I. Call To Order

II. Roll Call

III. Invocation

IV. Pledges of Allegiance - United States and Texas

V. Citizen Comment Period

NOTE: Citizen Comment sign up procedures have changed:
Persons wishing to participate remotely (speak) during the Citizen Comment portion must sign up at
www.sanmarcostx.gov/citizencommentsignup before 12:00PM the day of the meeting. A link will be
provided for participation on a mobile device, laptop or desktop computer. Those wishing to speak in
person must sign up in the City Clerk’s office between 8:00AM - 5:45PM the day of the meeting.

PRESENTATIONS

1. Receive a presentation from Staff and consider the proposed new boundary and renaming
   of the Dunbar & Heritage Neighborhood Area Plan.

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 of Ordinance 2024-21, on the second of two readings, annexing into the
city approximately 55.015 acres in Hays County, Texas generally located at the southeast
corner of West Centerpoint Road and Central Park Loop (Case No. AN-24-02) (La Cima
Phase 6); including procedural provisions; and providing an effective date.

3. Consider approval of Ordinance 2024-22, on the second of two readings, amending the
official zoning map of the City in Case No. ZC-24-04, by rezoning approximately 55.015
acres of land generally located at the southeast corner of West Centerpoint Road and Central Park Loop in the La Cima Development, from Future Development “FD” District to Character District-4 “CD-4”, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date.

4. Consider approval of Ordinance 2024-23, on the second of two readings, authorizing the installation of speed cushions in both directions in the 600 through 1300 blocks of Barbara Drive (from River Road to Bugg Lane); including procedural provisions; and providing an effective date.

5. Consider approval of Resolution 2024-79R, awarding a contract to AiRCO Mechanical, LLC., through the Texas Buyboard Purchasing Cooperative, for the Fire Station Number Four Air Conditioning Upgrade Project in the estimated amount of $497,283.00, plus an additional contingency in the amount of $75,000.00; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.

6. Consider approval of Resolution 2024-80R, awarding a contract to T. F. Harper and Associates, LP., through the Texas Buyboard Purchasing Cooperative, for the Paul Pena Park Improvements Project in the estimated amount of $158,648.88; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.

7. Consider approval of Resolution 2024-81R, designating World Migratory Bird Day to be observed on the second Saturday of May and the second Saturday of October; supporting an application by the city to the Texas Parks and Wildlife Department and Audubon Texas for certification in the “Bird City Texas” Program; and declaring an effective date.

8. Consider approval of Resolution 2024-82R, authorizing a Change in Service to the agreement with HDR Engineering, Inc., relating to the Castle Forest Drainage Project for final design, bid, and construction phase services in the amount of $239,413.00; authorizing the City Manager, or her designee, to execute the appropriate documents to implement the change in service on behalf of the city; and declaring an effective date.

9. Consider approval of Resolution 2024-83R, authorizing the use of the power of Eminent Domain to acquire public easements associated with the Highway 80 Merged Projects #661 and #555 as depicted in the location map attached hereto and incorporated herein for all purposes; determining the public necessity for this acquisition to improve water, wastewater, recycled water, and public utility use; authorizing the City Manager, or her designee, to take all steps necessary to acquire the needed interest in the property in compliance with all applicable laws; authorizing the City Attorney, or their designee, to institute condemnation proceedings as necessary to acquire said property interests to the extent negotiations are unsuccessful; and declaring an effective date.

10. Consider approval of Resolution 2024-84R, authorizing the use of the power of Eminent Domain to acquire public utility easements associated with the Linda Drive Improvements Project as depicted in the location map attached hereto and incorporated herein for all purposes; determining the public necessity for this acquisition to advance and achieve the public use of Linda Drive between Sherbarb Street and Bugg Lane; authorizing the City
Manager, or her designee, to take all steps necessary to acquire the needed interest in the property in compliance with all applicable laws; authorizing the City Attorney or their designee, to institute condemnation proceedings as necessary to acquire said property interests to the extent negotiations are unsuccessful; and declaring an effective date.

11. Consider approval of Resolution 2024-85R, authorizing the use of the power of Eminent Domain to acquire drainage easements associated with the River Ridge Drainage Improvements Project as depicted in the location map attached hereto and incorporated herein for all purposes; determining the public necessity for this acquisition to improve the drainage in the area shown on the map; authorizing the City Manager, or her designee, to take all steps necessary to acquire the needed interest in the property in compliance with all applicable laws; authorizing the city attorney, or their designee, to institute condemnation proceedings as necessary to acquire said property interests to the extent negotiations are unsuccessful; and declaring an effective date.

12. Consider approval of Resolution 2024-86R, approving a ten-year lease agreement with the Greater San Marcos Area Seniors Association, Inc., a 501(c)(3) nonprofit, for the lease of the Price Center; authorizing the City Manager, or her designee, to execute said nonprofit facility lease agreement; and declaring an effective date.

13. Consider approval of Resolution 2024-87R, approving a funding agreement with Texas RioGrande Legal Aid allowing for American Rescue Plan Act (ARPA) funds to provide effective advice and counsel to residents of the City of San Marcos negatively affected by COVID-19 in the amount of $160,000.00 over a two-year term with an option to extend; authorizing the City Manager, or her designee, to execute the appropriate documents to implement the agreement on behalf of the city; and declaring an effective date.

14. Consider approval of Resolution 2024-88R, approving a contract with DebrisTech, LLC., for Emergency Debris Monitoring Services in the amount of $250,000.00; ratifying the City Manager’s prior execution of said contract as a contract for emergency services; declaring an effective date.

15. Consider approval of Resolution 2024-89R, approving an agreement for the provision of services in connection with the proposed owner requested annexation in case no. AN-24-03 of approximately 7.553 acres of land (including adjacent right-of-way) in Caldwell County generally located on the western side of FM-1984 approximately 4,600 feet northeast of the intersection between State Highway 80 and FM-1984; authorizing the City Manager, or her 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.

PUBLIC HEARINGS

NOTE: Public Hearing sign up procedures have changed:
Persons wishing to participate remotely (speak) during the Public Hearing portion must sign up at www.sanmarcostx.gov/citizencommentsignup before 12:00PM the day of the meeting. A link will be provided for participation on a mobile device, laptop or desktop computer. If attending in person, no sign up is required.
16. Hold a Public Hearing and consider an appeal by Hayden Dooley & the Lively Lane Condominium Community, Inc., of the Planning and Zoning Commission’s decision on April 19, 2024 to approve a Conditional Use Permit which allows a warehouse and storage use for Elliot Electric Supply (CUP-24-11) located at 1904 Dutton Drive.

17. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2024-90R, 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 Blanco Basin Multifamily Housing Project located to the northeast of the intersection between East McCarty Lane and the Union Pacific Railroad; approving findings related to the application; imposing conditions for such non objection; and declaring an effective date; and consider approval of Resolution 2024-90R.

18. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2024-91R, 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 CenterPoint Depot Multifamily Housing Project located at the intersection of Commercial Loop and the future Transportation Way; approving findings related to the application; imposing conditions for such non objection; authorizing the execution of an agreement for the payment of fees in lieu of property taxes; and declaring an effective date; and consider approval of Resolution 2024-91R.

NON-CONSENT AGENDA

19. Consider approval of Ordinance 2024-24, on one reading, amending the City’s 2023-2024 fiscal year budget to adjust expenditure accounts in the general fund to account for emergency expenditures in the amount of $750,000.00 arising in response to the storm on May 9, 2024, which expenditures are eligible for reimbursement by FEMA; including procedural provisions; declaring an emergency; providing that this ordinance shall be effective after one reading; and providing an effective date.

20. Consider approval of Resolution 2024-92R, approving Change Order Number Three to the street overlay Indefinite Delivery Indefinite Quantity (IDIQ) contract with Asphalt, Inc. LLC d/b/a Lone Star Paving for street overlay services in the amount of $1,256,718.75; authorizing the City Manager, or her designee, to execute the change order on behalf of the city; and declaring an effective date.

21. Consider approval of Resolution 2024-93R, approving a Chapter 380 Economic Development Incentive Agreement with BRE Group 500 Wonder World 2022 LP., also known as project Snapdragon, providing for the rebate of real property taxes owed to the city for only the unoccupied portions of a newly constructed spec building for the first three years after construction in amounts equivalent to 100 percent in year one, 75 percent in year two, and 50 percent in year three; authorizing the City Manager, or her designee, to execute said agreement; and declaring an effective date.

22. Consider approval of Resolution 2024-94R, approving a second five-year extension of the Recycling Services Drop-Off Center and City Facility Contract with Green Guy Recycling, Inc., that provides for additional services, increases the annual contract amount by 0.5
percent, and aligns the contract term with the city’s fiscal year; authorizing the City Manager, or her designee, to execute said contract extension; and providing an effective date.

23. Consider appointments to fill vacancies on the Boards and Commissions; and provide direction to Staff.
   A) Art Commission
   B) Human Services Advisory Board

24. Consider appointing a third Council Member to the Animal Services City Council Committee, and provide direction to staff.

25. Consider appointing a third Council Member to the Workforce Housing City Council Committee, and provide direction to staff.

26. Hold discussion regarding Tiny Homes, also known as Tiny Houses and Micro Houses; and provide direction to the City Manager.

EXECUTIVE SESSION

27. The City Council will convene in executive session pursuant to the following section of the Texas Government Code:
   A. Section 551.071: Consultation with Attorney-To receive legal advice regarding the applicability of Section 86.003 of the City Code concerning consent to annexation for the provision of utilities outside the city limits to a proposed development that is southeast of the City.

DIRECTION FROM EXECUTIVE SESSION

28. Consider action, by motion, or provide direction to Staff regarding the following Executive Session items held during the Work Session and/or Regular Meeting:
   A. Section 551.071: Consultation with Attorney-To receive legal advice regarding the applicability of Section 86.003 of the City Code concerning consent to annexation for the provision of utilities outside the city limits to a proposed development that is southeast of the City.

VI. Question and Answer Session with Press and Public.

NOTE: Question and Answer with Press and Public sign up procedures have changed:
This is an opportunity for the Press and Public to ask questions related to items on this agenda. Persons wishing to participate remotely (speak) during the Citizen Comment portion must sign up www.sanmarcostx.gov/citizencommentssignup before 12:00PM the day of the meeting. A call in number and link will be provided for participation on a mobile device, laptop or desktop computer. If attending in person, no sign up is required.

NOTE: In accordance with Section 2.045 of the City Code, speakers must state their name, and must limit their remarks to three minutes. The allotted time will commence from the beginning of the speaker’s remarks and will include any time spent in discussion between the speaker and council or board or commission members. Issues taking longer to communicate can be addressed outside the meeting to the city staff or to individual members of the council or board or commission, or submitted in writing.
VII. Adjournment.

POSTED ON FRIDAY, MAY 17, 2024 @ 11:45 AM

ELIZABETH TREVINO, 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