



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes City Council

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Tuesday, September 18, 2018

3:00 PM

City Hall Conference Room

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### 630 E. Hopkins - Work Session

#### I. Call To Order

**With a quorum present, the work session meeting of the San Marcos City Council was called to order by Mayor Thomaides at 3:00 p.m. Tuesday, September 18, 2018 in the City Hall Conference Room, 630 E. Hopkins, San Marcos, Texas 78666.**

#### II. Roll Call

**Present:** 7 - Mayor Pro Tem Lisa Prewitt, Council Member Saul Gonzales, Deputy Mayor Pro Tem Scott Gregson, Council Member Melissa Derrick, Council Member Jane Hughson, Mayor John Thomaides and Council Member Ed Mihalkanin

#### PRESENTATIONS

1. Receive a Staff presentation and hold discussion regarding the Local Regulation of Vehicle Immobilization Devices (Boots) by private entities or individuals within the City Limits, and provide direction to Staff.

**Chase Stapp, Chief of Police, provided the City Council with the presentation regarding the local regulation of vehicle immobilization devices by private entities or individuals within the City limits.**

**Chief Stapp reviewed the objectives:**

- To share information and discuss the City's options for regulating the use of vehicle boots within the city limits in advance of such practices becoming commonplace within the city.
- To protect residents and visitors from unreasonable fees and practices related to the private use of vehicle boots

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**Chief Stapp reviewed the current conditions**

- Only limited paid short-term lots currently exist
- Guadalupe at Hutchison
- Old Frost Bank lot on Guadalupe

**Currently, unauthorized vehicles may be towed**

**– City Ordinance governs non-consent towing**

Chief Stapp reviewed potential concerns related to parking pressure in the downtown area remaining high, a recent change to State law could allow excessive fees for boot application and removal if not locally regulated, and if no limits exist, predatory practices could become a concern. Chief Stapp provided that he has been unable to find an example ordinance in another City.

Chief Stapp provided options for the Council to consider. He provided that the Council could limit fees based upon those currently found in our non-consent towing ordinance, prohibit booting altogether, or do nothing and continue to rely on towing only.

Chief Stapp provided the staff recommendation to use our current fee caps for towing as a guide for booting fees: current tow fees: \$75 non-consent tow, \$50 show-up fee, set maximum boot removal fee at \$50 with a maximum one per instance & vehicle, and Incorporate the requirements of TX Occupations Code Sec. 2308.257 and 2308.258.

**Council provided direction to move forward with Staff's recommendations.**

2. Receive a presentation and hold discussion regarding the City Hall Campus Redevelopment and development options, and provide direction to Staff.

Bert Lumbreras, City Manager, provided a brief introduction and introduced Chappell Jordan, Principal of Buildings and Infrastructure with Jacobs and David Syphard, Vice President with Jacobs who provided the Council with the presentation.

Mr. Jordan informed the Council that he and Mr. Syphard would be covering the following: City Hall Campus objectives, development options, reviewing what a Public Private Development is, how it works and why it is used. They also reviewed the pros and cons, how it would be applied to San Marcos and the next steps moving forward.

Mr. Jordan reviewed the City Hall Campus objectives:

- Develop long-term programmatic requirements for City Hall
- Relocate/consolidate Public and Community Services
- Determine strategies to capitalize on remaining City Hall site area for potential City and/or Private development.
- Develop comprehensive plan to encompass City properties to activate area

and create true identifiable “Gateway to the City”: City Hall, Library, Recreation Center and Park.

Mr. Jordan provided the development options:

- **Technical Delivery:**
  - o Develop a single City Hall building with potential overbuild to meet long term needs and/or for potential lease.
  - o Consider comprehensive City Hall Campus development approach based on the creation of a Campus Master Plan.
- **Delivery Models:**
  - o City Self-funds all
  - o City self-funds none in favor of 3rd party engagements
  - o City forms Public/Private cooperative partnerships

Mr. Syphard reviewed what a Public Private Cooperation is and provided examples of the following: Private maintenance and operations, Operation of public roads and highways, Privatization of utilities such as power and water, and Government land lease for real estate development.

Mr. Syphard reviewed the typical structure of how they work, why they are used, and the pros and cons of using a Public Private Cooperation.

Mr. Jordan reviewed how the Public Private application would work for the City of San Marcos City Hall Campus Revitalization project. He provided for consideration the following:

- Create a City presence
- Provide necessary City government space as well as potential overbuild
- Create a gateway
- Connect properties
- Thoroughfare development
- Trail/River connectivity

Discussion was held regarding development of a single City Hall building with potential overbuild to meet long term needs and/or for potential lease and how that would be built out.

Mr. Lumbreras stated that one thing to consider is growth rate and overbuilding being important for the future. He stated that consideration of overbuilding is important with our growing organization.

Mr. Jordan provided that the available site is 14.75 acres. The new City Hall

would be about 5 acres and long term expansion would be about 3 acres.  
Developable land is 6.75 acres and buildable land is 4 acres.

**Mr. Jordan provided the next steps would be to proceed with City Hall  
Campus Revitalization Master Plan:**

- o Gateway from I-35 to Town Square
- o Connectivity to other City assets (Library/Rec/Park)
- o Coordination of transportation / trails
- o Activation of additional property not required for City Hall
- o Potential additional land acquisition
- o Leverage funds for infrastructure or other development
- o Validate optimum delivery models

**Discussion regarding the consideration of potentially selling any unused  
portions of city land.**

**Mr. Jordan provided that the next steps will be soliciting Master Plan Services  
in October 2018 and awarding the Master Plan Services contract in December  
2018.**

**Discussion was held regarding getting pricing related to the construction of a  
sky bridge over Hopkins Street.**

## **EXECUTIVE SESSION**

3. Executive Session in accordance with Section §551.087 of the Texas Government Code: Economic Development - to receive a briefing and deliberate regarding the potential offer of Economic Development Incentives to Project World Series; and in accordance with Section §551.074 of the Texas Government Code: Personnel Matters - to receive a briefing and deliberate regarding the Municipal Court Judges' Contracts.

**A motion was made by Council Member Hughson, seconded by Council  
Member Gonzales, to enter into Executive Session at 4:15 p.m. The motion  
carried by the following vote: The motion carried by the following vote:**

**For: 7 -** Mayor Pro Tem Prewitt, Council Member Gonzales, Deputy Mayor Pro Tem  
Gregson, Council Member Derrick, Council Member Hughson, Mayor Thomaidēs  
and Council Member Mihalkanin

**Against: 0**

**III. Adjournment.**

**Mayor Thomaidēs adjourned the Work Session of the San Marcos City  
Council at 5:30 p.m.**

**Jamie Lee Case, TRMC, City Clerk**

**John Thomaides, Mayor**