



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, May 21, 2019

6:00 PM

City Council Chambers

630 E. Hopkins

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

PRESENTATIONS

1. Receive a presentation and hold discussion regarding the 10-year Capital Improvements Plan, and provide direction to the City Manager.
2. Receive a Staff presentation and hold discussion regarding the Purgatory Creek Improvement Capital Improvement Project, 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) April 24, 2019 Special Meeting Minutes
 - B) May 7, 2019 Work Session Meeting Minutes
 - C) May 7, 2019 Regular Meeting Minutes
4. Consider approval of Ordinance 2019-12, on the second of two readings, adopting the 2019 Parks, Recreation and Open Space Master Plan; including procedural provisions; and providing an effective date.
5. Consider approval of Ordinance 2019-13, on the second of two readings, updating and revising Chapter 18, Article 3, Food Establishments and Food Vending Machines, of the City Code by repealing the current provisions and replacing them with provisions

consistent with State law governing food establishments; including procedural provisions; and providing an effective date.

6. Consider approval of Ordinance 2019-14, on the second of two readings, amending the Official Zoning Map of the City by rezoning an approximately 8.1 acre tract of land, being Lot 1, Block A, Uniprop Subdivision, located at 2821 Leah Avenue, from "FD" Future Development District to "LI" Light Industrial District; and including procedural provisions.
7. Consider approval of Resolution 2019-86R, awarding a Design-Build Construction Agreement to Flintco, LLC. in the amount of \$359,357.00 for pre-construction phase services for the new Fire Station No. 2 approved as part of the City's 2017 Bond Program; authorizing the City Manager to execute the agreement on behalf of the city; and declaring an effective date.
8. Consider approval of Resolution 2019-87R, approving an agreement with Locus Technologies for the purchase of EIM Water Quality Management Software in the total estimated amount of \$65,141.00 through the General Services Administration Contract; authorizing the City Manager or his designee to sign the agreement on behalf of the City; and declaring an effective date.
9. Consider approval of Resolution 2019-88R, approving the first Change in Service to the contract with Volkert, Inc (Contract No. 218-413) related to the TxDOT Mobility IH-35: SH-80 to RM 12 project to add engineering design services for additional Water and Wastewater Pipeline Improvements in the amount of \$66,525.32; authorizing the City Manager or his designee to execute the appropriate documents to implement the change in service; and declaring an effective date.
10. Consider approval of Resolution 2019-89R, approving a contract with Eggemeyer Land Clearing, LLC., for wood grinding services in an estimated annual amount of \$40,000.00; authorizing the City Manager or his designee to execute the contract on behalf of the City; and declaring an effective date.
11. Consider approval of Resolution 2019-90R, approving an Interlocal Agreement with the Capital Area Metropolitan Planning Organization (CAMPO) relating to a Platinum Planning Study grant to enhance Multimodal Transportation in the City of San Marcos and Capital Area; authorizing the City's cost participation of up to \$200,000; authorizing the Mayor to execute the agreement on behalf of the City; and declaring an effective date.
12. Consider approval of Resolution 2019-91R, approving a contract with Enterprise Fleet Management, Inc. through the Interlocal Purchasing System, TIPS, for the lease of 49 light vehicles and the purchase of miscellaneous equipment for maintenance in the estimated amount of \$2,000,000.00; authorizing the City Manager or his designee to execute the contract on behalf of the City; and declaring an effective date.
13. Consider approval of Resolution 2019-92R, approving the appointment of the Animal Control Supervisor as the temporary Local Rabies Control Authority as required by Texas Health and Safety Code section 826.017 until the Animal Services Manager position is filled; and declaring an effective date.

14. Consider approval of Resolution 2019-93R, approving amendments to the Affordable/Workforce Housing Policy relating to the criteria for the City Council's consideration of support for low-income housing tax credit projects by adding a criterion for a project that includes support services providing flexible voluntary social, economic, or education benefits to residents, and by requiring that projects meet six out of nine criteria to qualify for support; and declaring an effective date.
15. Consider approval of Resolution 2019-94R, 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 Riverstone Multifamily Housing Project located at 1430 Wonder World Drive; 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.
16. Consider approval of Resolution 2019-95R, approving the City of San Marcos Environmental Health Food Establishment Fee Schedule; and declaring an effective date.
17. Consider approval of Resolution 2019-96R, committing to a contribution of \$9,994.00 to the Capital Area Council of Governments (CAPCOG) Clean Air Coalition in support of the Regional Air Quality Plan.
18. Consider approval, by motion, of Change Order No. 2 for Contract 218-010, with Smith Contracting Co., Inc. for Sanitary Sewer and Water Line Relocation/Replacement, Hutchison Biofiltration Pond Improvements, and IT Conduit Installation to be added to the CM Allen Roadway Reconstruction Project in the amount of \$365,840.00.

NON-CONSENT AGENDA

19. Consider approval of Ordinance 2019-15, on the first of two readings, amending Chapter 2, Article 3, Division 19 Economic Development Board of the San Marcos City Code by; amending section 2.369 - created; composition; terms; officers; including procedural provisions and providing an effective date.
20. Consider approval of Ordinance 2019-16, on first and final reading, authorizing the issuance and sale of approximately \$31,000,000 of Combination Tax and Revenue Certificates of Obligation, Series 2019 for constructing, improving, designing and equipping the City's (1) water and waste water system including meter upgrades, system operating software, water quality improvements and utility relocation; (2) electric utility system including master planning and studies, utility relocation, and meter upgrades; (3) streets including related drainage, sidewalks, bicycle and pedestrian improvements; (4) municipal buildings to include the City Hall, Library and Charles S. Cock House; (5) drainage and flood control facilities; (6) San Marcos Regional Airport; (7) public safety facilities to include police and fire station improvements; (8) fiber optic infrastructure equipment; (9) recreational facilities including the sports complex and city parks; (10) land acquisition for a City Cemetery; and (11) the payment of professional services in connection therewith including legal, fiscal and engineering fees and the costs of issuing the certificates of obligation; and providing for adoption of this Ordinance on one reading only in accordance with State Law; and authorizing other matters relating to the certificates.

21. Consider approval, by motion, authorizing negotiations of a Development Agreement requested by Warner Land Advisors, L.P., on behalf of the Freeman Educational Foundation, for PDA-19-01 (Cresta Verde), approximately 813.51 acres out of the John Carson Survey No. 3, the Patrick McGreal Survey No. 1, the Johns Williams Abstract No. 490, the Thomas H.W. Forsith Survey No. 2, and the John Maxamillin Jr Survey no. 15 located at 2510 Ranch Road 12; and consider the appointment of a Council Committee to review aforementioned Development Agreement, if desired.
22. City Council Reports:
 - a) Mayor Hughson will provide a brief update regarding her membership on various Capital Area Council of Governments (CAPCOG) committees.
 - b) Mayor Hughson will provide a brief update related to her membership on the Capital Area Metro Planning Organization (CAMPO).
 - c) Mayor Hughson and Council Member Rockey Moore will provide a brief update related to their membership on the Alliance Regional Water Authority (ARWA) Board of Directors.
 - d) Mayor Hughson will provide a brief update regarding her participation in this years Texas Municipal League Leadership Academy.
 - e) Council Member Derrick will provide a brief update regarding her membership on the San Marcos Commission for Children and Youth.
 - f) Mayor Pro Tem Prewitt will provide a brief update regarding her membership on the Capital Area Rural Transit (CARTS) Board.
 - g) Mayor Hughson, Mayor Pro Tem Prewitt, Council Member Derrick and Council Member Rockey Moore will provide a brief update regarding the recent Federal Legislative Delegation trip to Washington D.C.
 - h) Mayor Hughson and Council Member Derrick will provide a brief update on the San Marcos Chamber 2019 Inter-City Visit trip to Utah.

EXECUTIVE SESSION

This is a continuation from the Work Session Meeting, if necessary.

23. Executive Session in accordance with the following Government Code Sections:
 - A. Section § 551.071 - Consultation with Attorney and Section 551.072 - Deliberations Regarding Real Property, to receive a staff briefing and to deliberate the acquisition of a public utility easement on the Gunnarson property on Ramsey Street at a location adjacent to the Hilltop Electric Substation.
 - B. Section § 551.071 - Consultation with Attorney: to receive a staff briefing and deliberate regarding Martindale ETJ matters and Project Big Hat
 - C. Section § 551.087 - Economic Development: to receive a staff briefing and deliberate regarding Project Big Hat
24. Consider action, by motion, regarding the following Executive Session items held during the Work Session and/or Regular Meeting:
 - A. Section § 551.071 - Consultation with Attorney and Section 551.072 - Deliberations Regarding Real Property, to receive a staff briefing and to deliberate the acquisition of a public utility easement on the Gunnarson property on Ramsey Street at a location adjacent to the Hilltop Electric Substation.

B. Section § 551.071 - Consultation with Attorney: to receive a staff briefing and deliberate regarding Martindale ETJ matters and Project Big Hat

C. Section § 551.087 - Economic Development: to receive a staff briefing and deliberate regarding Project Big Hat

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 THURSDAY, MAY 16, 2019 @ 4:00PM

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