



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes City Council

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Monday, September 30, 2019

6:00 PM

City Council Chambers

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630 E. Hopkins

### 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 6:07 p.m. Monday, September 30, 2019 in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666.**

### II. Roll Call

**Present:** 7 - Mayor Pro Tem Lisa Prewitt, Council Member Saul Gonzales, Council Member Melissa Derrick, Mayor Jane Hughson, Mayor Pro Tem Ed Mihalkanin, Council Member Joca Marquez and Deputy Mayor Pro Tem Mark Rockeymoore

### III. Invocation

**Pastor Peter Dusan with the Spring Church provided this evening's invocation.**

### IV. Pledges Of Allegiance - United States And Texas

**5th Grade Student, Travis Alvarez, with San Marcos Preparatory School led the assembly in the pledges of allegiance.**

### V. 30 Minute Citizen Comment Period

**Diana Baker, thanked council for their service and listening to the concerns of citizens. She remembers the promises made by the former Planning Director regarding the adoption of the SmartCode and how it would guarantee sustainability. Instead we got many loopholes, broken promises and big messes left for us to clean up. She spoke on the demolition delay and finds it ironic that the same people that oppose this are the same that were responsible for building many of the abuses we are beginning to see. Demolition delay should be the last resort. There should be few surprises for demolition delay. There are not many truly historic properties and staff should be able to determine if a shed or another building on a property is historic within 72 ours. Demolition delay is one of many protections that will be needed to be included in the code update. You are facing a monumental task, please don't get discouraged, we are counting on you to be the Council that fixed it.**

**John David Carson, spoke on item #21 that relates to the assignment of a**

**Development Agreement with Buie Tract.** In 2009 a development agreement was created and was modified in 2013 for Capstone Cottages. He provided the breakdown of the Buie Tract which consists of 103 acres of dedicated park land, 5 acres to the Franklin HOA, 33 acres to Capstone Cottages, and this is the remaining 10 acres. 71 units will be assigned to with a limit of three bedrooms per unit. No rent by the bedroom will be allowed. In addition, building heights shall not exceed one story in the portion of the Mixed Use area on the west side of Craddock Avenue that abuts the Franklin Square neighborhood. All buildings must be brought to the street edge of Craddock, and requires ground floor office or retail be included. This requires approval by Council of an assignment. He is requesting a clarification one item and a change in another. They would like to remove the requirement for ground floor retail of every unit and amend the language referring to the Craddock Street edge to allow public easements to be included. He will be here this evening, if Council has any questions.

Thea Dake, thanked Council for their due diligence to help our City get out of a lot of messes. She spoke in opposition of the 75 Sylvan CUP. She stated this project has brought problems from the beginning and asked how much student housing do we need? Council subcommittees and citizen boards have issues with this project. She asked that our needs be put before an out of town developer. She stated that San Marcos needs more single family, owner occupied homes that are affordable. She asked that we please deny this CUP, and get this project on the path for reasonable development.

Roland Saucedo, thanked Council for their service and spoke on item #20. He asked that the 75 Sylvan CUP be denied. This is a disaster waiting to happen and there is no way the Fire Department would be able to evacuate or get to other floors safely. He reminded council of the fire at Iconic Village. We can not let something like this happen again. This is not compatible to our downtown and does not help the downtown business owners. There is not adequate lighting on our streets. Please think about this and deny this project and CUP. It will save lives.

Kelly Stone, spoke on Cape's Dam and was recognized at a sustainable place making event this weekend. She noted that somebody in the lobby commented on her Ray Bradbury story from last week. She said her outreach may be working. The dam is talked about at Commissioner's court and finally we will have a meeting on October 15th during the Work Session. It is to hear a presentation on a rendering of what it could look like if the dam was preserved. Why are we not seeing multiple options? The City of Columbus

Ohio removed 7 dams because they knew they wrong in the past and it messed up the environment. They got 33 acres of parkland because of the removal of these dams. She stated that some believe removing the dam would remove the river. It will not remove the river. She stated we should make a deal with the woods so people could park there to visit the parkland and Brady's run.

Laura Hughes, thanked Council for the good job they are doing and thanked those that voted for the no kill initiative. She stated the animal shelters are full everyday and yet we don't go to the source of it. We have to go to source of the problem and focus on spay and neuter or we will never get this under control. We could bring Emanicpet into the City and sponsor a spay and neuter clinic once a month. We know the income of our citizens and many are poor but they love their animals and Council can help with this solution. We could partner with P.A.L.S for vouchers for low cost spay and neuter. The cats in the shelter are confined and they are then euthanized. Thank you for the no kill initiative.

Ryan Patrick Perkins, quoted E.E. Cummings "To be nobody-but-yourself - in a world which is doing its best, night and day, to make you everybody else - means to fight the hardest battle which any human being can fight; and never stop fighting." He asked Council to keep fighting. In 1966 Lyndon B. Johnson signed the National Historic Preservation Act into law this created the National Register of Historic Places. Design standards and scale are important and this place matters. Preservation is not about longing for the past of resisting progress, it's about voting on the past toward the future. Urban redevelopment, urban revitalization, defense of neighborhoods, integrity and authenticity of place are critical issues facing our community. We are not asking you to stop growth, we are asking for protection of what makes this community special. Our identity of place, our neighborhoods, small businesses and our cultural assets, those are important. Trust must be earned and stick with the will of the people. It is hard to garner trust when you throw out the plan and calling us crazy and antigrowth is gas lighting. We are tired of the staff's continued proposals that are contrary to the will of the people. He is 100% against student purposed housing. He is not opposed to students but opposed to Corporations that financialize purpose built student hotels. Please deny this Conditonal Use Permit (CUP).

Billy Ray Callahan, stated that we have a crisis that is hard to comprehend. He stated that he left notes for and encouraged Council to view a video that aired on September 10th. He addressed his concern for his property at 727 Center Street is an eye sore and planning has sent out staff to see if there is Historical

significance and he has pictures of what he wants his property to look like to keep planning off his back. He asked council to contact Sarah Simpson because she is an elegant architect.

## **CONSENT AGENDA**

**A motion was made by Council Member Gonzales, seconded by Council Member Mihalkanin, to approve the consent agenda with the exception of items # 4, 10, which were pulled and considered separately. The motion carried by the following vote:**

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

**Against:** 0

1. Consider approval, by motion, of the following meeting Minutes:
  - A. June 26, 2019 - Budget Workshop Meeting Minutes
  - B. June 27, 2019 - Budget Workshop Meeting Minutes
  - C. June 27, 2019 - Special Meeting Minutes
  - D. September 3, 2019 - Work Session Meeting Minutes
  - E. September 3, 2019 - Regular Meeting Minutes
2. Consider approval of Ordinance 2019-29, on the second of two readings, amending Section 34.822(A) of the San Marcos City Code, by extending the date by which an application for Long Term Rental Registration must be completed and the date that the initial term of the registration expires; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.
3. Consider approval of Ordinance 2019-30, on the second of two readings, repealing Section 18.120 of the San Marcos City Code pertaining to the issuance of a variance to allow dogs in outdoor eating areas because Texas Health and Safety Code Section 437.025 now allows restaurant customers to bring dogs into outdoor dining areas under certain specified conditions and preempts more stringent local ordinances on this subject; and providing an effective date.
4. Consider approval of Resolution 2019-189R, ratifying a contract with the Lower Colorado River Authority ("LCRA") for trimming and removal of trees adjacent to various electric lines and facilities in the estimated amount of \$465,544.80, as authorized under the terms of a previously approved Interlocal Agreement with LCRA for maintenance of electric facilities; ratifying the execution of the contract and authorizing the City Manager, or his designee, to execute any associated documents on behalf of the city; and declaring an effective date.

**A motion was made by Council Member Mihalkanin, seconded by Mayor Pro Tem Prewitt, to approve Resolution 2019-189R.**

**There was discussion on how many trees were removed. Staff informed them that 475 trees are to be removed and a majority of these are in an easement or right-of-way, but some are on private property.**

**There was a question on how citizens were notified. Staff stated a press release was made in July and door hangers were placed on doors.**

**There was a question regarding where the tree wood is recycled. There is a facility in Kyle and this was noted in the press release. This information can be found on the website. The motion carried by the following vote:**

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

**Against:** 0

5. Consider approval of Resolution 2019-187R, approving an Interlocal Agreement with the Guadalupe-Blanco River Authority (GBRA) that provides for participation by GBRA in the costs for design and construction of storage, pumping and piping facilities and appurtenances that will enable delivery of water from the Alliance Water Regional Authority System to the San Marcos Regional Water Treatment Plant; authorizing the City Manager to execute the agreement on behalf of the City; and declaring an effective date.
6. Consider approval of Resolution 2019-188R, approving amendment No. 1 to the first amended and restated Regional Project Agreement with the Guadalupe-Blanco River Authority (GBRA) to provide for additional treated groundwater from the Carrizo-Wilcox Aquifer made available by the Alliance Regional Water Authority; authorizing the City Manager to execute said amendment; and declaring an effective date.
7. Consider approval of Resolution 2019-190R, approving the award of a Construction Contract to the Brandt Companies, LLC for upgrades to the Redwood, McCarty, and Strahan Electric Substations in the Amount of \$1,870,206.58; authorizing the City Manager, or his designee, to execute the contract and associated documents on behalf of the City; and declaring an effective date.
8. Consider approval of Resolution 2019-191R, approving Amendment No. 4 to the WIC Program Funding Contract with the Texas Health and Human Services Commission (HHSC) increasing the per participant reimbursement rate from \$13.76 to \$14.18; authorizing the City Manager or his designee to execute the contract amendment on behalf of the City; and providing an effective date.
9. Consider approval of Resolution 2019-192R, approving the appointment of Midwest Veterinary Supply and Patterson Veterinary as the supply companies to provide veterinary supplies and medication for the San Marcos Regional Animal Shelter in the estimated not-to-exceed amount of \$135,000; authorizing the Purchasing Manager to execute associated purchasing documents on behalf of the City; and declaring an

effective date.

10. Consider approval of Resolution 2019-193R, approving an agreement between the City and Hays County Animal Hospital, PC for the provision of professional veterinary services for animals under the care and supervision of the San Marcos Regional Animal Shelter in an annual amount not-to-exceed \$140,000.00 for the initial one-year term with options to renew for up to five years for a total contract price of \$625,000.00; authorizing the City Manager or his designee to execute the professional services agreement; and declaring an effective date.

**A motion was made by Mayor Hughson, seconded by Council Member Rockeymoore, to postpone Resolution 2019-193R to the October 15, 2019 City Council Meeting for corrections to the agenda posting. The motion carried by the following vote:**

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

**Against:** 0

11. Consider approval of Resolution 2019-194R, approving a grant agreement with The Recycling Partnership, a 501(c)(3) organization, to accept a cash grant in the amount of \$25,000 and an in-kind grant valued at \$75,000 to assist the City with methods to increase recycling and reduce contamination at multifamily properties; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.
12. Consider approval of Resolution 2019-195R, awarding a design contract to Cobb, Fendley & Associates, Inc., of 505 East Hunterland Drive, Suite 100, Austin, Texas; for the Reconstruction of Downtown Alleys: Kissing Alley preliminary engineering, and field services, in the estimated amount of \$148,298.00; authorizing the City Manager or his designee to execute the appropriate purchasing documents on behalf of the City; and declaring an effective date.

**MOTION TO RECONSIDER: Following Item #18, a motion was made by Mayor Pro Tem Prewitt, seconded by Council Member Mihalkanin, to reconsider Resolution 2019-195R. The motion carried by the following vote:**

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

**Against:** 0

**Mayor Pro Tem Prewitt asked to reconsider this as she has concerns with the price of the construction. Staff will follow up.**

**A motion was made by Mayor Pro Tem Prewitt, seconded by Council Member Mihalkanin, to postpone this item to the October 15, 2019 City Council**

**meeting. The motion carried by the following vote:**

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

**Against:** 0

13. Consider approval of Resolution 2019-196R, awarding a construction contract to Ultimate Roofing Systems for the replacement of the roof at the Police Department in the amount of \$206,903.21, the roof at the Charles S. Cock House in the amount of \$33,291.57, the roof at Fire Station #1 in the amount of \$31,014.12, the roof of the Commemorative Air Force Building at the San Marcos Regional Airport in the amount of \$178,580.54 and the partial replacement of the roof at Fire Station \$5 in the amount of \$12,107.12 through the Texas Interlocal Purchasing System Cooperative (Contract No. 2092415); authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.
14. Consider approval of Resolution 2019-182R, approving a Public Transit System Interlocal Agreement with the Capital Area Rural Transportation System ("CARTS") for CARTS to provide transit services on behalf of the City in the San Marcos urbanized area, with the amount not to exceed \$1,700,000; 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 2019-198R, amending the City's service agreement with the San Marcos Area Chamber of Commerce to authorize additional funding of \$24,000 for a total contract price of \$50,100; authorizing the City Manager or his designee to execute the amendment on behalf of the City; and declaring an effective date.

**PUBLIC HEARINGS**

16. ZC-19-08 (McGehee Rezoning) Hold a public hearing and consider a request by the City of San Marcos for a zoning change from "P" Public/Institutional to "SF-4.5" Single Family District - 4.5 for approximately 0.309 acres, more or less, legally known as Lots 18,19, and 20, JQ Cliett First Addition, located in the 700 Block of McGehee Street, San Marcos, Texas. (S.Caldwell)

**Shannon Mattingly, Director of Public Services, provided a brief presentation regarding the rezoning of 1909 Dutton Drive. The request is to re-zone to CD-4, which allows primarily for residential development with some limited retail on corner lots. The applicant would like to build a condominium "for sale" product consisting of 11 residential units. There is an existing public utility easement located along Dutton Drive that required the approval of a variance to allow an additional 3 feet for the primary building setback. This request was presented to the Zoning Board of Adjustments on September 19th and approved.**

**John David Carson spoke briefly on the project.**

**Mayor Hughson opened the Public Hearing at 6:47 p.m.**

**Those who spoke:**

**Ryan Patrick Perkins, express his support of this project. This is the right kind of project in the right place.**

**Roland Saucedo, expressed his support of this zoning change. As a member of the workforce housing taskforce he stated this is what our community needs. He likes the concept of a studio space and this is perfect for an entrepreneur.**

**Diana Baker, believes this is a good project.**

**There being no further comments, Mayor Hughson closed the Public Hearing at 6:49 p.m.**

**Council expressed their support and excitement for this project.**

**A motion was made by Council Member Mihalkanin, seconded by Council Member Derrick, to approve Ordinance 2019-31, on the first of two readings. The motion carried by the following vote:**

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

**Against:** 0

- 17. Receive a Staff presentation and hold a Public Hearing to receive comments for or against the annexation into the City of approximately 92.787 acres of land generally located in the 1900 block of Redwood Road between State Highway 123 and Old Bastrop Road.**

**Shannon Mattingly, Director of Development Services, provided a brief presentation on the request for a voluntary annexation submitted by Moeller and Associates for approximately 92.787 acres along Redwood Road.**

**The City of San Marcos will provide water and wastewater services at the site. The developer will be responsible for extending water and wastewater facilities through the site. Bluebonnet Electric Cooperative will provide electric service to this development.**

**The City of San Marcos will provide Police, Fire, and EMS services to the site.**



**Below is the schedule for this annexation, which complies with the Texas Local Government Code requirements.**

**City Council Resolution: September 3, 2019 (Approved)**

**City Council Public Hearing (no action): September 30, 2019 (Today)**

**City Council Public Hearing Ordinance 1st Reading: October 15, 2019**

**City Council Ordinance 2nd Reading: November 6, 2019**

**Mayor Hughson opened the Public Hearing at 6:56 p.m.**

**Those who spoke:**

**Roland Saucedo, expressed his support of this annexation.**

**There being no further comments, the Mayor closed the Public Hearing at 6:58 p.m.**

**No action this evening. The first reading of the Ordinance will be held on October 15th.**

- 18. Receive a Staff presentation and hold a Public Hearing to receive comments for or against the annexation into the City of approximately 102.434 acres of land generally located at 2357 Redwood Road.**

**Shannon Mattingly, Director of Development Services provided brief presentation stating this is similar to item #17, with the same schedule for annexation, but the annexation is for 102.434 acres along Redwood Road.**

**Mayor Hughson opened the Public Hearing at 6:59 p.m.**

**Those who spoke:**

**Roland Saucedo, expressed his support of this annexation.**

**There being no further comments, Mayor Hughson closed the Public Hearing at 7:00 p.m.**

**No action this evening. First reading of the Ordinance will be on October 15th.**

## **NON-CONSENT AGENDA**

- 19. Consider approval of Ordinance 2019-32, on first and final reading, amending Ordinance No. 2019-19 that established a 90-day waiting period before a permit may be issued for**

the demolition or removal of certain buildings that are identified as medium or high preservation priority buildings or at least 80 years old; exempting parts of such buildings that do not contribute to their historic significance from the 90 day waiting period; extending the duration of the Ordinance; including procedural provisions; providing for the adoption of this Ordinance on only one reading as an emergency measure; and declaring an effective date.

**A motion was made by Council Member Rockeymoore, seconded by Council Member Derrick, to approve Ordinance 2019-32, on first and final reading.**

**Shannon Mattingly, Director of Development Services provided brief update on this item. On June 27, 2019, the City Council adopted a temporary ordinance establishing a 90-day waiting period for demolition of medium and high preservation priority buildings as identified in the Historic Resources Survey and buildings at least 80 years of age. The City Council directed the Historic Preservation Commission (HPC) to develop a recommendation for a permanent ordinance concerning demolition of historic aged buildings for consideration by the City Council. The HPC approved a draft ordinance at their August 28, 2019 Special Meeting. The draft ordinance was presented at a public hearing at the September 10, 2019 Planning and Zoning Commission meeting. The Planning and Zoning Commission postponed their recommendation on the draft ordinance to their October 8th Regular Meeting. Ordinance 2019-19 expires on October 25, 2019, 120 days from adoption, necessitating an extension of it. The words "or addition to" is being removed throughout the Ordinance.**

**The motion carried by the following vote:**

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

**Against: 0**

- 20. Receive a Staff presentation and consider Resolution 2019-120R, approving a request for a Conditional Use Permit (CUP-19-11) to allow a Purpose Built Student Housing Development in the 100 Block of South Guadalupe Street between West San Antonio Street and West MLK Drive; authorizing City Staff to Issue a Conditional Use Permit Consistent with this Resolution; and declaring an effective date; and consider approval of Resolution 2019-120R.**

**A motion was made by Council Member Mihalkanin, seconded by Council Member Derrick, to deny Resolution 2019-120R.**

**Shannon Mattingly, Director of Development Services, stated that the Gilbane Development Company no longer has the properties under contract, however**

**the property owners have given permission to move forward and they no longer have an interest in further negotiations.**

**Council Member Rockeymoore asked what the developer is able to develop on that property if we were to deny this evening. Ms. Mattingly stated they would be able to develop under CD-5D zoning which is multi-family and there is a limitation of 3 bedrooms.**

**The motion to deny carried by the following vote:**

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

**Against:** 0

- 21.** Consider approval of Resolution 2019-185R, approving a Partial Assignment of a Development Agreement from Craddock Avenue Partners, L.L.C. to Carson Diversified Land, L.P. for an approximately 10 acre undeveloped portion of the Buie Tract located along Craddock Avenue at Bishop Street; modifying the Development Agreement by eliminating the requirements that all buildings be brought to the street edge of Craddock Avenue and contain ground floor retail or office space, and by eliminating the requirement that future assignments must be approved by the City; approving any other conditions to the assignment or modifications to the development agreement as may be imposed by the City Council; authorizing the City Manager to execute the partial assignment on behalf of the City; and declaring an effective date.

**MAIN MOTION: a motion was made by Council Member Rockeymoore, seconded by Mayor Pro Tem Prewitt, to approve Resolution 2019-185R.**

**MOTION TO AMEND: a motion was made by Mayor Pro Tem Prewitt, seconded by Council Member Gonzales, to amend Resolution 2019-185R, by revising Section 4 (a) of the development agreement.**

**Buildings Along Craddock. Subsection B.1 of the Original Agreement shall be deleted in full and replaced with the following:**

**Buildings in the Phase 1 MU tract must include, in the aggregate, at least 5,000 square feet of retail/office space. Future platted lots within in the Phase 1 MU tract abutting Craddock Street must include a principal building brought to the street edge of Craddock Street, said street to include any public easement grants to which the applicable lot is subservient.**

**The motion carried by the following vote:**

**For:** 6 - Mayor Pro Tem Prewitt, Council Member Gonzales, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez and Deputy Mayor Pro Tem Rockeymoore

**Against:** 0

**Recused:** 1 - Council Member Derrick

**MAIN MOTION: to approve Resolution 2019-185R, as amended. The motion carried by the following vote:**

**For:** 6 - Mayor Pro Tem Prewitt, Council Member Gonzales, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez and Deputy Mayor Pro Tem Rockeymoore

**Against:** 0

**Recused:** 1 - Council Member Derrick

22. Consider a request by the Zoning Board of Adjustments to refund Carson Haysco Holdings, LP for the cost of the application fee for their variance request (VR-19-04), in an amount not to exceed \$721.00, and provide direction to the City Manager.

**A motion was made by Council Member Derrick, seconded by Council Member Mihalkanin, to approve the request by the Zoning Board of Adjustments to refund Carson Haysco Holdings, LP for the cost of the application fee for their variance request (VR-19-04), in an amount not to exceed \$721.00. The variance was needed because our code calls for buildings to be no further than 12 feet from the property line, but there is a utility easement requiring 15 feet of space. This is not the fault of the applicant. The motion carried by the following vote:**

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

**Against:** 0

23. Consider the appointment, or appointments, of the City of San Marcos' representative(s) to the Capital Area Council of Governments (CAPCOG) General Assembly, and provide direction to staff.

**A motion was made by Council Member Mihalkanin, seconded by Deputy Mayor Pro Tem Gonzales to approve the appointment of Mayor Hughson, Council Member Derrick, and Chase Stapp to serve on the CAPCOG General Assembly. The motion carried by the following vote:**

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

**Against:** 0

24. Hold discussion regarding City Council Work Sessions, and provide direction to the City Manager.

**Council held discussion regarding the City Council Work Sessions. Council Member Mihalkanin began the conversation and expressed his concern regarding the amount of information presented during a Work Session and the limited amount of time Council has to review and deliberate. These sometimes become counterproductive. He respects Staff time and adding an additional meeting could be burdensome, but he wants Council to have enough time for deliberation.**

**Mayor Hughson stated that packet is a lot of information for those that work. She thanked Staff for posting the Work Session packets to Council and to the public during the off week which has been done for at least 3 works sessions now.**

**There was discussion of scheduling these meetings at different dates, times, and locations but no final consensus was made at this time. After Council addressed all their concerns, Staff will now review options and provide a recommendation at a later time.**

25. Hold discussion regarding the setting of the City Council 2020 Meeting Calendar, and provide direction to Staff.

**Jamie Lee Case, City Clerk provided a proposed Council meeting calendar for 2020. Mayor Hughson stated that this calendar allows the Finance team more time regarding the receipt of the tax rolls and the scheduling of the final Budget Workshop. There are no Monday evening meetings scheduled for 2020. The City Clerk will bring back a Work Session calendar as well. Council provided no objections to the proposed calendar as presented.**

#### **EXECUTIVE SESSION (if necessary)**

26. Executive Session in accordance with the following Government Code Sections:
- A. Section § 551.087 - Economic Development: to receive a staff briefing and deliberate regarding the creation of Hays County Municipal Utility District No. 8.
  - B. Section 551.087 - Economic Development: to receive a staff briefing and deliberate regarding Project World Series.
  - C. Section § 551.074 - Personnel Matters: discuss duties and responsibilities of the City Manager

**A motion was made by Council Member Rockeymoore, seconded by Mayor Hughson to enter into Executive Session at 8:36 p.m.**

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

**Against:** 0

### **Direction/Action following Executive Session**

27. Consider action, by motion, regarding the following Executive Session items held during the Work Session and/or Regular Meeting:

A. Section § 551.087 - Economic Development: to receive a staff briefing and deliberate regarding the creation of Hays County Municipal Utility District No. 8.

B. Section 551.087 - Economic Development: to receive a staff briefing and deliberate regarding Project World Series.

C. Section § 551.074 - Personnel Matters: discuss duties and responsibilities of the City Manager

**Council returned to open session at 11:59 p.m. Mayor Hughson stated Council provided direction to Staff on item A, B, and had a good conversation on item C.**

### **VI. Question and Answer Session with Press and Public.**

**Billy Ray Callahan, 740 Center St, asked about the demolition ordinance and what happens since it is about to expire? Mayor Hughson replied that this has been extended. This is a temporary Ordinance, the Planning and Zoning Commission will consider the final Ordinance and it will be brought to Council for approval after it goes through the proper steps. Mr. Callahan asked if the language was corrected regarding preserve vs demolition? He provided that he has a car port in desperate need of repair. Mayor Hughson asked that he submit his address to Staff and they will provide some clarity regarding his concern after the meeting.**

### **VII. Adjournment.**

**A motion was made by Deputy Mayor Pro Tem Gonzales, seconded by Council Member Rockeymoore to adjourn the regular meeting of the City Council at 12:02 a.m. Tuesday, October 1, 2019.**

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

**Jane Hughson, Mayor**