



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final City Council

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Tuesday, April 17, 2018

6:00 PM

City Council Chambers

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I. Call To Order

II. Roll Call

III. Invocation

IV. Pledges Of Allegiance - United States And Texas

*NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session.*

1. Consider action, by motion, or provide direction to Staff regarding the following Executive Session item in accordance with Local Government Code Section § 551.071 - Consultation with Attorney: Discuss and Review the latest on the Senate Bill (SB) 4 Ruling.

V. 30 Minute Citizen Comment Period

### CONSENT AGENDA

*THE FOLLOWING ORDINANCES, RESOLUTIONS AND OTHER ITEMS MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COUNCIL MEMBER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.*

2. Consider approval, by motion, of the following meeting Minutes:
  - A) April 3, 2018 - Work Session Minutes
  - B) April 3, 2018 - Regular Meeting Minutes
  - C) March 20, 2018 - Work Session Minutes
  - D) March 26, 2018 - Special Meeting Minutes
3. Consider approval of Ordinance 2018-09, on the second of two readings, updating and amending the Water and Wastewater impact fees to be charged by the City in connection with new land development under Chapter 86, Article 5, Division 4 of the San Marcos City Code and associated land use assumptions; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.
4. Consider approval of Ordinance 2018-10, on the second of two readings, amending Chapter 86, Article 5, Division 4 to change the methodology by which Water and

Wastewater impact fees are calculated based upon peak flow; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

5. Consider approval of Resolution 2018-52R, adopting Guiding Principles for the 2018 City of San Marcos Federal Program Activities; and declaring an effective date.
6. Consider approval of Resolution 2018-53R, granting consent to an assignment of the Master Development Agreement and Conference Center Lease Agreement for operation of the City's Conference Center adjoining the Embassy Suites Hotel from JQH-San Marcos Development, LLC, also known as John Q. Hammons Hotels and Resorts, to JDHQ Hotels LLC, commonly known as Atrium Hospitality; authorizing the City Manager to execute the consent to assignment on behalf of the City; and declaring an effective date.
7. Consider approval of Resolution 2018-54R, approving the award of a contract for San Marcos Electric Utility Substation Maintenance Services (IFB 218-199) to Pike Electric, LLC in the estimated amount of \$39,384.00; authorizing the City Manager or his designee to execute the appropriate documents related to the renewal of this agreement; and declaring an effective date.
8. Consider approval of Resolution 2018-55R, approving the award of a contract to LJ Power, Inc for maintenance, repair, and parts for San Marcos Water and Wastewater Facilities Generators (IFB 218-201) in the estimated amount of \$37,735.00; authorizing the City Manager or his designee to execute the appropriate documents related to the renewal of this agreement; and declaring an effective date.
9. Consider approval of Resolution 2018-56R, approving the award of a contract to Texas Utility Engineering, Inc. for the Annual Utility Pole Loading and Structural Soundness Survey (IFB 218-213) in the estimated amount of \$31,250.00; authorizing the City Manager or his designee to execute the appropriate documents related to the renewal of this agreement; and declaring an effective date.
10. Consider approval of Resolution 2018-57R, approving an Agreement of Sale with the Trust for Public Land for the City to purchase approximately 151 acres of land for the third and final acquisition out of the Wildenthal Tract at a cost neutral amount of \$2,265,368, subject to the award to the City of Federal Grant Funds from the Texas Parks and Wildlife Department for such purchase; authorizing the extension of any federal grant restrictions to the abutting approximately 52 acres acquired in phase two; authorizing the City Manager to execute said agreement and related closing documents on behalf of the City; and declaring an effective date.
11. Consider approval of Resolution 2018-58R, approving the purchase of ten (10) 2018 Dodge Charger Police vehicles for the Police Department in the total purchase amount of \$221,766.00 from Cowboy Motor Company, LC, through the Texas Local Government Purchasing Cooperative Buyboard Contract for vehicles, heavy duty trucks, police motorcycles, parts, and service labor (Buyboard Contract #521-16); authorizing the City Manager or his designee to execute the appropriate purchase documents on behalf of the City and declaring an effective date.
12. Consider approval of Resolution 2018-59R, approving the purchase of the Parking

Mobility Software Application, including training and support, in the total purchase amount of \$38,000.00 annually from Access Empowerment, a Texas-Based 501(c)(3) Nonprofit Organization; authorizing the City Manager or his designee to execute the appropriate purchase documents on behalf of the City and declaring an effective date.

13. Consider approval of Resolution 2018-60R, approving the terms and conditions of two subordination agreements between the City of San Marcos, Compass Bank and Berry Aviation, Inc. to secure Compass Bank's lien as superior in regards to aircraft and aircraft components purchased with loan proceeds and located in two separate hangars at the San Marcos Regional Airport; authorizing the city manager to execute the subordination agreements; and declaring an effective date.

## **NON-CONSENT AGENDA**

14. Consider the following ordinances on second reading:

A. Ordinance 2018-02, adopting a new San Marcos Development Code ("CodeSMTX"), including appendices (the "Design Manual"), under Subpart B of the San Marcos City Code to replace both the current Land Development Code under Subpart B and the San Marcos Smartcode under Subpart C of the San Marcos City Code; approving other technical references to be used by City Staff in administering the new San Marcos Development Code; providing for penalties; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

B. Ordinance 2018-03, amending the City's Comprehensive Plan, Vision San Marcos: A River runs Through Us, by amending various sections for consistency with the goals of the City's new Development Code ("CodeSMTX"), including providing updated descriptions of and visions for identified Development Zones, establishing existing Neighborhood Areas or Land Preservation Areas as two types of areas of stability, providing new descriptions for types of Development Corridors, and amending the boundaries of Activity Nodes, Employment Centers and Intensity Zones described in the Preferred Scenario Map; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

C. Ordinance 2018-04, amending various sections of the San Marcos City Code for consistency with, or to complement the concurrent adoption of the new San Marcos Development Code ("CodeSMTX"); providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

15. Consider approval of Resolution 2018-61R, approving an Action Plan that outlines further measures to be taken to implement or enhance the purposes and objectives of the newly adopted San Marcos Development Code ("Code SMTX") and associated changes to the City's Comprehensive Plan; authorizing City Staff to undertake such efforts as are necessary to implement such measures; and declaring an effective date.

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

*This is an opportunity for the Press and Public to ask questions related to items on this agenda.*

## VII. Adjournment.

**POSTED ON MONDAY, APRIL 9, 2018 AT 5:00PM**

**JAMIE LEE CASE, CITY CLERK**

## Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov)