



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes City Council

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Friday, February 3, 2017

12:00 PM

City Council Chambers

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### **630 E. Hopkins - Public Hearing for a Voluntary Annexation & Packet Meeting**

#### **I. Call To Order**

**With a quorum present, the workshop meeting of the San Marcos City Council was called to order by Mayor Thomaides at 12:02 p.m. Friday, February 3, 2016 in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666.**

#### **II. Roll Call**

**Deputy Mayor Pro Tem Prewitt was absent due to travel.**

**Present:** 6 - Mayor John Thomaides, Council Member Saul Gonzales, Mayor Pro-Tem Jane Hughson, Council Member Melissa Derrick, Council Member Scott Gregson and Council Member Ed Mihalkanin

**Absent:** 1 - Deputy Mayor Pro Tem Lisa Prewitt

1. 12:00PM Receive a Staff presentation and hold a Public Hearing to receive comments for or against the voluntary annexation submitted by Bill Fisher, on behalf of Jaster Edmund Hays County Partnership, of a 17.45 +/- acre tract of land out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas, generally located on East McCarty Lane, northwest of the intersection with Rattler Road.

**Mayor Thomaides opened the Public Hearing at 12:03 p.m.**

**There being no comments, Mayor Thomaides closed the Public Hearing at 12:03 p.m.**

**Staff will provide the Council with an analysis of the cost of services vs. property tax collected and will also put something together to show what they would potentially in taxes.**

**No further action was taken.**

2. Consider Staff briefing and Council Member discussion and questions regarding items on the agenda for the February 7, 2017 Regular City Council Meeting, to wit Items (1-19).

**PRESENTATIONS**

1. Presentations from Strategic Government Resources (SGR) and Waters & Company and discussion regarding the use of an executive search firm for the City Manager position
2. Staff update regarding the Hays County Hazard Mitigation Plan.

#### CONSENT AGENDA

3. Meeting Minutes:

January 13, 2017 Packet Meeting Minutes

January 17, 2017 Regular Meeting Minutes

January 23, 2017 Community Improvement Taskforce Recommendation Workshop Meeting Minutes

4. Ordinance 2017-02, on the second of two readings, creating a Designated Permit Area under Section 82.189 of the San Marcos City Code that allows parking by permit only on both sides of the 1400 block Meadow Pkwy between Holland St. and Elm Hill Ct., and on both sides of 100 block Cypress Ct. between Meadow Pkwy and the end of the street; amending the Traffic Register to reflect such Designated Permit Area; and providing for an effective date.

5. Ordinance 2017-03, on the second of two readings, amending Section 4.3.1.1 of the Land Development Code including the legend used to interpret the Land Use Matrix to add a new category "L" for Limited Uses; amending the Land Use Matrix in Section 4.3.1.2 of the Land Development Code to establish Short-Term Rentals as a new land use; amending Chapter 4, Article 3 of the Land Development Code to create a new Division Five to establish regulations for Short-Term Rentals; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

6. Ordinance 2017-04, on the second of two readings, amending chapter 34, article 7 of the San Marcos City Code known as the Rental Nuisance Abatement Code to provide for the annual registration of short-term rentals; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

7. Ordinance 2017-05, 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.

8. Resolution 2017-17R, approving the award of a construction contract to Dalrymple Gravel and Contracting Company, Inc. for the River Road Pavement and Bank Stabilization Project (IFB 217-051) in the amount of \$328,300.00 contingent upon the contractor's timely submission of sufficient bonds and insurance in accordance with the City's construction contract documents for the project; authorizing the Interim City Manager or her designee to execute all contract documents on behalf of the City and

declaring an effective date.

9. Resolution 2017-18R, authorizing the submission of a grant application to the Office of the Governor, Criminal Justice Division, Victims of Crime Assistance (VOCA) program to allow for the expansion of the Victim Services program of the Police Department, authorizing the City Manager or her designee to execute all documents related to the application, and declare an effective date.

10. Resolution 2017-19R, approving the purchase of fourteen 2017 Ford Utility Police Interceptor vehicles for the Police Department from Sam Pack's Five Star Ford through the Houston-Galveston Area Council of Governments Cooperative Purchasing Program Contract #VE11-15 for current model cars, light trucks and police motorcycles in the total amount of \$383,677.38; authorizing the Interim City Manager or her designee to execute the appropriate purchasing documents on behalf of the City and declaring an effective date.

11. Resolution 2017-20R, awarding an annual contract to Texas Electric Cooperative for the provision of Residential Electric Meters (IFB 217-028) for the Public Services Department-Electric Utilities Division in the estimated annual amount of \$345,420.00; authorizing the Interim City Manager or her designee to execute the appropriate purchasing documents on behalf of the City; and declaring an effective date.

12. Resolution 2017-21R, confirming the Interim City Manager's appointment of George R. Landry to the San Marcos Civil Service Commission; and declaring an effective date.

13. Resolution 2017-22R, approving an Interlocal Agreement between the City of San Marcos and the State of Texas, acting by and through its agency, the Texas General Land Office for its administrative assistance in connection with the disaster recovery funds received by the City from the U.S. Department of Housing and Urban Development in the total not-to-exceed amount of \$100,000.00; authorizing the Interim City Manager or her designee to execute this agreement on behalf of the City; and declaring an effective date.

14. Change order for the purchase of additional concrete for the completion of the City Park Parking Lot in an amount not to exceed \$55,000.

#### PUBLIC HEARINGS

15. Staff presentation and Public Hearing to receive comments for or against a request by Kathryn C Dillon to appeal a decision made at the January 10, 2017 Planning & Zoning Commission meeting, in which the Planning & Zoning Commission granted a Conditional Use Permit (CUP-16-34) for the sale of mixed alcoholic beverages for on-site consumption to Gumby's Pizza and Wings at 312 West Hopkins Street.

16. Public Hearing to receive comments for or against the voluntary annexation

submitted by Bill Fisher, on behalf of Jaster Edmund Hays County Partnership, of a 17.45 +/- acre tract of land out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas, generally located on East McCarty Lane, northwest of the intersection with Rattler Road.

#### NON-CONSENT AGENDA

17. Ordinance 2017-06, on the first of two readings calling a Bond Election for Public Safety Facilities and Library Improvements for May 6, 2017; establishing early voting locations and polling places for this election; making provisions for conducting the election; and resolving other matters related to such election; and providing an effective date

18. Resolution 2017-23R, approving an addendum to the Valet Parking License Agreement with Austin Street Tavern L.L.C doing business as AquaBrew Brewery & Beer Garden, that extends the term of the license agreement for one additional year; authorizing the Interim City Manager to execute this addendum on behalf of the City; and declaring an effective date.

19. Annual appointments to the various Boards and Commissions, to wit:

- A) Airport Commission
- B) Animal Shelter Advisory Committee
- C) Arts Commission
- D) Cemetery Commission
- E) Citizens Utility Advisory Board
- F) Comprehensive Master Plan Oversight Committee
- G) Construction Board of Appeals
- H) Convention and Visitors Bureau Board
- I) Economic Development San Marcos Board
- J) Ethics Review Commission
- K) Historic Preservation Commission
- L) Housing Authority Board
- M) Human Services Advisory Board
- N) Library Board
- O) Main Street Advisory Board
- P) Neighborhood Commission
- Q) Parks and Recreation Board
- R) Planning and Zoning Commission
- S) San Marcos Commission on Children & Youth
- T) San Marcos Youth Commission
- U) Senior Citizen Advisory Board
- V) Veteran's Affairs Advisory Committee
- W) Zoning Board of Adjustment

**The Council received Staff briefings and held discussion regarding items on the agenda for February 7, 2017 Regular City Council Meeting, to wit Items (1-19).**

**Item #2 Staff to look into land conservation and acquisition upstream to assist**

**in mitigating flooding and for detention.**

**Item #5 Council discussed tightening the language to limit purchases by LLCs. Council discussed a CUP process which would require a 1 year review from the date of issuance. Staff will add a slide regarding the benefits and constraints of the process.**

**Item #15 Staff to provide neighborhood maps.**

**Item #17 Council discussed the use of campus as a polling location. Staff will add the language "replacing and relocating" to Proposition 1 of the Ordinance regarding Fire Station No. 2.**

**No further direction was provided.**

**III. Question and Answer Session with Press and Public.**

**Russell Wilde, San Marcos Daily Record, asked what steps were taken to make sure that the Short Term Rental Ordinance didn't look like Austin? Mayor Thomaides directed him to Michael Cosentino, City Attorney.**

**Dianne Wassenich, San Marcos River Foundation, asked if the Hays County Hazard Mitigation Plan item will allow for direction to Staff? Jamie Lee Case, City Clerk assured her that it was posted for direction on Tuesday's agenda.**

**Matthew Keeler, asked Council Member Derrick to explain why she was concerned about rental prices going up because of short term rentals. Council Member Derrick stated that you are reducing the supply of rentals if someone rents it months at a time. Mr. Keeler asked if that is why you are looking at a CUP? Ms. Derrick responded, "yes, it gives us more flexibility."**

**IV. Adjournment.**

**Mayor Thomaides adjourned the packet meeting workshop of the San Marcos City Council at 1:30 p.m.**

Jamie Lee Case, City Clerk

John Thomaides, Mayor