle and equipment purchases; (9) replacing, improving, and developing network infrastructure

equipment; (10) preparation and completion of the electric utility system master plan; and (11) the payment of professional services in connection therewith including legal, fiscal and engineering fees and the costs of issuing the Certificates; providing for adoption of this Ordinance on one reading only in accordance with State Law; and authorizing other matters relating to the certificates.

19. Consider approval of Ordinance 2018-17, on first and final reading, authorizing the issuance of City of San Marcos, Texas General Obligation Bonds in an amount not to exceed \$28,000,000 for one or more of the purposes of providing funds for (i) constructing, improving, renovating and equipping Public Safety Facilities to include the police and fire departments and related emergency and training facilities, including improvements to the police station, replacing existing Fire Station No. 2 and the acquisition of any necessary sites and related water, wastewater, drainage, streets, sidewalks, parking, infrastructure and other related costs, (ii) constructing, improving, extending, expanding, upgrading and/or developing City library facilities including acquisition of any necessary sites and related water, wastewater, drainage, streets, sidewalks, parking infrastructure and (iii) paying the legal fees and other such costs incurred in connection therewith including the costs of issuing the Bonds; levying an ad valorem tax in support of the bonds; approving a paying agent/registrar agreement, an official statement, and a purchase agreement; establishing procedures for selling and delivery of one or more series of the bonds; providing for adoption of this Ordinance on one reading only in accordance with State Law; and authorizing other matters relating to the bonds.
20. Consider approval of Resolution 2018-76R, approving the award of an Engineering Services Contract to MWM DesignGroup, Inc. for the Hills of Hays Neighborhood Drainage Improvements Project for the estimated purchase amount of \$80,160.00, contingent upon the provision of sufficient insurance; authorizing the City Manager or his designee to execute the appropriate purchase documents on behalf of the City; and declaring an effective date.
21. Consider approval of Resolution 2018-77R, supporting the Cultural Arts District Application of the P2P Movement to be submitted to the Texas Commission on the Arts seeking designation of the Dunbar Cultural Arts District; declaring an effective date.
22. Consider approval of Resolution 2018-78R, approving a Lease Agreement with Becerra Corp. for the year to year lease of approximately 9,817 square feet of space at 201 South LBJ (the site of the former Dixie Cream Donut Shop); authorizing the City Manager to execute said lease; and declaring an effective date.
23. Hold discussion regarding City Council's participation in the Cultural Arts District Designation efforts, and direction to the City Manager.
24. Discuss and consider appointments to the following Council Committees and the GSMP Board of Directors to fill a vacancy, and provide direction to Staff:
  - a) Joint Partnership Committee of the City Council, Hays County Commissioners, and San Marcos Consolidated Independent School District Board of Trustees (2 Council Members)
  - b) Transit Committee (3 Council Members)

- c) Workforce Housing Committee ( 3 Council Members)
- d) Rental Registration Council Committee (3 Council Members)
- e) Greater San Marcos Partnership (GSMP) Board of Directors (1 Council Member to fill vacancy)
- f) Student Housing Committee (1 Council Member to fill vacancy)

#### 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.

#### VIII. ADDENDUM

The following Items were added following posting of the Agenda on May 7, 2018:

Item #19: Consider approval of Ordinance 2018-16, on first and final reading, authorizing the issuance and sale of \$33,750,000 City of San Marcos, Texas, Combination Tax And Revenue Certificates of Obligation, Series 2018; providing for funding for (1) constructing, improving, extending and expanding City streets, bridges, sidewalks, bike lanes, pedestrian lanes, bus stops, parking, and related traffic improvements including acquiring any necessary rights-of-way and equipment; (2) constructing, improving and extending the City's water and waste water system including acquiring equipment; (3) constructing, improving and equipping City parks; (4) constructing, improving and designing municipal buildings to include the Animal Shelter, Municipal Services Complex, Public/Community Services Building and related equipment purchases; (5) constructing, designing, equipping and renovating City parking facilities; (6) constructing and improving the City's drainage and flood control facilities; (7) constructing, improving and equipping the City's airport; (8) constructing, designing, equipping and renovating public safety facilities to include vehicle and equipment purchases; (9) replacing, improving, and developing network infrastructure equipment; (10) preparation and completion of the electric utility system master plan; and (11) the payment of professional services in connection therewith including legal, fiscal and engineering fees and the costs of issuing the Certificates; providing for adoption of this Ordinance on one reading only in accordance with State Law; and authorizing other matters relating to the certificates.

Item #20: Consider approval of Ordinance 2018-17, on first and final reading, authorizing the issuance of City of San Marcos, Texas General Obligation Bonds in an amount not to exceed \$28,000,000 for one or more of the purposes of providing funds for (i) constructing, improving, renovating and equipping Public Safety Facilities to include the police and fire departments and related emergency and training facilities, including improvements to the police station, replacing existing Fire Station No. 2 and the acquisition of any necessary sites and related water, wastewater, drainage, streets, sidewalks, parking, infrastructure and other related costs, (ii) constructing, improving, extending, expanding, upgrading and/or developing City library facilities including acquisition of any necessary sites and related water, wastewater, drainage, streets, sidewalks, parking infrastructure and (iii) paying the legal fees and other such costs incurred in connection therewith including the costs of issuing the Bonds; levying an ad valorem tax in support of the bonds; approving a

paying agent/registrar agreement, an official statement, and a purchase agreement; establishing procedures for selling and delivery of one or more series of the bonds; providing for adoption of this Ordinance on one reading only in accordance with State Law; and authorizing other matters relating to the bonds.

Item #24: f) Student Housing Committee (1 Council Member to fill vacancy)

The following Item was removed:

Consider action, by motion, or provide direction to Staff regarding the following Executive Session item in accordance with Local Government Code Section §551.087 - Economic Development: to receive an update and deliberate regarding Project World Series.

**ADDENDUM POSTED ON WEDNESDAY, MAY 9, 2018 AT 8:30AM**

**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](mailto:ADArequest@sanmarcostx.gov)