



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes City Council

Tuesday, September 21, 2021

6:00 PM

City Council Chambers

This meeting was held using conferencing software due to COVID-19 rules.

I. Call To Order

With a quorum present, the regular meeting of the San Marcos City Council was called to order by Mayor Hughson at 6:02 p.m. Tuesday, September 21, 2021. The meeting was held in-person and online

II. Roll Call

Present: 7 - Mayor Pro Tem Melissa Derrick, Mayor Jane Hughson, Council Member Maxfield Baker, Council Member Saul Gonzales, Deputy Mayor Pro Tem Shane Scott, Council Member Alyssa Garza and Council Member Mark Gleason

III. Invocation

Rev. John Molina from Primera Iglesia Bautista provided this evening's invocation in Spanish and English.

IV. Pledges of Allegiance - United States and Texas

Mayor Hughson led the assembly in the Pledges of Allegiance.

Mayor Hughson made an announcement regarding an event that held this weekend with wonderful results!

She recognized our local shelter staff, the news media, community supporters including the volunteers such as animal rescue groups, fosters, and others, for their efforts and congratulate all of them on their success at last Saturday's Clear the Shelters event. She appreciates those that adopted and gave a pet a second chance. It's important for all of us to remember that the best way to free up kennel space for lost and homeless pets is to adopt.

During Clear the Shelters event a total of 61 pets found their fur-ever homes; 34 cats and kittens, 24 dogs and puppies including pre-adoptions, 2 guinea pigs, and 1 rabbit.

The shelter has taken in an average of 401 cats and dogs every month for the last six months. We always ask for the public's help in making sure their pets are spayed or neutered, and microchipped and the microchip information is current to keep the value of chipping.

She mentioned if people are not able to foster, volunteer, or adopt, follow the San Marcos Regional Animal Shelter on Facebook @sanmarcosanimalshelter and share their posts!

V. 30 Minute Citizen Comment Period

Paul Cauduro from Austin Apartment Association (AAA), stated the City of San Marcos enacted a 90-day notice of proposed eviction requirement 18 months ago in the very early stage of the COVID-19 pandemic. He mentioned AAA waited until the assistance programs were available through the city, County and State and would like to ask that the 90-Day Notice of Proposed Eviction requirements end so that rental property owners and managers can return to business operations without unnecessary regulation.

Abigail Milam, spoke regarding item #44. She shared an experience about her family regarding homelessness. She does volunteer work and stated criminalizing the homeless population is not going to solve crime and not help public safety. Public safety helps with transitional housing, living wages, and city sponsored shelter. She stated there is no shelter, only Southside Center consisting of 6 rooms, there is no crisis center. Evidence shows that transitional housing, instead of criminalizing, lowers crime rates. She stated legislation is an injustice, immoral and disheartening. People in encampments do work but do not have a living wage and she does not want people to go to jail but instead go to houses.

Adrian Montoya, representing Texas Rising, spoke in opposition of item #44. This is the worst way to address homelessness in our community. No reason or justification to arrest the homeless, we should be investing in mental health services, veteran affairs, addiction and drug counseling, public housing and shelter and mutual aid funds which all have the potential to get people off the streets, but none are being proposed. She would like council to consider the goals during discussion.

Samantha Benavides, expressed concern with item #44 regarding a ban on camping and panhandling. She mentioned we all want a safe community that we all value, but this is not the way to achieve it. We should treat the homeless with compassion and not criminalization. They are our neighbors trying to

survive, we need to be empathetic.

Tegan Debrock, founder and co-chair of the Homelessness Coalition in Hays County and Vice President of the Home Center spoke in opposition of item #44. He stated that camping and panhandling is already illegal in the city. He stated Council will not approve or seek enforcement and make a unified effort to work with already existing organizations.

Mark Trahan, professor at Texas State University, spoke in opposition of item #44. He provided statistics on un-housed people. He stated there are Texas State students that are un-housed living in cars or couch surfing. He would like the city to get connected with resources that provide mental health assistance and medical assistance and build relationships with providers.

Jordyn Galvan, spoke in opposition of item #44, she stated people don't choose to be homeless. We need to create programs and listen to the community members. Homeless people want to apply for jobs but they are unable due to no mailing address, we need to have resources for those in the working field.

Mike McClabb, City Council Member in Martindale, Texas, spoke online regarding the can ban topic. He stated he is against trash in the San Marcos River. He shared an experience regarding the City of New Braunfels court case regarding the can ban. He would like council to join in and protect the San Marcos River.

Lisa Marie Coppoletta, expressed her concern with the questions and answers from the public being scheduled after the executive session, she would like this to occur prior to Council entering executive session. She also expressed concern with the agenda items related to the tax rate increase.

Zach Halfin, Founder and President of Eyes on the San Marcos River, stated this is a non-profit group that is actively cleans the river. He spoke in favor of a can ban in the city. He mentioned that the group begins to clean where the city stops cleaning within a 15 mile stretch of the river. The can ban was enacted and people from New Braunfels and so many people began coming to the San Marcos River instead. He noted that he and his group would get 40 50 mesh onion bags of trash every weekend out of the river at Martindale. Mr. Halfin stated the trash pile has gotten worse within the last couple of years. He would like Council to get an active can ban for the river similar to what is seen in New Braunfels and Martindale.

Tom Goynes, spoke regarding the can ban. He would like to save the river and would like council to pass a can ban ordinance.

Chris Davis, spoke in opposition of item #44. He expressed concern that citations will increase trauma and could block people from getting employment or housing. He mentioned criminalizing does not end homelessness.

Vashayla Charvis, spoke against item #44 and expressed concern with how the city can help the un-housed citizens.

Lexy Garcia, spoke against item #44. She provided statistics from the National Center on Homeless Education. She urged council to stand against this codified cruelty, and not use the state's law as an excuse to give law enforcement more money to over police already targeted people.

CJ Cetina, spoke in opposition to item #44. She stated there is no need for this kind of proposal in San Marcos as the city is a very tight-knit community. She mentioned no one living in poverty should ever be criminalized.

Nathan Pino, spoke against item #44. He stated research demonstrates that homelessness is best addressed not by criminalizing the homeless and giving more resources to the police, but by providing funding for social services such as housing and education assistance and treating mental and physical health.

Robin Blackburn, spoke against #44, she would like a system in place to help these people overcome whatever put them in this position, help them find employment, and get them out of the vicious cycle that so many low-income folks get trapped in.

Heidi Luna, supports item #44, spoke on behalf of Green Guy Recycling, she mentioned the company has a long history of dealing with homeless individuals over the years. Green Guy Recycling agrees with the agenda item to not allow these individuals within the city limits or the ETJ to promote a safer environment.

Claudia Zapata, spoke in opposition of a camping/panhandling ban, item #44. She stated the camping ban is not a solution to houselessness and strongly urges Council to not waste taxpayer dollars by criminalizing houselessness as it is an unenforceable, cyclical band-aid solution.

Kylee Barnes, spoke against item #44. She would like the city of San Marcos to work on finding compassionate solutions to homelessness and poverty, such as helping to provide affordable housing to members of the community. She mentioned people struggling with poverty and homelessness should not be criminalized.

Hayley Smith, spoke against item #44, she stated the proposal to ban camping and panhandling in San Marcos is a direct attempt to criminalize the homeless and houseless members of the San Marcos community.

Amy Kamp, spoke in opposition item #44, she does not think it is a good use of tax dollars to use law enforcement to further criminalize people without homes. This does not solve the problem of people not having housing, and instead, further entrenches them in a cycle of incarceration and homelessness.

PRESENTATIONS

1. Receive a presentation from Deloitte and Touche, LLP on the Community Development Block Grant-Disaster Recovery (CDBG-DR) Quarterly Internal Audit Report, and provide direction to Staff.

Marie Kalka, Finance Director introduced the speakers.

Kathryn Schwerdtfeger, Deloitte and Touche, LLP, provided an introduction on the Community Development Block Grant — Disaster Recovery (CDBG-DR) Quarterly Internal Audit Report for the first and second quarters of Fiscal Year 2021 including design and operating effectiveness of internal controls, compliance with Federal program and administrative regulations governing the CDBG-DR program, compliance with City policies and procedures governing the CDBG-DR program and compliance with the City's HUD Action Plan for Disaster Recovery and related amendments.

Casey Soberon, Deloitte and Touche, LLP, provided the presentation regarding the recommendations for enhancements. These include the following:

1. Expenditure Review: Timely billing of invoicing
2. Drawdown Review: The City should consider amending this procedure to require City staff to draw down funds monthly to biweekly to better tie federal drawdowns to federal program expenditures occurring in the period.
3. Contracts Changes: The City should amend its current policies to create an internal control for ACIS for professional services. City policy should be amended to reflect limitations and permissions for executing ACIS should the established not-to-exceed amount or scope of services change.

2. Receive a Staff presentation of the Quarter End June 30, 2021 Financial Report, and provide direction to City Manager.

Marie Kalka, Finance Director provided the presentation on the Quarterly Financial Report ending on June 30, 2021. She provided information by fund level, including the General Fund, Electric Utility Fund, Water/Wastewater Utility Fund, Stormwater Management Fund, Resource Recover Fund, Airport Fund, and Hotel Tax Fund. The revenue and expenditures are highlighted below with the present of budget indicated:

General Fund:

Revenue: 91.7%

Expenditures: 67.4%

Electric Utility:

Revenue: 101.7%

Expenditures: 90.2%

Water/Wastewater Utility:

Revenues: 70.3%

Expenditures: 45.3%

Stormwater Management:

Revenues: 70.2%

Expenditures: 46.8%

Resource Recovery:

Revenues: 80.5%

Expenditures: 68.3%

Airport Fund:

Revenues: 77.5%

Expenditures: 72.8%

Hotel Tax Fund:

Revenues: 74.4%

Expenditures: 54.4%

3. Receive a Staff presentation of the Quarter End June 30, 2021 Investment Report, and provide direction to City Manager.

Marie Kalka, Finance Director, provided a presentation on the Quarterly

Investment Report that covers the 3rd quarter of fiscal year 2020-2021 reflecting investment activity and balances as of June 30, 2021.

Ms. Kalka provided an overview of the Texas Economy related to recovery from the pandemic.

She provided as of June 30, 2021 pooled cash was \$105.1M, reserves were \$13.9M, enterprise was \$151.7M and reserves were \$18.2M.

Ms. Kalka provided the investment distribution which includes Money Market Mutual Funds (41.6%), Local Government Investment Pools (42.7%), Federal Agency Coupon Securities (9.8%), and Bank Deposits (6.0%).

Ms. Kalka provided the average yield to maturity for all funds and the yields compared to benchmarks.

CONSENT AGENDA

A motion was made by Council Member Gleason, seconded by Mayor Pro Tem Derrick, to approve the consent agenda. Council Member Baker voted no on items #10, 11 and 23. Deputy Mayor Pro Tem Scott and Council Member Gonzales voted no on items #5, 6, 7 and 8. The motion carried by the following vote:

For: 7 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Baker, Council Member Gonzales, Deputy Mayor Pro Tem Scott, Council Member Garza and Council Member Gleason

Against: 0

- 4.** Consider approval, by motion, of the following meeting minutes:
 - a. August 3, 2021 - Regular Meeting Minutes
 - b. August 12, 2021 - Budget Workshop Meeting Minutes
 - c. August 17, 2021 - Work Session Meeting Minutes
 - d. August 17, 2021 - Regular Meeting Minutes
 - e. August 23, 2021 - Special Meeting Minutes
- 5.** Consider approval of Ordinance 2021-67, on the second of two readings, increasing rates established for Water, Wholesale Water, Reclaimed Water, Wastewater Treatment, and Sewer Surcharges; including procedural provisions; declaring an effective date.
- 6.** Consider approval of Ordinance 2021-68, on the second of two readings, increasing the rates for Electric Utility Services; and including procedural provisions; and providing an effective date.
- 7.** Consider approval of Ordinance 2021-69, on the second of two readings, increasing

Drainage Utility Rates as authorized by Section 86.505 of the San Marcos City Code; and providing an effective date.

8. Consider approval of Ordinance 2021-70, on the second of two readings, amending the rates for both Residential and Multifamily Customers of Municipal Solid Waste Programs (currently known as Resource Recovery) in accordance with Section 66.028 of the San Marcos Code of Ordinances; and including procedural provisions; and providing an effective date.
9. Consider approval of Ordinance 2021-72, on the second of two readings, annexing into the City approximately 8.704 acres of land generally located at the northwest corner of the W. Centerpoint Rd. and Central Park Loop intersection; including procedural provisions; and providing an effective date.
10. Consider approval of Ordinance 2021-73, on the second of two readings, amending the Official Zoning map of the city by rezoning approximately 7.777 acres of land described as Lot 1, Block A, La Cima Amenity Center, located at 301 Central Park Loop from "FD" Future Development to "SF-4.5" Single-Family - 4.5, or subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date.
11. Consider approval of Ordinance 2021-74, on the second of two readings, amending Chapter 58 Public Facilities, Parks and Recreation of the San Marcos City Code, making amendments to Section 58.042 prohibited items in a City Park or Natural Area by inserting possession of a weapon as defined in Section 58.026 definitions; and amending Section 58.068 of the San Marcos City Code that prohibits possession or shooting of a speargun by any person while in or upon the San Marcos River without a permit issued by the Parks and Recreation Department; and providing an effective date.
12. Consider approval of Resolution 2021-184R, approving a one-year extension to the funding agreement with the Hays County Family Justice Center to support victims of violent crime and domestic violence in the amount of \$45,000 and authorizing one additional annual renewal of \$45,000 for a total contract amount of \$135,000; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.
13. Consider approval of Resolution 2021-185R, approving a contract with Dana Safety Supply, Inc. through the Texas BuyBoard Purchasing Cooperative for the purchase of equipment necessary to outfit eleven vehicles for use by the Police Department in the amount of \$145,715.41; authorizing the City Manager or his designee to execute the contract on behalf of the City; and declaring effective date.
14. Consider approval of Resolution 2021-186R, approving an agreement with Staples Furniture Solutions through the Sourcewell Purchasing Cooperative for the purchase of Furniture, Fixtures and Equipment for the Police Department Renovation Project in the amount of \$300,370.71; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring effective date.

15. Consider approval of Resolution 2021-187R, approving a Change in Service to the agreement with Tyler Technologies, Inc. for the provision of Computer Aided Dispatch and Records Management Software for the Police Department and Fire/EMS Department in an initial amount of \$672,697.00 and recurring annual cost of \$110,187.00 and authorizing four additional annual renewals; authorizing the City Manager or his designee to execute the documents necessary to effectuate the Change in Service; and declaring an effective date.
16. Consider approval of Resolution 2021-188R, awarding an Indefinite Delivery Indefinite Quantity contract to Interstate Electric LLC in the not-to-exceed annual amount of \$165,000.00 for pump and motor repair to assist the Water/Wastewater Department on an as needed basis for a one-year term and authorizing four additional one-year terms for a total contract amount of \$825,000.00; authorizing the City Manager or his designee to execute the contract on behalf of the City; and declaring effective date.
17. Consider approval of Resolution 2021-189R, approving the release of three drainage easements in the McCarty Commons and Trace Subdivisions that are no longer necessary; authorizing the City Manager, or his designee, to execute the releases of easements on behalf of the City; and declaring an effective date.
18. Consider approval of Resolution 2021-190R, authorizing a Change in Service to the agreement with Jones and Carter to advance the Dunbar Utility Improvements Project to the final design and construction phase in the estimated amount of \$406,202.00; authorizing the City Manager or his designee to execute the appropriate documents to effectuate the Change in Service; and declaring an effective date.
19. Consider approval of Resolution 2021-191R, approving an agreement with CXT Precast Products, Inc., through the Sourcewell Purchasing Cooperative for the purchase and installation of three prefabricated vault restrooms in the amount of \$89,109.00; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.
20. Consider approval of Resolution 2021-192R, approving a one-year extension to the agreement with Bentley Systems Inc. for a license authorizing the Engineering Department to use software packages that assist in construction and design drawings in the amount of \$11,098.00 for a total contract price of \$57,393.00 and authorizing three additional annual renewals; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.
21. Consider approval of Resolution 2021-193R, approving an addendum to the Master Lease-Purchase Financing Agreement with U.S. Bancorp that adds Thermoplastic Striper Equipment and a Premelter Trailer for use by the Transportation Division of the Public Works Department to be financed under the agreement in the amount of \$131,323.78, inclusive of interest, for a five-year term; authorizing the City Manager or his designee to execute all appropriate documents associated with this transaction, and declaring an effective date.

22. Consider approval of Resolution 2021-194R, approving a contract with Centerline Supply, Inc., through the BuyBoard Purchasing Cooperative, for the purchase of a Premelter Trailer in the amount of \$41,023.00 and Mark Rite Lines Equipment Company, Inc. for the purchase of Thermoplastic Striper Equipment in the amount of \$85,679.00 for use by the Public Works, Transportation Division; authorizing the City Manager or his designee to execute the contracts on behalf of the City; and declaring effective date.
23. Consider approval of Resolution 2021-195R, approving Amendment No. 1 to the Second Extension and Restatement of the Operation and Management Services Agreement relating to the San Marcos Regional Airport with Texas Aviation Partners regarding the expenditure of Federal Aviation Administration Coronavirus grant funding; authorizing the City Manager or his designee to execute the Amendment on behalf of the City; and declaring an effective date.
24. Consider approval of Resolution 2021-196R, approving a Leasing and Rate Schedule Policy for the San Marcos Regional Airport that seeks to enhance the economic viability of the Airport; and declaring an effective date.
25. Consider approval of Resolution 2021-197R, approving an agreement with The Brandt Company, LLC, through the Texas BuyBoard Cooperative, for repairs to the City's Convention Center HVAC System in the amount of \$79,600.00; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.
26. Consider approval of Resolution 2021-198R, accepting the award of the National Park Service's Underrepresented Community Grant (UCG) in the amount of \$30,000.00 to provide for consultant services to complete historical surveys of the Calaboose African American Building, the Ulysses Cephas House and the Dunbar School Building; authorizing the City Manager, or his designee, to execute any and all documents as necessary to accept and implement the grant on behalf of the City as of an effective date that aligns with the grant award; declaring an effective date.
27. Consider approval of Resolution 2021-199R, approving a contract to provide funding to San Marcos Texas Community Radio Association (KZSM) in the amount of \$25,000 from American Rescue Plan Funds for the purpose of expanding outreach through additional news programming and public service announcements to better serve the community which will support the recovery of the community from the COVID-19 Pandemic; and declaring an effective date.
28. Consider approval of Resolution 2021-200R, approving an agreement for the provision of services in connection with the proposed owner requested annexation in Case No. AN-21-08 of approximately 21.31 acres of land, generally located at the northwest corner of the W. Centerpoint Rd. and Flint Ridge Rd. intersection; authorizing the City Manager, or his designee, to execute said agreement on behalf of the City; setting a date for a Public Hearing concerning the proposed annexation of said tract of land; and declaring an effective date.

PUBLIC HEARINGS

29. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-66, adopting a budget in the amount of \$260,468,834 for the fiscal year beginning October 1, 2021 and ending September 30, 2022; authorizing certain adjustments to the budget with the approval of the City Manager; approving fiscal year 2021-2022 Capital Improvements Program Projects; adopting a fee schedule; including procedural provisions; and declaring an effective date; consider approval of Ordinance 2021-66, on second of two readings.

Marie Kalka, Finance Director provided a presentation. She stated the 0.01 cent staff suggested increase to the tax rate to 60.30¢ per \$100 valuation = \$655,000. This increase will provide for the following:

Four 911 Telecommunicators (Salaries/Benefits) \$278,500

Three Traffic Officers (Salaries/Benefits) \$277,000

Three leased vehicles with equipment \$77,500

Supplies/IT Equipment/Uniforms \$19,500

Professional Development \$2,500

Total \$655,000

Mayor Hughson opened the Public Hearing at 7:27 p.m.

Those who spoke:

Lisa Marie Coppoletta, expressed concern with neighborhoods being gentrified, concerns with Capital Improvement Projects (CIP), and houses that are not on the historical resources rollout. She expressed concern with transparency and no full disclosure discussion.

There being no further speakers, Mayor Hughson closed the Public hearing at 7:31 p.m.

A motion was made by Council Member Gleason, seconded by Mayor Pro Tem Derrick, to approve Ordinance 2021-66, on the second of two readings. The motion carried by the following vote:

For: 4 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Baker and Council Member Gleason

Against: 3 - Council Member Gonzales, Deputy Mayor Pro Tem Scott and Council Member Garza

41. Consider approval, by motion, of the ratification of the tax rate reflected in the proposed budget of 60.30 cents per \$100 valuation, which will raise more revenue from property taxes than in the previous fiscal year.

A motion was made by Council Member Baker, seconded by Mayor Pro Tem Derrick, to approve the tax rate reflected in the proposed budget of 60.30 cents per \$100 valuation. The motion carried by the following vote:

For: 4 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Baker and Council Member Gleason

Against: 3 - Council Member Gonzales, Deputy Mayor Pro Tem Scott and Council Member Garza

- 30.** Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-71, setting the Tax Rate for the 2021 Tax Year at 60.30 cents on each \$100 of taxable value of real property that is not exempt from taxation; levying taxes for the use and support of the Municipal Government of the City for the fiscal year beginning October 1, 2021, and ending September 30, 2022; providing a sinking fund for the retirement of the bonded debt of the city; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2021-71, on the second of two readings.

Marie Kalka, Finance Director stated Section 1 of the Ordinance needs to be amended to insert cents after 60.30.

Mayor Hughson opened the Public Hearing at 7:36 p.m.

Those who spoke:

Lisa Marie Coppoletta spoke in opposition. She stated the middle class and low income families can't afford these property taxes. She would like council to make an amendment and review the tax rate to be revenue neutral. She expressed concern that citizens will not be able to afford their homes and pay their property taxes.

There being no further speakers, Mayor Hughson closed the Public Hearing at 7:40 p.m.

MAIN MOTION: A motion was made by Council Member Baker, seconded by Mayor Pro Tem Derrick, to approve Ordinance 2021-71, on the second of two readings.

MOTION TO AMEND: A motion was made by Mayor Hughson, seconded by Council Member Gleason, to amend, Section 1 of the Ordinance to strike through the dollar sign and insert the word "cents", the new section will read as follows: SECTION 1. The City Council levies, approves, and orders to be assessed and collected for Fiscal Year 2021-2022 on all property in the corporate limits of the City of San Marcos that is not exempt from taxation, a property (ad valorem) tax at the rate of 60.30 cents per \$100 of taxable value.

The motion carried by the following vote:

For: 7 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Baker, Council Member Gonzales, Deputy Mayor Pro Tem Scott, Council Member Garza and Council Member Gleason

Against: 0

Ms. Kalka noted that the resulting increase for a \$200,000 is \$20.04 per year.

MAIN MOTION: to approve Ordinance 2021-71, on the second of two readings, as amended. The motion carried by the following vote:

For: 5 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Baker, Council Member Garza and Council Member Gleason

Against: 1 - Council Member Gonzales

Absent: 1 - Deputy Mayor Pro Tem Scott

31. Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-76, annexing into the City approximately 22.58 acres of land, generally located at the northwest corner of the Wonder World Dr and Hwy 123 intersection in Case No. AN-21-07; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2021-76, on the first of two readings.

Shannon Mattingly, Director of Planning and Development Services, provided the presentation regarding the annexation at State Highway 123 and Wonder World. She stated the applicant is developing the site for restaurant, convenience store with fuel sales, car wash, and hotel uses.

Mayor Hughson opened the Public Hearing at 8:08 p.m.

Those who spoke:

Lisa Marie Copplett, would like the public to stay for the question and answer session. She inquired about the area being annexed and asked if this is in a flood zone. She inquired about gentrification of neighborhoods due to this project. She expressed concern that there is not much detail on the project. She is concerned with artifacts and if there is an environmental impact study being done.

There being no further speakers, Mayor Hughson closed the Public Hearing at 8:10 p.m.

A motion was made by Council Member Gleason, seconded by Deputy Mayor Pro Tem Scott, to approve Ordinance 2021-76, on the first of two readings.

The motion carried by the following vote:

For: 7 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Baker, Council Member Gonzales, Deputy Mayor Pro Tem Scott, Council Member Garza and Council Member Gleason

Against: 0

- 32.** Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-77, amending the Official Zoning Map of the City in Case No. ZC-21-16 by rezoning approximately 22.58 acres of land, generally located at the Northwest Corner of the Wonder World Drive and Highway 123 Intersection, from “FD” Future Development District to “EC” Employment Center District, or subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2021-77, on the first of two readings.

Shannon Mattingly, Director of Planning and Development Services, provided a presentation regarding the rezoning of approximately 22.58 acres of land, located at the Northwest Corner of the Wonder World Drive and Highway 123 Intersection, from “FD” Future Development District to “EC” Employment Center District. Applicant is proposing a restaurant, office, convenience store with car wash, and hotel. Mayor Hughson noted that there is a church very nearby that is not noted in the staff report.

Mayor Hughson opened the Public Hearing at 8:17 p.m.

Those who spoke:

Lisa Marie Coppoletta, would like council to follow the recommendation of the Planning and Zoning Commission to not allow a truck stop at the location. She expressed concern with the elderly smelling the fumes from the trucks. She also expressed concern regarding possible findings of artifacts.

There being no further comments, Mayor Hughson closed the Public Hearing at 8:20 p.m.

A motion was made by Deputy Mayor Pro Tem Scott, seconded by Council Member Gleason, to approve Ordinance 2021-77, on the first of two readings.

Council held discussion regarding the Planning and Zoning recommendation. Council direction to staff is to discuss with the applicant to restrict several uses via a restrictive covenant and to specify locations of buildings, including the hotel, on the site plan prior to the second hearing.

Council Member Baker inquired regarding impervious cover and asked how

many acres will be covered? Ms. Mattingly stated this will depend on the layout the site with the requirements of no more than 80% impervious cover. Mr. Baker expressed concern with developments not being a tax benefit to the city.

Mayor Hughson asked applicant, Bill Ball, about the hotel and the light manufacturing and/or warehouse uses. Mr. Ball stated the hotel is next to an undeveloped piece of land on Highway 123 and he can restrict the hotel to not be adjacent to the senior living home or the church. The zoning district would allow a truck stop or light manufacturing warehouse but Mr. Ball stated they are not planning to build either on the property.

Mayor Pro Tem Derrick expressed concern about the number of gas pumps at the convenience store.

Council Member Baker would like to see shuttle facilities from the hotel or have CARTS bus stop around the location. Mr. Lumbreras stated he would work with the developer to consider this and adding bus stop locations.

The motion to approve carried by the following vote:

For: 6 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Gonzales, Deputy Mayor Pro Tem Scott, Council Member Garza and Council Member Gleason

Against: 1 - Council Member Baker

33. Receive a staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-78, annexing into the City approximately 390.25 acres of land generally located between Harris Hill Road and the future FM 110 north of Harris Hill Road, in Case No. AN-21-05; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2021-78, on the first of two readings.

Shannon Mattingly, Director of Planning and Development Services, provided a brief introduction regarding annexing into the City approximately 390.25 acres of land for the Whisper South Annexation at 1700 Block of Harris Hill Road.

Mayor Hughson opened the Public Hearing at 8:47 p.m.

Those who spoke:

R.W. McDonald, spoke in favor of the project and is available to answer questions.

Juan Rodriguez, spoke in favor of the project and is available to answer any engineering questions.

Lisa Marie Coppoletta, would like for the developers to be seen on camera.

There being no further speakers, Mayor Hughson closed the Public Hearing at 8:49 p.m.

A motion was made by Council Member Gleason, seconded by Deputy Mayor Pro Tem Scott, to approve Ordinance 2021-87, on the first of two readings.

Mayor Pro Tem Derrick inquired regarding the master drainage plan. Richard Reynosa, Assistant Director of Engineering, stated staff worked with applicant on the development agreement to preserve the floodplain and the bypass channel for a future project to assist with flood mitigation. In regard to the water quality aspect, the applicant as committed to incorporate L14 required for the floodplain. He mentioned the applicant will work with the city on the mitigation and the problems associated with the Blanco and San Marcos River.

The motion to approve carried by the following vote:

For: 6 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Gonzales, Deputy Mayor Pro Tem Scott, Council Member Garza and Council Member Gleason

Against: 1 - Council Member Baker

- 34. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-79, amending the Official Zoning Map of the City in Case No. ZC-21-12 by rezoning approximately 363.72 acres of land, generally located between Harris Hill Road and future FM 110 north of Harris Hill Road, from "FD" Future Development to "CD-3" Character District-3, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date, and consider approval of Ordinance 2021-79, on the first of two readings.**

Shannon Mattingly, Director of Planning and Development Services, provided the presentation regarding the Whisper South rezoning from FD to CD-3 located at 1700 block Harris Hill Road. She mentioned the property is currently vacant and developer plans to have single family homes. She stated the floodplain is located on the southern part of the site.

Mayor Hughson opened the Public Hearing at 8:57 p.m.

Those who spoke:

R.W. McDonald, spoke in favor of the project and is available to questions.

Juan Rodriguez, spoke in favor of the project and is available to questions.

Lisa Marie Coppoletta, expressed concern with traffic and potential flooding. She would like for staff to be on camera while presenting. She stated citizens are concerned with transparency and the bridge needs to be widened.

There being no further comments, Mayor Hughson closed the Public Hearing at 8:59 p.m.

A motion was made by Council Member Gleason, seconded by Deputy Mayor Pro Tem Scott, to approve Ordinance 2021-79, on the first of two readings. The motion to approve carried by the following vote:

For: 6 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Gonzales, Deputy Mayor Pro Tem Scott, Council Member Garza and Council Member Gleason

Against: 1 - Council Member Baker

- 35.** Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-80, amending the Official Zoning Map of the City in Case No. ZC-21-13 by rezoning approximately 34.13 acres of land, generally located on the western side of Harris Hill Road approximately 1,400 feet south of the intersection of Harris Hill Road and Southpoint Drive, from “FD” Future Development District to “CD-4” Character District-4, or subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2021-80, on the first of two readings.

Shannon Mattingly, Director of Planning and Development Services, provided a presentation regarding the rezoning of approximately 34.13 acres of land, located on the western side of Harris Hill Road approximately 1,400 feet south of the intersection of Harris Hill Road and Southpoint Drive, from “FD” Future Development District to “CD-4” Character District-4.

Mayor Hughson opened the Public Hearing at 9:04 p.m.

Those who spoke:

Lisa Marie Coppoletta, expressed concern with neighbors surrounding property. She would like council to make an amendment to add a buffer to protect the neighborhood.

There being no further comments, Mayor Hughson closed the Public Hearing at 9:07 p.m.

A motion was made by Mayor Pro Tem Derrick, seconded by Council Member

Gleason, to approve Ordinance, 2021-80, on the first of two readings. The motion to approve carried by the following vote:

For: 5 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Gonzales, Council Member Garza and Council Member Gleason

Against: 1 - Council Member Baker

Absent: 1 - Deputy Mayor Pro Tem Scott

- 36.** Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-81, amending the Official Zoning Map of the City in Case No. ZC-21-14, by rezoning approximately 72.06 acres of land, generally located on the I-35 turnaround access road approximately 3200 feet south of the intersection of the North I-35 Frontage Rd and Saddle Run Way, from "FD" Future Development District to "EC" Employment Center District, or subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date, and consider approval of Ordinance 2021-81, on the first of two readings.

Shannon Mattingly, Director of Planning and Development Services, provided a presentation regarding the rezoning of approximately 72.06 acres of land, located on Whisper South EC (West of Harris Hill Road) at the 2500 block of North Interstate Highway 35.

Mayor Hughson opened the Public Hearing at 9:13 p.m.

Those who spoke:

Lisa Marie Coppoletta stated she will save her question until the Question and Answer portion of the meeting.

There being no further comments, Mayor Hughson closed the Public Hearing at 9:15 p.m.

Council Member Gleason expressed concern with not having a buffer between Saddlebrook and the employment center. Ms. Mattingly stated there is a 20 foot buffer with single family homes but not on manufactured homes. Mr. McDonald will work with staff to come up with the a transitional buffer prior to the second hearing.

A motion was made by Council Member Gleason, seconded by Council Member Gonzales, to approve Ordinance 2021-81, on the first of two readings. The motion to approve carried by the following vote:

For: 6 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Gonzales, Deputy Mayor Pro Tem Scott, Council Member Garza and Council Member Gleason

Against: 1 - Council Member Baker

37. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-82, amending the Official Zoning Map of the City in Case No. ZC-21-15, by rezoning approximately 16.09 acres of land, generally located on the eastern side of Harris Hill Road approximately 2,400 feet south of the intersection of Harris Hill Road and Southpoint Drive, from “FD” Future Development District to “EC” Employment Center District, or subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date, and consider approval of Ordinance 2021-82, on the first of two readings.

Shannon Mattingly, Director of Planning and Development Services, provided the presentation regarding rezoning approximately 16.09 acres of land, located on the eastern side of Harris Hill Road approximately 2,400 feet south of the intersection of Harris Hill Road and Southpoint Drive, from “FD” Future Development District to “EC” Employment Center District

Mayor Hughson opened the Public Hearing at 9:26 p.m.

Those who spoke:

Lisa Marie Coppoletta, spoke in opposition of the project. She expressed concern that information from the staff report was not addressed. She would like council to not approve this project since Planning and Zoning Commissioners were compelled to vote because it had already been by Council. She mentioned Commissioner Kelsey and Commissioner Agnew expressed concerns with having the multifamily development adjacent to single family homes. She also expressed concern with potential flooding that could occur.

There being no further comments, Mayor Hughson closed the Public Hearing at 9:29 p.m.

A motion was made by Mayor Hughson, seconded by Deputy Mayor Pro Tem Scott, to approve Ordinance 2021-82, on the first of two readings.

Council Member Gleason asked what kind of development will occur? Mr. McDonald stated he is planning to build a multifamily development, perhaps a garden apartment complex. Mr. Gleason asked if there will be services provided to residents. Mr. McDonald stated this project is called Whisper North and it will have gas stations, grocery stores, neighborhood retail and this area will benefit from retail growth.

The motion carried by the following vote:

For: 5 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Gonzales, Deputy Mayor Pro Tem Scott and Council Member Gleason

Against: 2 - Council Member Baker and Council Member Garza

NON-CONSENT AGENDA

- 44.** Hold Discussion on not allowing the homeless to camp out or panhandle in San Marcos city limits or ETJ and what our police need to help with the effort of enforcement, and provide direction to the City Manager.

Bert Lumbreras, City Manager, provided information in the packet regarding what ordinances are in place and how the City handles panhandling and camping.

Deputy Mayor Pro Scott stated the written caption is deceiving. He mentioned with the increase of homelessness, we can't wait to guide better actions or address homelessness. Law enforcement is limited and how it affects homeless creates more problems. He would like the City to take another direction since what is in place now is not working and need to focus on what will work and push those elements. He suggested the city find property and have grant writers to apply for federal funding to build housing.

Chase Stapp, Director of Public Safety, stated it appears that the discussion item is to find effective strategies to help those that are in danger of becoming homeless or those that are houseless more than enforcement? He reminded council of an upcoming work session on October 4 to receive feedback on the effective models that could work in the city and how to use the \$400K of American Rescue Plan (ARP) funds.

Police Chief Standridge provided a website www.texashomelessnetwork.org and search Built for Zero campaign that is a pathway to achieve homelessness in the community.

Mayor Pro Tem Derrick expressed concern with working with property owners will get more citations to the homeless and get them displaced. She is concerned with unhoused neighbors who can't afford citation fines, to end up a warrant and be arrested. An arrest record makes obtaining housing and other things more difficult. She would like to review the needs assessment to make decisions on how to spend the \$400K from the ARP fund. She would like for the city to have a grant writer to work with non profit organizations. She noted there are volunteers assisting some families every day.

Council Member Gonzales noted his concerns about the homeless and wants to ensure we do better than some other cities have done. Deputy Mayor Pro Tem Scott noted that arresting is not the solution and we have to find solutions but we need help with funding from the federal level. Perhaps something similar to a dormitory for some.

Council Member Garza noted the speakers who spoke out tonight during citizen comment and how many people have been or have been close to being without a home at some time in their life. She wants to see a solution and not more policing.

Mr. Lumbreras stated during the October 4 work session we can set the vision to address the needs of unhoused neighbors. He stated discussing what is the right vision and model to invest and how do we align the funding with stakeholders and partners to work together. He stated this is a community issue not City, and citizens should be working with us in terms in finding solutions and realize the vision. There are different levels of assistance needed, such as obtaining a birth certificate and other records needed for employment and the strong need for case management.

The City Council Homelessness Committee is Mayor Pro Tem Derrick, Council Member Gonzales and Council Member Garza.

Mayor Hughson would like to suggest that at the October 4 work session, the council consider asking the Local Homeless Coalition to strongly consider adding a representative that is unhoused to their group if they do not already have this position. 3.34.10 Baker suggests that we not go after people who are camping and/or panhandling. He feels that the police should not prioritize arresting people. Council Member Gonzales is concerned that there be no camping on the side of a busy roadway because that is not safe.

Chief Standridge stated road side solicitation has a huge public safety component. He stated there has to be a level of response, education, and seeking voluntary compliance and when person refuses there has to be some level of enforcement. He mentioned since January through September 15, only 3 arrests out of 88 calls for service, regarding the three arrests two were for warrants and one for public intoxication, nobody has been arrested for solicitation or camping. He advised council that we should be careful with public safety to concede persons can walk in and out of the roadways to solicit.

Council consensus is to provide direction to law enforcement to not

deprioritize arresting homeless that are camping or panhandling.

Council Member Garza noted that mental health issues are an important topic to address along with housing insecurity.

Council Member Baker would like to know if there have been citations or other actions that would separate people from their belongings or pets.

Chief Standridge noted there have been 6 citations this year. He noted that there are organizations that solicit on the roadways and when they move from the curb to walking in between cars, that is a dangerous situation. They educate first. Council Member Baker has heard that some officers are damaging homeless property. Chief Standridge stated he talks to several people who regularly work with those unhoused and has not heard any concerns or complaints on this topic.

Council Member Baker stated people are concerned about the unhoused including their waste and being drunk in public and it shouldn't be different from tubers that also litter, drink in public and use the river for human waste. He noted that one of the main causes of being homeless is the lack of various means of support and resources. He expressed concern that the city is giving money to non profits but not working directly on this problem. He stated there are misconceptions of the homeless neighbors. Mayor Hughson reminded all that there is another round of money from American Rescue Plan funds that could be used, if it fits in the federal guidelines, sometime in the Spring. Mr. Lumbreras noted that we have \$400,000 set aside now. Mayor Hughson asked for minutes from the Local Homeless Coalition for the October 4 work session on this topic.

38. Consider approval of Ordinance 2021-83, on first and final reading, terminating Tax Increment Reinvestment Zone Number Two, City of San Marcos, Texas previously created by Ordinance No. 2005-17; providing for the transfer to the general fund of any funds remaining in the Tax Increment Zone Number Two Tax Increment Fund; providing for the adoption of this ordinance on only one reading; and declaring an effective date.

A motion was made by Council Member Gleason, seconded by Council Member Baker, to approve Ordinance 2021-83 on first and final reading. The motion to approve carried by the following vote:

For: 7 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Baker, Council Member Gonzales, Deputy Mayor Pro Tem Scott, Council Member Garza and Council Member Gleason

Against: 0

39. Consider approval of Resolution 2021-201R, approving an agreement with Enterprise Fleet Management, Inc. through the Texas Interlocal Purchasing System (TIPS) for the lease and maintenance of thirty-five vehicles and the purchase of miscellaneous equipment and maintenance for use by several City departments over a five year period in the estimated amount of \$988,836; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

A motion was made by Council Member Baker, seconded by Council Member Gleason, to approve Resolution 2021-201R.

Mayor Hughson asked how many of these will be electric vehicles? Sabas Avila, Interim Director of Public Works, stated there are no electric vehicles in place for this fiscal year, but we can look at this in the future with council direction. Council provided consensus to move forward with looking into this at a future date.

Deputy Mayor Pro Tem Scott stated we may not have the technology available at this time for some of the vehicles the city would utilize.

Council Member Gleason likes that maintenance is included within this agreement.

The motion to approve carried by the following vote:

For: 7 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Baker, Council Member Gonzales, Deputy Mayor Pro Tem Scott, Council Member Garza and Council Member Gleason

Against: 0

40. Consider approval of Resolution 2021-202R, providing nominations to serve on the Hays Central Appraisal District Board of Directors for a two year term commencing on January 1, 2022; and declaring an effective date.

Mayor Hughson stated she currently serves and she volunteered to serve another 2-year term and, if elected, she would resign once she is no longer an elected official.

Council Member Baker inquired about the duties of the board and if this gives you a position to push back against appraisals. Mayor Hughson stated this board does not have a say in raising appraisals, they only ask about the statistics or the process is with appraisals. She stated they no longer appoint the review board who are now appointed by one of the local judges due to legislation change. She stated they deal with the budget which approves staffing for positions. Council Member Baker asked if the budget is to bring awareness on how to protest. Mayor Hughson stated this information is on the

website.

A motion was made by Council Member Gleason, seconded by Deputy Mayor Pro Tem Scott, to nominate Mayor Hughson to serve on the Hays Central Appraisal District Board of Directors for a two year term commencing on January 1, 2022. The motion carried by the following vote:

For: 7 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Baker, Council Member Gonzales, Deputy Mayor Pro Tem Scott, Council Member Garza and Council Member Gleason

Against: 0

- 42.** Discuss and consider appointment(s) to fill vacancies on the Ethics Review Commission, and provide direction to staff.

Mayor Hughson nominated Carol Garcia to serve on the Ethics Review Commission.

Council Member Garza nominated Mariah Contreras to serve on the Ethics Review Commission.

Following a roll call vote, Carol Garcia received a majority of votes and was appointed to serve on the Ethics Review Commission.

- 43.** Hold discussion regarding Council Members receiving event tickets to funded and non-funded events that the City allocates money towards or supports, and provide direction to the City Manager.

Deputy Mayor Pro Tem Scott stated that when he was previously on Council, any time an event was funded with money by the City, council members would receive tickets. Mayor Hughson stated that Council should also receive invites to any events that the City funds. She stated some concern if the tickets are considered gifts as we have rules about receiving gifts, but if there is a requirement to provide tickets then this takes care of the gift giving concern.

Council Member Baker stated each council member receives a sizeable salary and they should be able to pay for these events throughout the year. He does not feel it is appropriate to accept something for free, just because they are elected officials. Council Member Baker stated he is okay with being invited to events, but does not feel this should be required.

Council Member Gleason stated there is no issues with appearing at events, he likes to observe for any safety issues, see how the money is being spent, is it good for the community, and overall how it the event is run.

Council Member Garza stated that much of her salary is used to purchase tickets for events for other people in the community.

Mayor Hughson stated she does not accept the full stipend, but she does want to know if the event is well attended and if it is a worthwhile event to continue funding. She also stated that the City funds other things that do not come before Council. She inquired specifically about the Convention and Visitor Bureau and Arts Funds.

Rebecca Ybarra Ramirez stated that the CVB and Arts Commission do issue various funding for events and programs. She stated some in-kind donations are made to organizations that create "heads in beds." She also stated most Art Commission funded events are not ticketed events.

Council Member Baker would like to receive information about the dollar value of these tickets. He expressed concern with these events turning into campaigning opportunities.

Upon completion of discussion, council provided consensus to move forward with a requirement that tickets be provided to council members for any city funded events or programs.

EXECUTIVE SESSION

45. Executive Session in accordance with the following:

- A. Sec. §551.071 of the Texas Government Code: Consultation with Attorney: To receive legal counsel regarding state law preemption of city ordinances regulating the sale or use of single-use packages and containers.
- B. Sec. §551.071 of the Texas Government Code: Consultation with Attorney: To receive advice of legal counsel regarding the Purchase and Sale Agreement with Pursuant Ventures Development, LLC for the San Marcos Sportsplex Project.
- C. Sec. §551.071 of the Texas Government Code: Consultation with Attorney: to receive legal advice regarding the contract with Together for a Cause.
- D. Sec. §551.074 of the Texas Government Code: Personnel Matters: to discuss the City Manager Search Process.

Mayor Hughson stated Executive Session was held earlier this afternoon during the work session meeting and it is not needed at this time.

ACTION/DIRECTION FROM EXECUTIVE SESSION

- 46. Consider action, by motion, or provide direction to Staff regarding the following Executive Session item held during the Work Session and/or Regular Meeting:**
- A. Sec. §551.071 of the Texas Government Code: Consultation with Attorney: To receive

legal counsel regarding state law preemption of city ordinances regulating the sale or use of single-use packages and containers.

B. Sec. §551.071 of the Texas Government Code: Consultation with Attorney: To receive advice of legal counsel regarding the Purchase and Sale Agreement with Pursuant Ventures Development, LLC for the San Marcos Sportsplex Project.

C. Sec. §551.071 of the Texas Government Code: Consultation with Attorney: to Receive Legal Advice regarding the contract with Together for a Cause.

D. Sec. §551.074 of the Texas Government Code: Personnel Matters: to discuss the City Manager Search Process.

Mayor Hughson stated direction was provided to staff on items A, B, and C and any action will be brought forward at a future meeting. Mayor Hughson stated that on item D, Council will begin with an internal search, but this was not a unanimous decision of Council.

VI. Question and Answer Session with Press and Public.

Lisa Marie Coppoletta inquired about the tax rate. She expressed her appreciation to Council for their conversation on the homelessness discussion. She stated she has had a friend that couldn't pay her property tax and staff reached out to her and asked if she would be interested in selling her house so it could be used for affordable housing. She asked if there is data related to the causation of homelessness in our community? Mr. Lumbreras stated there is not an in-depth analysis that has been completed. Mr. Stapp stated that at the last meeting an Interlocal Agreement with Texas State University was approved and the assessment that will be conducted will likely address these questions. Mr. Stapp stated he does not have the specifics of the question on the report at this time. Ms. Coppoletta has asked that this report be made public once it is finalized.

Claudia Zapata, she was part of the group that was outside this evening that was in opposition to a camping ban. She expressed her appreciation with the how the conversation went on item #44 and likes that council supports not criminalizing homelessness. She wants to know what mechanisms are in place for the homeless coalition so there is greater accountability. She wants to make sure the homeless population's voices are hear. She also asked what is best way for citizens to provide input in preparation of the October 4th work session discussion. She provided information and stated that 1 out of 7 college students suffer from housing instability. She would like the City to work with Texas State to ensure we assist those students. Mr. Lumbreras stated those questions will be answered during the work session on October 4th.

VII. Adjournment.

A motion was made by Deputy Mayor Scott, seconded by Council Member

Gonzales, to adjourn the regular meeting of the City Council on Tuesday, September 21, 2021 at 11:09 p.m. The motion carried by the following vote:

For: 7 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Baker, Council Member Gonzales, Deputy Mayor Pro Tem Scott, Council Member Garza and Council Member Gleason

Against: 0

Tammy K. Cook, Interim City Clerk

Jane Hughson, Mayor