



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, March 19, 2019

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
- V. 30 Minute Citizen Comment Period

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.

- 1. Consider action, by motion, regarding:
 - A.) Executive Session in accordance with Section 551.087, Economic Development, to receive a staff briefing and deliberate regarding Project Big Hat
 - B.) Executive Session in accordance with Section 551.087, Economic Development and Section 551.071, Consultation with Attorney, to receive a staff briefing and deliberate regarding a potential Chapter 380 Economic Development incentive agreement for the S.M.A.R.T Terminal Project.

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) March 5, 2019 Work Session Meeting Minutes
 - B) March 5, 2019 Regular Meeting Minutes
- 3. Consider approval of Ordinance 2019-10, on the second of two readings, amending the

City's 2018-2019 Fiscal Year Budget to allocate a total amount not to exceed of \$65,000.00 from State Seized Asset Funds to provide funding for Unmanned Aerial Vehicle (drone) equipment and supporting hardware to support the capabilities of the Police Department's unmanned robotics team; and providing an effective date.

4. Consider approval of Resolution 2019-50R, approving the award of a construction contract to T.F. Harper and Associates, LP, through the Buyboard Cooperative (Contract No. 512-16), for the installation of shade canopies at Ramon Lucio Park in the amount of \$61,590.00; authorizing the City Manager or his designee to execute the appropriate documents related to this contract on behalf of the City; and declaring an effective date.
5. Consider approval of Resolution 2019-51R, amending the Guiding Principles for the City's 2019 State Legislative Action Program; and declaring an effective date.
6. Consider approval of Resolution 2019-52R, approving the purchase of ten 2019 Dodge Pursuit Police Patrol Vehicles for \$250,080.00 from Grapevine Dodge Chrysler Jeep through the Texas Local Government Cooperative Buyboard Contract for Vehicles, Heavy Duty Trucks, Police Motorcycles, Parts and Service Labor (Contract No. 521-16) each for use by the Police Department; authorizing the City Manager or his designee to execute all appropriate documents to complete these purchases; and declaring an effective date.
7. Consider approval of Resolution 2019-53R, approving a one-year agreement between the City and Southwest Land Services, Inc., for the Consultant's provision of professional support, advice, and assistance to the Planning and Development Services Department, the Engineering and Capital Improvement Department, and the City Manager's Office in an amount not-to-exceed \$67,500.00; authorizing the City Manager or his designee to execute this agreement on behalf of the City; and declaring an effective date.
8. Consider approval of Resolution 2019-54R, confirming the City Manager's re-appointment of Wayman Mullins to the San Marcos Civil Service Commission; and declaring an effective date.
9. Consider approval of Resolution 2019-55R, supporting Hays County's submission of an application to the Texas Secretary of State to participate in a program to use Countywide Polling Places for Elections, also known as Vote Centers, as an alternative to having a polling place located in each County Election Precinct; and declaring an effective date.
10. Consider approval, by motion, of Change Order # 1 for Contract 218-010, Smith Contracting Co., Inc. for sanitary sewer and water infrastructure relocation/replacement for the CM Allen Roadway Reconstruction Project in the amount of \$131,494.16.

NON-CONSENT AGENDA

11. Consider approval of Ordinance 2019-01, on the second of two readings, annexing to the City approximately 734.6 acres of land, comprised of six tracts of land out of the William Pettus Survey, Abstract No. 21 and located along State Highway 80 and FM 1984; approving a service plan for this area; including procedural provisions; and providing an effective date.

12. Consider approval of Ordinance 2019-02, on the second of two readings, amending the official zoning map of the City by designating approximately 734.6 acres of land, out of the William Pettus Survey, Abstract No. 21 and located along State Highway 80 and FM 1984 as "HI" Heavy Industrial District; including procedural provisions; and providing an effective date.
13. Consider approval of Resolution 2019-49R, approving a Chapter 380 Economic Development Incentive and ETJ Development Agreement with Curby D. Ohnheiser, Diane M. Deringer, Carolyn J. Scurlock, Van Lee, LLC, Ohnheiser Properties and Texas Transportation Alliance, Ltd, a Texas Limited Partnership, that provides economic development incentives for the location of an Industrial Rail Park (commonly referred to as the SMART Terminal Project) located along Highway 80, waives certain development standards, prohibits certain land uses, and provides additional standards for water quality and flood prevention; authorizing the City Manager to execute said agreement on behalf of the city; and declaring an effective date.
14. Consider approval of Resolution 2019-26R (LIHTC-19-01 (Riverstone)), providing no objection to the submission of an application for low income housing tax credits to the Texas Department of Housing and Community Affairs for the proposed Riverstone Multifamily Housing Project located at 1430 Wonder World Drive; approving findings related to such application; imposing conditions for such no objection; providing authorizations for execution or submission of documents related to the such application; and declaring an effective date.
15. Consider an appointment to fill a vacancy on the following Boards or Commissions, and provide direction to staff:
 - A) Citizen Utility Advisory Board
 - B) Convention and Visitor Bureau Board - Texas State Athletics Representative and Hotel with less than 90 Rooms.
 - C) Parks and Recreation Board
16. Discuss and consider appointments or reappointments to Positions One, Two, Three, Five, and Six of the Tax Increment Reinvestment Zone (TIRZ) Number 4 - Paso Robles (now known as Kissing Tree) Board of Directors, and provide direction to Staff.
17. Discuss and consider appointments or reappointments to Positions One, Two, Three and Five of the Tax Increment Reinvestment Zone (TIRZ) No. 5 (Downtown) Board of Directors, and provide direction to Staff.
18. Hold discussion regarding the current definition of purpose-built student housing within the Land Development Code; possible revision of that definition; student housing leasing practices, in San Marcos; and provide direction to Staff.
19. City Council Reports:
 - a) Mayor Hughson will provide a brief update regarding her membership on various Capital Area Council of Governments (CAPCOG) committees.
 - b) Mayor Hughson will provide a brief update related to her membership on the Capital Area Metro Planning Organization (CAMPO).

- c) Mayor Hughson will provide a brief updated related to her recent meeting with Paul Fletcher, CEO of Workforce Solutions Rural Capital Area.

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 WEDNESDAY, MARCH 13, 2019 @ 5:00PM

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