



City of San Marcos

Meeting Minutes City Council

Tuesday, April 6, 2021

3:00 PM

Virtual

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

I. Call To Order

With a quorum present, the work session of the San Marcos City Council was called to order by Mayor Hughson at 3:00 p.m. Tuesday, April 6, 2021. The meeting was held 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

PRESENTATIONS

1. Receive and update and hold discussion on the Airport Master Plan; and provide direction to the City Manager.

Bert Lumbreras, City Manager, introduced the item and stated the importance of the Airport Master Plan. The plan is schedule for Council approval on the April 20th City Council Meeting. Mr. Lumbreras introduced Jim Wimberly and Cassidy Berenato with Texas Aviation Partners.

Mrs. Berenato provided the history and operations of the San Marcos Regional Airport. The airport served our nation during World War II. In 1966 the airport was deeded to the City. The airport receives federal funding and must comply with associated federal regulations - typically 90% federal/state grant with 10% matching share. The Federal Aviation Administration has designated the San Marcos Regional Airport as a reliever to Austin Bergstrom & San Antonio International Airports. Mrs. Bernato provided information on airport operations:

- Home to 15 businesses and 3 non-profits
- FY 2020 – over 74,000 takeoffs and landings
- Air Traffic Control tower operational 365 days a year and now open from 7:00am to 9:00pm
- Daily use includes:

- **Flight training**
- **Cargo operations**
- **Corporate/business travel**
- **Visitors/tourists**
- **Personal travel**
- **Aircraft/avionics maintenance**

The airport has been utilized for Emergency Response and public safety. There are eleven (11) national airports in Texas and the San Marcos Regional Airport is one of them.

Nathan Polsgrove, Lead Planner with Garver LLC, provided the presentation regarding the Airport Master Plan. Mr. Polsgrove stated the previous Airport Master Plan was completed in 2001 and noted these should be updated every 7 to 10 years. He noted, this is a requirement to obtain future grant funding.

Mr. Polsgrove provided the purpose of the master plan which includes:

- (1) Provides a realistic roadmap for future infrastructure development
- (2) Establishes clear development priorities
- (3) Serves as a “tool” that improves how you manage your airport.

Mr. Polsgrove detailed the planning process, progress to date, and stakeholder and public engagement to this point.

The key findings of the Airport Master Plan was to extend runway 17/35 and improve instrument approaches, rehabilitation of existing infrastructure (e.g. Apron, taxiways), strengthen Airfield Pavements, improve taxiway system, plan for ultimate closure of runway 8/26 and establish future development areas.

Upon completion of the presentation, the Mayor opened the discussion for questions by Council.

Council Member Baker inquired about sustainability and the airport. He spoke on public engagement and he stated neighbors near the airport have complained about noise and health concerns related to the proximity to the airport. Mr. Polsgrove stated they always look to minimize community impact. This is brought in through the alternative analysis process. An effort was made to reduce harmful impacts to the community. Council Member Baker expressed concern that no environmental assessment was completed. Mr. Polsgrove stated online databases are utilized to identify potential environmental impacts. When an entity receives grants, they are required to comply with the National Environmental Protection Act (NEPA) as part of the

environmental clearance process. Mr. Polsgrove stated the FAA has information posted online related to these requirements.

Mayor Pro Tem Derrick inquired about federal dollars we have applied for and if we are getting these funds? Mr. Polsgrove stated with discretionary grants there is a rating system on projects and all projects have rated well on the discretionary aspect.

Council Member Gonzales inquired about the operating budget. Mr. Wimberly additional information will be presented at the next meeting.

Council Member Baker inquired about the growth model and this plan will not outline the current health impact of residents. Council Member Baker would like to amend the plan to include a free health screening for residents to ensure the airport is not creating a negative impact on their health. Mayor Hughson asked Mr. Polsgrove what is typically included in an airport master plan. Mr. Polsgrove stated the longterm development and issues outlined by NEVA is typically what is included within a plan. Council Member Baker expressed his concern with lack of information related to health impacts and he would like to see a health outcome survey completed.

Mr. Lumbreras stated as part of the master plan that looks at the current operations and future development of the airport. The steps Council Member Baker is addressing will be a project by project basis. This is adding an element to the master plan, which is not typically done for an Airport Master Plan.

Deputy Mayor Pro Tem Scott stated that studies have been done and there are federal requirements that have been in place for years related to environmental regulations. He stated airports have become more environmentally sensitive over the years and produce far less contaminants than in the past.

Council Member Garza stated health issues happen even with regulations are in place. She would like to see a separate assessment if there is room to pursue this in the plan. She stated there are residents that do want to see the expansion of the Airport, but there are health concerns and these residents do trust Council to proceed with their health in mind.

Mayor Hughson stated it may be hard to determine what the state of a person's health without knowing previous health conditions. She would like to know if anything like this has been done in the past with similar cities. Mr. Polsgrove is only aware of something like this when there is a known factor or

contaminate concern and they are trying to find the extent of the issue.

Council Member Baker addressed funding and the donation made to the “Go Wheels Up” event. He asked if we could utilize these funds for a health study. He would like to be proactive in this measure.

Mayor Hughson asked Council on their opinion related to having a health study, as described by Council Member Baker.

Mayor Pro Tem Derrick would only like to ask for a buffer for residential development, but not make the health study a part of the Master Plan. She would like to see some kind of study.

Council Member Gonzales is concerned with the health of our citizens, but does not want this to be part of the Master Plan.

Council Member Garza would like to do a health study, but not include this within the Master plan.

Deputy Mayor Pro Tem Scott does not want a study included in the Master Plan. However, if a study is done it should start with Gary Job Corporation that is right next door.

Council Member Gleason does not want to include a study in the Master Plan or complete a study because he feels it will not be feasible to get accurate information.

Council Member Baker would like to conduct a health study and ensure this is a component of the Master Plan.

Mayor Hughson would like to have something done, but not sure how this type of health study can be completed. She does not want to hold up the approval of the Master Plan.

The consensus of the council is to not delay the adoption of the Airport Master Plan, which is scheduled for the next agenda, and to see what health studies done near airports of a similar size to ours might be publicly available.

Mayor Hughson thanked Texas Aviation Partners, Mr. Polsgrove and the businesses at the airport and expressed her appreciation for the presentation

and summary.

EXECUTIVE SESSION

2. Executive Session in accordance with:

A. Sec. §551.087 of the Texas Government Code: Economic Development: to receive a staff briefing and deliberate regarding economic incentives for Project Outlook.

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. §551.074 of the Texas Government Code: Personnel Matters: to discuss the duties and responsibilities of a Public Official, to wit: City Council Members

A motion was made by Mayor Pro Tem Derrick, seconded by Council Member Baker, to enter into Executive Session at 4:20 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

III. Adjournment.

Executive Session was concluded at 5:37 p.m.

A motion was made by Council Member Baker, seconded by Council Member Garza, to adjourn the work session of the City Council at 5:39 p.m.

The motion carried by the following vote:

For: 5 - Mayor Hughson, Council Member Baker, Council Member Gonzales, Council Member Garza and Council Member Gleason

Against: 0

Absent: 2 - Mayor Pro Tem Derrick and Deputy Mayor Pro Tem Scott

Tammy K. Cook, Interim City Clerk

Jane Hughson, Mayor