



City of San Marcos

Regular Meeting Agenda - Final City Council

Tuesday, April 20, 2021

6:00 PM

Virtual

Due to COVID-19, this will be a virtual meeting. To view the meeting please go to <http://sanmarcostx.gov/421/City-Council-Videos-Archives> or watch on Grande channel 16 or Spectrum channel 10.

- I. Call To Order
- II. Roll Call
- III. Invocation
- IV. Pledges of Allegiance - United States and Texas
- V. 30 Minute Citizen Comment Period

Persons wishing to participate (speak) during the Citizen Comment portion of the meeting must email citizencomment@sanmarcostx.gov prior to 12:00PM the day of the meeting. A call in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer.

PRESENTATIONS

1. Receive status reports and updates on response to COVID-19 pandemic; and provide direction to Staff.
2. Receive a presentation from Deloitte and Touche, LLP on the Community Development Block Grant-Disaster Recovery (CDBG-DR) Quarterly Internal Audit Report, and provide direction to Staff.

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.

3. Consider approval, by motion, of the following meeting minutes:
 - A. February 26, 2021 Budget Workshop Meeting Minutes
 - B. March 2, 2021 Regular Meeting Minutes
4. Consider approval of Ordinance 2021-21, on the second of two readings, extending the delayed effective date of Ordinance 2020-08 that provided for the Annexation into the City

of Approximately 62.48 acres of land generally located at the intersection of Gregson's Bend and Commercial Loop; including procedural provisions; and providing an effective date.

5. Consider approval of Ordinance 2021-22, on the second of two readings, extending the delayed effective date of Ordinance 2020-09 that provided for the rezoning of approximately 62.48 acres of land generally located at the intersection of Commercial Loop and Gregson's Bend from "FD" Future Development District and "GC" General Commercial District to "PA" Planning Area District; and including procedural provisions.
6. Consider approval of Ordinance 2021-25, on the second of three readings, granting to Maxwell Special Utility District, formerly Maxwell Water Supply Corporation, the right, privilege and franchise to construct, install, extend, remove, replace, abandon, operate and maintain its facilities within the Public Rights-of-Way of the City of San Marcos, Texas for the transportation, delivery, sale and distribution of potable water; containing other provisions relating to the foregoing subject; providing for severability; including procedural provisions; providing for approval on three readings of the ordinance; and providing an effective date.
7. Consider approval of Ordinance 2021-24, on the second of two readings, authorizing the conveyance, at no cost, of City-owned lots located at 404 Broadway (also addressed as 501-503 Parkdale Drive), 300 Herndon, 318 Shady Lane and 207 South Comanche (also addressed as 213 South Comanche) to qualified buyers under applicable Community Development Block Grant (CDBG) and Home Grant Programs for the purpose of constructing affordable single-family homes using Grant Funds under such programs; authorizing the City Manager or his designee, to execute contracts, deeds and associated closing document necessary for the conveyance of these lots under terms as allowed under said Grant programs on behalf of the City; including procedural provisions; and providing an effective date.
8. Consider approval of Resolution 2021-69R, approving the San Marcos Regional Airport Master Plan to guide the Airport's future development and operations; and declaring an effective date.
9. Consider approval of Resolution 2021-70R, approving a license agreement with Hays County to enable the City's use of County Property along Guadalupe Street adjacent to the courthouse for a cycle track; authorizing the city manager, or his designee, to execute said agreement on behalf of the City; and declaring an effective date.
10. Consider approval of Resolution 2021-71R, approving a data archiving solutions contract with Dell Marketing, LP procured through the Texas Department of Information Resources, for a five-year term in the sum of \$285,000; authorizing the City Manager or his designee to execute the contract; and declaring an effective date.
11. Consider approval of Resolution 2021-72R, approving a Change in Service to the agreement with Environmental Systems Research Institute, Inc. for an annual subscription to the Enterprise Advantage Program in the amount of \$96,115.50 and authorizing three additional annual renewals; authorizing the City Manager or his designee to execute the appropriate documents to implement the Change in Service; and declaring an effective

date.

12. Consider approval of Resolution 2021-73R, awarding a construction contract to MLP Ventures, Inc., for the Cemetery Ossuary and Columbaria Improvements Project in the amount of \$133,806.00; authorizing the City Manager or his designee to execute the contract; and declaring an effective date.
13. Consider approval of Resolution 2021-74R, approving a Change Order to the Police Department Additions and Renovations Contract with Trimbuilt Construction, Inc. increasing owner's contingency from \$350,000 to \$529,975.95 and thereby increasing the total amount of the contract by \$179,975.95 from \$9,141,358 to \$9,321,333.95; authorizing the City Manager or his designee to execute the appropriate documents relating to the Change Order on behalf of the City; and declaring an effective date.

PUBLIC HEARINGS

Persons wishing to participate (speak) during the Public Hearing portion of the meeting must email citizencomment@sanmarcostx.gov prior to 12:00PM the day of the meeting. A call in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer.

14. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-26, extending by five years the period within which Development Permits may be requested for development as allowed by the Planned Development District ("PDD") standards for approximately 4.78 acres of land located at 2158 Interstate Highway 35 at East River Ridge Parkway, also known as the Holt Tract; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2021-26, on the first of two readings.
15. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-77, amending the Official Zoning Map of the City in Case No. ZC-20-12 by rezoning approximately 14.71 acres out of the J.W. Berry Survey, located near the 1500 block of N LBJ Drive (Steen Road) from "FD" Future Development District to "SF-6" Single Family District; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2020-77, on the first of two readings.
16. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-27, amending the Official Zoning Map of the City in Case No. ZC-21-03 by rezoning approximately 21.22 acres of land generally located on Chuck Nash Loop at Riverwalk Drive from "MU" Mixed Use District to "CD-5" Character District 5, or subject to the consent of the owner, another less intense Zoning District Classification; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2021-27, on the first of two readings.
17. Receive a Staff presentation and hold a Public Hearing to consider comments for or against Ordinance 2021-08, amending the Official Zoning Map of the City in Case No. ZC-20-26 by rezoning approximately 15.2331 acres of land, generally located in the 400 Block of Riverway Avenue, from "CC" Community Commercial District to "HC" Heavy Commercial District, or subject to the consent of owner, another less intense zoning district classification, subject to the addition of certain restrictive covenants; including procedural

provisions; and consider approval of Ordinance 2021-08 on the first of two readings.

18. Receive a staff presentation and hold a Public Hearing to receive comments for or against Resolution 2021-75R, approving Substantial Amendment No. 1 to the Community Development Block Grant-Mitigation (CDBG-MIT) Action Plan to designate projects for the use of CDBG-MIT funds and allocate funding for such projects; authorizing the City Manager to act as the Official Representative of the City in matters related to the CDBG-MIT Program and Action Plan, and declaring an effective date; and consider approval of Resolution 2021-75R.

NON-CONSENT AGENDA

19. Consider approval of Ordinance 2021-28, on the first of two readings, amending certain funds in the City's 2020-2021 Fiscal Year budget to allocate funds made available due to the Award to the City of CARES Act Coronavirus Relief Funds; and providing an effective date.
20. Consider approval of Ordinance 2021-29, on the first of two readings, temporarily changing the method for calculating residential Wastewater Rates established by Ordinance No. 2007-54 by excluding the month of February 2021 from the months used to calculate average water consumption upon which Wastewater Rates are based due to the higher than average water consumption resulting from Winter Storm Uri during the week of February 15; including procedural provisions; and providing an effective date.
21. Consider approval of Resolution 2021-64R, approving Substantial Amendment No. 10 to the Community Development Block Grant-Disaster Recovery (CDBG-DR) Action Plan; and declaring an effective date.
22. Consider approval of Resolution 2021-67R, designating categories and criteria for the use of General Fund dollars made available due to the Award to the City of CARES Act Coronavirus Relief Funds; partially allocating such funds; authorizing the City Manager to act as the Official Representative of the City in matters related to said funds on behalf of the City, and declaring an effective date.
23. Consider approval of Resolution 2021-76R, providing no objection to the submission of an application for low income housing tax credits to the Texas Department of Housing and Community Affairs for the proposed Sendero at Centerpoint multifamily housing project located in the 100 Block of Centerpoint Road, approving findings related to such application, imposing conditions for such non objection; providing authorizations for execution or submission of documents related to the such application, and declaring an effective date.
24. Consider approval of Resolution 2021-77R, approving an agreement for the provision of services in connection with the proposed owner requested annexation in Case Number AN-20-10 (Legacy Square) of approximately 23.2 acres of land, generally located in the Northeast corner of Redwood Road and Old Bastrop Highway; authorizing the City Manager, or his designee, to execute said agreement on behalf of the City; setting a date for a Public Hearing concerning the proposed annexation of said tract of land; and

declaring an effective date.

25. Consider approval of Resolution 2021-78R, filling a vacancy on the Board of Directors of the Alliance Regional Water Authority (ARWA), and declaring an effective date.
26. Consider approval, by motion, of the Council Committee Rules of Procedure and provide direction to the City Manager.
27. Discuss and consider appointment(s) to fill vacancies on the following Boards and Commissions, and provide direction to staff:
 - A) Construction Board of Appeals
 - B) Convention and Visitor Bureau Board
 - C) Economic Development Board
 - D) Historic Preservation Commission
 - E) Neighborhood Commission
 - F) San Marcos Industrial Development Corporation
28. Receive a Staff presentation and hold discussion on allowing goats for urban farming, and provide direction to Staff.

VI. Adjournment.

POSTED ON WEDNESDAY, APRIL 14, 2021 @ 12:00PM

TAMMY K. COOK, INTERIM 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