



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final-Amended City Council

Tuesday, October 16, 2018

6:00 PM

City Council Chambers

630 E. Hopkins

- I. Call To Order
- II. Roll Call
- III. Invocation
- IV. Pledges Of Allegiance - United States And Texas

ACTION FOLLOWING EXECUTIVE SESSION

1. Consider action, by motion, to provide direction to Staff regarding the following Executive Session in accordance with Section §551.074 of the Texas Government Code: Personnel Matters - to receive a briefing and deliberate regarding the Municipal Court Judges' positions; and in accordance with Section §Sec.551.072 of the Texas Government Code: Real Property - to receive an update regarding the sale of City real estate comprised of three tracts of land known as the "Leah Tract," comprised of a 1.378 acre tract out of the J.M. Veramendi Survey No. 1, Abstract No. 17, a 25.05 acre tract, being Lot 1 of the Cottonwood Parkway Addition and a 1.36 acre tract, being Lot 10A of the Municipal Airport Subdivision.

- V. 30 Minute Citizen Comment Period

PRESENTATIONS

2. Receive a Staff presentation of the Quarterly Investment and Financial Reports, and provide direction to City Manager.

CONSENT AGENDA

3. Consider approval, by motion, of the following meeting Minutes:
 - A) October 1, 2018 - Work Session Meeting Minutes
 - B) October 1, 2018 - Regular Meeting Minutes
4. Consider approval of Ordinance 2018-20, on the second of two readings, amending the Official Zoning Map of the City by rezoning a 56.6098 acre, more or less, tract of land out of the Benjamin White Survey, the John Williams Survey and the T.H.W. Survey, located south

of Old Ranch Road 12 and west of Craddock Avenue, from "FD" Future Development District To "SF-6" Single-Family District for the Mystic Canyon project; and including procedural provisions.

5. Consider approval of Ordinance 2018-39, on the second of two readings, amending Chapter 2, Article 5, Code of Ethics, Section 2.423 of the San Marcos City Code, to require City Officials to publicly disclose the basis for their recusal from discussion and consideration of items on Board, Commission, and City Council Agendas; and providing an effective date.
6. Consider approval of Ordinance 2018-40, on the second of two readings, amending section 2.566 of the San Marcos City Code to authorize the City Manager to delegate authority for the approval or execution of certain contracts; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.
7. Consider approval of Resolution 2018-186R, approving a contract with Garver, LLC, for Airport Taxiway Repairs and Design Services in an amount estimated at \$382,600.00; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.
8. Consider approval of Resolution 2018-187R, approving a construction contract to M.A. Smith Contracting Company, Inc. for the Mill Street Improvements Project in the estimated amount of \$2,419,619.05; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.
9. Consider approval of Resolution 2018-188R, approving a construction contract for El Camino Real Park Improvements with T.F. Harper & Associates, LP for the estimated amount of \$152,070.07; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.
10. Consider approval of Resolution 2018-189R, ratifying the acceptance of \$96,000.00 in Federal Transit Administration 5304 Planning Funds as administered by the Texas Department of Transportation - Public Transportation Division (TXDOT-PTN); authorizing the City Manager or his designee to coordinate further actions with the TXDOT-PTN, and to execute any further documents as may be necessary in relation to acceptance, expenditure and administration of such funds; and providing for an effective date.
11. Consider approval of Resolution 2018-190R, approving an the renewal of the agreement between the City and Trip-Advisor - Premium destination content partnership and digital ads for banner advertisements for an estimated amount of \$39,450.00 which brings the total value of the contract to \$72,106.21; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.
12. Consider approval of Resolution 2018-191R, approving an the renewal of the agreement between the City and Madden Media - Search Engine Marketing, digital ads, and content distribution for an estimated amount of \$48,000 which brings the total value of the contract to \$74,010.00; authorizing the City Manager or his designee to execute this contract on behalf of the city and declaring an effective date.

13. Consider approval of Resolution 2018-192R, approving an the renewal of the agreement between the City and AJR Media Group - Destination page, digital ads, and programmatic campaign to promote tourism for an estimated amount of \$38,183 which brings the total value of the contract to \$71,883; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.
14. Consider approval of Resolution 2018-193R, approving the renewal of the agreement between the City and Arrivalist - Advertisement monitoring and targeting service for an estimated amount of \$ 32,725 which brings the total value of the contract to \$66,725; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.
15. Consider approval of Resolution 2018-194R, approving a release of a 20 foot wide Wastewater Easement running through Lots 3A and 3C of the Resubdivision of Lot 3 of the Sac-N-Pac Centerpoint Subdivision located along the frontage road of Southbound IH-35 near Centerpoint Road; authorizing the city manager to execute the release of easement on behalf of the City; and declaring an effective date.
16. Consider approval of Resolution 2018-195R, approving a CDBG-DR Contract with Root Policy Research for a CDBG-DR Housing Study and Needs Assessment in the estimated amount of \$67,850; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.
17. Consider approval of Resolution 2018-196R, approving an Interlocal Agreement between the City of San Marcos and the City of Buda to share resources for the operation of a one day satellite household hazardous waste drop off site; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.
18. Consider approval of Resolution 2018-197R, approving a contract with Hays County, Texas for the disposition of a trailer so that Hays County can provide effective Hazmat Response within the city limits; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.
19. Consider approval of Resolution 2018-200R, approving a contract between the City and Hays County for the City's provision of Library Services to residents of Hays County; authorizing the City Manager or his designee to execute the contract on behalf of the City; and declaring an effective date.
20. Consider approval, by motion, of an authorized change in service to CH2M Hill Engineers for design services for improvements at the Wastewater Treatment Plant (WWTP) in the total amount of \$157,795.
21. Consider approval, by motion, of an authorized change in service to Tyler Technologies, Inc. by adding a Bid Management Module to the City's TylerMunis Financial Software at a cost of \$53,458.
22. Consider approval, by motion, of an authorized change in service with CivicPlus for annual renewal of website hosting and a one-time fee for website redesign in the total amount of \$14,903.89.

PUBLIC HEARINGS - 6:00 PM

23. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2018-41, amending Section 2.4.2.2 of the City's Development Code, Subpart B, of the San Marcos City Code, by eliminating the requirement that consideration of certain applications for preferred scenario map amendments be limited to twice per year; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date; and consider approval of Ordinance 2018-41, on the first of two readings.
24. Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2018-42, amending Section 2.3.1.1(G) of the City's Development Code, Subpart B, of the San Marcos City Code, regarding neighborhood presentation meetings, to require: participants to follow rules of decorum; to conduct the meeting on or in close proximity to the subject property; and to conduct the meeting within 20-28 days before the Planning and Zoning Commission considers the matter that is the subject of the meeting; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date; and consider approval of Ordinance 2018-42, on the first of two readings.
25. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2018-198R supporting the submission of an application for Low Income Housing Tax Credits to the Texas Department of Housing and Community Affairs for the proposed Villas Del San Xavier Senior Community located at 2621 South Interstate Highway 35; and consider approval of Resolution 2018-198R, approving findings related to such application; imposing conditions for support; providing authorizations for execution or submission of documents related to such application; and declaring an effective date.
26. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2018-199R, approving a First Amended and Restated Development Agreement with LaSalle Holdings, LTD. in connection with the development generally located north of Yarrington Road, east of Interstate 35 and west of State Highway 21 that, among other things, includes a new property owner, Tack Development LP, removes parties who have opted out of the original development agreement, reduces the minimum density and removes the need for a strategic partnership agreement; authorizing the City Manager to execute the agreement on behalf of the city; and providing an effective date; and consider approval of Resolution 2018-199R.

NON-CONSENT AGENDA

27. Consider approval of Ordinance 2018-38, on the second of two readings, approving an update to the service and assessment plan for the Trace Public Improvement District; making a finding of special benefit to the property in the district; levying additional special assessments against property within the district; establishing a lien on such property; approving an updated assessment roll for the district; providing for payment of the additional special assessments in accordance with Chapter 372, Texas Local Government

Code; providing for the method of assessment and the payment of the additional special assessments; providing for penalties and interest on delinquent assessments; providing for a severability clause; providing an effective date; and providing for related matters.

28. Consider approval of Ordinance 2018-43, appointing a Presiding Judge, and at least one Associate Judge, for the San Marcos Municipal Court of Record, each for terms of two years; declaring this ordinance as an emergency measure to enable adoption in one reading; and providing an effective date.
29. Consider approval of Ordinance 2018-44, on first and final reading, to authorize the issuance of City of San Marcos, Texas Combination Tax and Surplus Revenue Certificates of Obligation in an amount not to exceed \$1,935,000.00 in connection with the purchase of the Millican Tract; authorizing the execution of the Principal Forgiveness Agreement; providing for adoption of this Ordinance on one reading only in accordance with State Law; and authorizing other matters relating to the bonds; and providing an effective date.
30. Consider approval of Resolution 2018-184R, approving a Chapter 380 Economic Development Incentive Agreement with Kattera, Inc. to locate an Automated Building Component Manufacturing and Distribution Facility along State Highway 80 east of State Highway 21, which agreement provides incentives over ten years in the form of annual refunds of a portion of new property taxes generated from the facility and waives certain development standards; authorizing the City Manager to execute the agreement; and declaring an effective date.
31. Consider approval of Resolution 2018-201R, approving a Real Estate sales contract with Life Style Development, L.L.C. for the sale of approximately 29 acres of city land commonly known as the "Leah Tract" near IH-35 and Cottonwood Parkway for a price of \$3,114,317.15; authorizing the City Manager or his designee to execute all documents as necessary to complete the sale of said property on behalf of the City; and declaring an effective date.
32. Consider approval of Resolution 2018-202R, approving an amendment to the agreement with the Greater San Marcos Economic Development Corporation (GSMP) for Economic Development Services, previously approved on October 1, 2018 by Resolution No. 2018-185R, to increase payment amount for such services; authorizing the City Manager to execute the amendment on behalf of the City; and declaring an effective date.
33. Consider approval, by motion, adopting a Template for Standard Bylaws for City Boards and Commissions, and provide direction to Staff.
34. Discuss and consider appointments of City Council Members to the Legislative Committee, and provide direction to Staff.

VI. Question and Answer Session with Press and Public.

VII. Adjournment.

ADDENDUM

The following item was added following the original posting on Tuesday, October 9:

Item #30 - Consider approval of Resolution 2018-184R, approving a Chapter 380 Economic Development Incentive Agreement with Katerra, Inc. to locate an Automated Building Component Manufacturing and Distribution Facility along State Highway 80 east of State Highway 21, which agreement provides incentives over ten years in the form of annual refunds of a portion of new property taxes generated from the facility and waives certain development standards; authorizing the City Manager to execute the agreement; and declaring an effective date

Item #32 - Consider approval of Resolution 2018-202R, approving an amendment to the agreement with the Greater San Marcos Economic Development Corporation (GSMP) for Economic Development Services, previously approved on October 1, 2018 by Resolution No. 2018-185R, to increase payment amount for such services; authorizing the City Manager to execute the amendment on behalf of the City; and declaring an effective date.

POSTED ON FRIDAY, OCTOBER 12, 2018 @ 4:30PM

Jamie Lee Case, TRMC, City Clerk

John Thomaidis, Mayor

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