



## Legislation Text

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**File #:** Res. 2020-218R, **Version:** 1

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### **AGENDA CAPTION:**

Receive a Staff presentation and hold a public hearing to receive comments for or against Resolution 2020-218R, making findings as to the advisability of the improvements proposed in the petition to create the Staples Road Public Improvement District (the "District"); establishing the district; creating the Staples Road Public Improvement District Board of Directors (the "Board"); appointing members to the board; and providing for an effective date.

**Meeting date:** October 7, 2020

**Department:** [Click or tap here to enter text.](#)

### **Amount & Source of Funding**

**Funds Required:** [Click or tap here to enter text.](#)

**Account Number:** [Click or tap here to enter text.](#)

**Funds Available:** [Click or tap here to enter text.](#)

**Account Name:** [Click or tap here to enter text.](#)

### **Fiscal Note:**

**Prior Council Action:** [Click or tap here to enter text.](#)

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

City Facilities

[Choose an item.](#)

[Choose an item.](#)

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

☐ Economic Development - [Choose an item.](#)

☒ Environment & Resource Protection - [Choose an item.](#)

☒ Land Use - [Choose an item.](#)

☒ Neighborhoods & Housing - [Choose an item.](#)

☒ Parks, Public Spaces & Facilities - [Choose an item.](#)

☐ Transportation - [Choose an item.](#)

☐ Not Applicable

**Master Plan:** *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Wastewater Master Plan

**Background Information:**

A public hearing will be conducted regarding the creation of the proposed Staples Road Public Improvement District ("PID"). The purpose of the PID is to provide a means of financing public infrastructure improvements to serve over 1,800 acres of property with regional city wastewater service ("Regional Sewer Improvements") in lieu of privately operated package treatment plants. The properties to be served include "The Mayan Tract" that was annexed by the city in 2008, and the proposed Riverbend Ranch and Riley's Point (Freeman Ranch) developments currently located in the city's extraterritorial jurisdiction. In addition, the PID would provide a means of financing public improvements to provide screening of residential development adjacent to FM 110 with a masonry wall and to construct a pedestrian tunnel under FM 110 for connection to a bike/pedestrian trail system serving the adjacent properties ("Buffer Improvements"). The estimated cost of the Regional Sewer Improvements and Buffer Improvements is expected to be less than \$30 million.

Following the public hearing, the council will consider adoption of a resolution creating the Staples Road Public Improvement District. As provided in the resolution, any certificates of obligation or revenue bonds issued to finance the Regional Sewer improvements and the Buffer Improvements would be repaid solely from assessments made on the benefitted property and would not impose a financial burden on the City of San Marcos for repayment.

As stated in the resolution, no work on the public improvements may begin until a currently pending application for a privately-operated package sewer treatment plant to serve a portion of the property is withdrawn at the Texas Commission on Environmental Quality (TCEQ) and no bonds or certificates of obligation will be issued until all of the 1,800+ acres of property within the PID has been added to the City of San Marcos' wastewater certificate of convenience and necessity (CCN).

**Council Committee, Board/Commission Action:**

[Click or tap here to enter text.](#)

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Click or tap here to enter text.