I. Call To Order

II. Roll Call

PRESENTATIONS

1. Receive a Staff presentation regarding the Community Development Block Grant-Disaster Recovery (CDBG-DR) Blanco Riverine Project, and provide direction to Staff.

2. Receive a presentation from the Greater San Marcos Partnership regarding economic development opportunities associated with the Army Futures Command, and provide direction to the City Manager.

EXECUTIVE SESSION

3. Executive Session in accordance with Section §551.074 of the Texas Government Code: Personnel Matters - to receive a briefing and deliberate regarding the Municipal Court Judges’ positions; and in accordance with Section §Sec.551.072 of the Texas Government Code: Real Property - to receive an update regarding the sale of City real estate comprised of three tracts of land known as the “Leah Tract,” comprised of a 1.378 acre tract out of the J.M. Veramendi Survey No. 1, Abstract No. 17, a 25.05 acre tract, being Lot 1 of the Cottonwood Parkway Addition and a 1.36 acre tract, being Lot 10A of the Municipal Airport Subdivision.

III. Adjournment.

POSTED ON TUESDAY, OCTOBER 9, 2018 @ 10:00 AM

JAMIE LEE CASE, TRMC, 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
AGENDA CAPTION:
Receive a Staff presentation regarding the Community Development Block Grant-Disaster Recovery (CDBG-DR) Blanco Riverine Project, and provide direction to Staff.
Meeting date:  October 16, 2018

Department:  Eng/CIP

Amount & Source of Funding
Funds Required:  N/A
Account Number:  Click or tap here to enter text.
Funds Available:  Click or tap here to enter text.
Account Name:  Click or tap here to enter text.

Fiscal Note:

City Council Strategic Initiative:  [Please select from the dropdown menu below]
Stormwater
Community Partners
Choose an item.

Comprehensive Plan Element(s):  [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Choose an item.
☒ Environment & Resource Protection - Population Prepared for and resilient to Man-Made & Natural Disasters
☐ Land Use - Choose an item.
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Not Applicable
Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
Flood Protection Master Plan

Background Information:
This presentation will provide the City Council an update on the refined alternatives that have been evaluated for the Blanco Riverine Project. This is one of the five infrastructure projects that the City Council directed and are included in the City’s approved CDBG-DR Action Plan.

The goal of the meeting is to solicit direction from the City Council on the alternative to proceed with environmental clearance and design in order to meet the construction completion deadline of December 2022.

Council Committee, Board/Commission Action:
Click or tap here to enter text.

Alternatives:
Click or tap here to enter text.

Recommendation:
Based upon the evaluation process staff recommends proceeding with environmental clearance and design on the Berm & Diversion 2 options.
Blanco Riverine Flood Mitigation Project

City Council Work Session

Tuesday, October 16, 2018
Agenda

• Background / Timeline
• Near-Term Flood Control Options Evaluated
• Preliminary Results
• Questions/discussion
• Long-Term Flood Control Options & Discussion*

* Time Permitting
Background

CDBG-(DR) Disaster Recovery Funds

- San Marcos received a $25 million allocation from the HUD
- Administration, Planning, Housing, and Infrastructure
- The Blanco Riverine Project is one of the Infrastructure Projects

May 2015 Flood

May 2015

COSM CDBG-DR Infrastructure Feasibility

COSM Blanco Riverine Flood Mitigation Community Meeting #1

GBRA / USACE Mitigation

Community Meeting #2

HUD CDBG-DR Infrastructure Funds must be spent by EOY 2022
CDBG-DR Infrastructure Projects

- Uhland Road
- Midtown
- Clarewood
- Blanco Riverine
- Blanco Gardens
Blanco River History

USGS Gage History: Blanco River at Kyle

Peak Flow (cubic feet per sec)

- 100-year
- 50-year
- 25-year
- 10-year

Date of Historic Flood Event

- May 2015
- Oct 2015
- Oct 1998
- Oct 2013
- May 1958
- Nov 2001
- Apr 1957
- June 1985
- Feb 1961
- Oct 1959
- Dec 1991
- Mar 2007
- June 1997
- Sept 1986
- Nov 2004

Flooding in Blanco Gardens
Existing Condition - Structures Inundated

25-year Structures
- 0 Blanco Gardens
- 79 Other Areas

50-year Structures
- 436 Blanco Gardens
- 128 Other Areas

100-year Structures
- 652 Blanco Gardens
- 328 Other Areas

500-year Structures
- 765 Blanco Gardens
- 927 Other Areas
Community Meetings

- Attended by San Marcos, Martindale, and Hays County citizens, land owners, business operators, and renters who flooded
- 2- Public Meetings, 1- SMRF Hosted
- Comments/questions included:
  - Do not worsen flooding in Martindale or outside of city limits
  - Consider flood impacts from future development
  - Consider effects on the natural rivers and environment
  - Consider natural flow patterns
  - Make improvements sooner than later
  - Coordinate work with other projects
  - Consider a regional approach
Riverine Geomorphology

• Analysis: Blanco River near IH-35 to San Marcos River Cummings Dam
  – Channel Migration Rate ~ 2 feet/year
  – Continual Aggregation / Degradation
  – Oxbow Analysis
Riverine Geomorphology

Setbacks for Erosion Hazard Zone
Environmental

• Archeological Issues likely high due to early human settlement along these rivers
• 18 Species Listed as Threatened or Endangered
• TCEQ Database shows one hazardous site within one mile
• NEPA process (due to Federal funding)
Flood Control Options Considered

Near-Term Solutions
• Blanco Gardens Berm (1)
• Diversion 2
• Diversion 3

Long-Term Solutions
• Bypass of Bypass Creek (4)
• Diversion 5
Flood Control Options Evaluated

Near-Term Solutions
• Blanco Gardens Berm (1)
• Diversion 2
• Diversion 3
• Partial Bypass of Bypass Creek (4)
• Diversion 5

Long-Term Solutions
• Full Bypass of Bypass Creek (4)
• Detention
Blanco Gardens – Existing Condition

- Blanco River spills into neighborhood in 50-year event
Blanco Gardens – Near-Term Solution

• Berm Alignment
Blanco Gardens – Near-Term Solution

- Berm Only
Blanco Gardens – Near-Term Solution

• Berm Only
  – $7 million project
  – 176 structures benefitted in 100-year event
  – > 1,000 structures *adversely* affected
Blanco Gardens – Near-Term Solution

• Berm + Diversion 2
Blanco Gardens – Near-Term Solution

- **Berm + Diversion 2**
  - $14 million project
  - 315 structures benefitted in 100-year event
  - No adverse impact
Blanco Gardens – Near-Term Solution

- Diversion 2 Cross Section
- Streambank stabilization
Blanco Gardens – Near-Term Solution

• Blanco Gardens Spill Simulations

Existing Condition: 100-year

Near-Term: Berm + Diversion 2: 100-year
Blanco Gardens – Near-Term Solution

- Berm + Diversion 5
Blanco Gardens – Near-Term Solution

• **Berm + Diversion 5**
  – $22 million project
  – 321 structures benefitted in 100-year event
  – No adverse impact
Blanco Gardens – Near-Term Solution

• Berm + Diversion 2 + Partial Bypass Channel (part of 4)
Blanco River – Near-Term Solution

• Berm + Diversion 2 + Partial Bypass Channel (part of 4)
  – $44 million project
  – 320 structures benefitted in 100-year event
  – No adverse impact
Preliminary Results

<table>
<thead>
<tr>
<th>Options</th>
<th>Estimated Cost</th>
<th>No of 50-yr Structures Benefited</th>
<th>No of 100-yr Structures Benefited</th>
<th>No of 500-yr Structures Benefited</th>
<th>Mitigation Cost per Structure*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Near Term Options (Blanco Gardens Mitigation)</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Berm + Diversion 2</td>
<td>$14M</td>
<td>426</td>
<td>315</td>
<td>76</td>
<td>$44,000</td>
</tr>
<tr>
<td>Berm + Diversion 5</td>
<td>$22M</td>
<td>370</td>
<td>321</td>
<td>86</td>
<td>$69,000</td>
</tr>
<tr>
<td>Berm + Diversion 2 + Partial Bypass</td>
<td>$44M</td>
<td>427</td>
<td>320</td>
<td>94</td>
<td>$138,000</td>
</tr>
</tbody>
</table>

*Estimated project cost divided by the number of 100-year structures benefitted by the project.
# Near-Term Preliminary Ranking

<table>
<thead>
<tr>
<th>Point Value</th>
<th>Berm + Diversion 2</th>
<th>Berm Only</th>
<th>Berm + Diversion 2 + Partial Bypass</th>
<th>Berm + Diversion 5</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>% LMI Population Served</td>
<td>Flood Risk Reduction Level of Service</td>
<td>Cost per Benefitted Structure</td>
<td>ROW Acquisition</td>
</tr>
<tr>
<td>26</td>
<td>16</td>
<td>16</td>
<td>18</td>
<td>16</td>
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<td>20</td>
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</table>

**Near-Term Preliminary Ranking**

- **Berm + Diversion 2** ranked 1st with a total score of 64.
- **Berm Only** ranked 2nd with a total score of 59.
- **Berm + Diversion 2 + Partial Bypass** ranked 3rd with a total score of 50.
- **Berm + Diversion 5** ranked 4th with a total score of 48.
Blanco Gardens – Near-Term Solution

Berm A – Nearer Blanco

Berm B – Along River Rd
Near Term Project Funding

- Cost Estimate ~ $14,000,000
- TWDB $1,961,821
- CDBG-DR (2017) = $6,971,200
- Gap ~ $5,000,000
- CDBG-DR (2018) = TBD
- Potential City CIP funding
Next Steps – Near-Term Project

- **April 2018 Community Meeting**
- **Evaluated Alternatives**
- **September 12, 2018 Open House**
- **October 16, 2018 Council Work Session**
- **Schematic Design & Environmental Studies**
- **January 2019 Preliminary Engineering Report**
- **March 2019 Public Hearing**
- **Fall 2019 Environmental Clearance**
- **Easement and ROW Acquisition**
- **Engineering Design & Utility Relocation, & Bidding**

Start Construction Late 2020
Questions / Discussions
Blanco River – Long-Term Solutions
Blanco River – Long-Term Solution

• Berm + Diversion 2 + Full Bypass Channel (4)
Blanco River – Long-Term Solution

• Berm + Diversion 2 + Full Bypass Channel (4)
  – $74 million project
  – 836 structures benefitted in 100-year event
  – No adverse impact
Mitigation of Impacts

• Detention required on Bypass Creek
  – Pond required to achieve no adverse affect in Martindale
    • mitigates a 1-inch rise
  – Use city owned property for an approximate 30-40 acre pond
Blanco River – Long-Term Solution

• Reduces the amount of flooded area and structures
Blanco River – Long-Term Solution

Detention

- USACE evaluated Detention
  - 43,690 acre-feet of storage required
  - In Blanco County / western Hays County
  - Impacts multiple existing structures, significant ROW, displacements
  - Only provides benefits if rains upstream of pond
  - Cost: $73 million
Blanco River – Long-Term Solution

Detention

- Detention near Project
  - Approximate storage required
    ~40,000 acre-feet
  - Approximate land/ROW required
    ~2 square miles at 30 feet deep (blue on map)
  - Approximate excavation at $5/cy
    ~ over $300 million

NOTE: Detention deemed infeasible from both a cost and land acquisition standpoint.
## Preliminary Results

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<td>573</td>
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*Estimated project cost divided by the number of 100-year structures benefitted by the project.
Long Term Project Funding

- Potential TWDB = 50/50 match
- Potential FEMA Funding = 75/25 match
- Potential USACE = *
- Potential Regional Funding = TBD

* Long-term projects did not meet USACE benefit to cost ratio
AGENDA CAPTION:
Receive a presentation from the Greater San Marcos Partnership regarding economic development opportunities associated with the Army Futures Command, and provide direction to the City Manager.

Meeting date: October 16, 2018

Department: CMO - Steve Parker, Assistant City Manager / CFO

Amount & Source of Funding
Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

Fiscal Note:
Prior Council Action: Resolution 2018-185R, approving an agreement with the Greater San Marcos Economic Development Corporation (GSMP) for Economic Development Services, was approved by City Council on October 1, 2018.

City Council Strategic Initiative:
N/A

Comprehensive Plan Element(s):
☒ Economic Development - Emerging Markets & Industry Relationships
☐ Environment & Resource Protection
☐ Land Use
☐ Neighborhoods & Housing
☐ Parks, Public Spaces & Facilities
☐ Transportation
☐ Not Applicable

Master Plan:
Vision San Marcos - A River Runs Through Us

Background Information:
On August 27, 2018 the Army unveiled the Austin area as the location for the headquarters of its new Futures Command, which has the monumental task of modernizing the service's future force.

For the first time, the Army will place a major command within an urban setting instead of on a military base. The goal is to bring itself closer to technology innovators and researchers in one of the nation's top growing technology cities.

"We needed to immerse ourselves in an environment where innovation occurs, at speeds far faster than our current process allows," said Secretary of the Army Mark T. Esper. "We searched for a location that had the right combination of top-tier academic talent, cutting edge industry and an innovative private sector."

The Army Futures Command is tasked with, among other things, developing future warfighting concepts, generating innovative solutions through research and development, and building the next generation of combat systems.

Army leadership said it will take about a year before Army Futures Command reaches full operational capability. The new command is expected to eventually include about 100 military positions and 400 civilian roles.

Adriana Cruz, President of the Greater San Marcos Partnership, will make a presentation regarding economic development opportunities associated with the Army Futures Command.

**Council Committee, Board/Commission Action:**

N/A

**Alternatives:**

N/A

**Recommendation:**

N/A
Presentation To City Council: Economic development opportunities Associated with the Army Futures Command

Tuesday, October 16, 2018
Work Session
Item 2

Presentation from the Greater San Marcos Partnership regarding economic development opportunities associated with the Army Futures Command, and provide direction to the City Manager.
Purpose:

- To discuss the Army Futures Command announcement and its future implications for the City of San Marcos’ economic development efforts.

Acquisition, Land, Strategy & Policy

Army Futures Command: $100M, 500 Staff, & Access To Top Leaders

"CFTs (Cross Functional Teams) and Army Futures Command will always have a place on my schedule and the chief's schedule," Esper said. Over time, he said, "it becomes a routine... the expectation not just for AFC and the CFTs, but for future service secretaries and future chiefs of staff."

By SYDNEY J. FREEDBERG JR.
on August 28, 2018 at 1:47 PM

34 Comments

Can Austin make the Army weird?

By: Jen Judson  August 28
Context & History:

• In October 2017, the U.S. Army began the search for the headquarters of a new Army command for modernization. Breaking with military tradition, the Army looked for locations outside of D.C. and established military installations.

• A list of 150 cities was narrowed down to five. Other finalist cities were Boston, Raleigh, Minneapolis-St. Paul, and Philadelphia.

• On July 13, 2018, the Army announced Austin was selected as the location for its new Army Futures Command (AFC). It's the Army’s first major reorganization in 45 years. The command was activated August 24, 2018.

• The Army focused on six major criteria to choose Austin: proximity to science, technology, engineering and mathematics workers and industries; proximity to private sector innovation; academic STEM and research and development investment; quality of life; cost; and civic support.

• Texas State University was part of the Austin Chamber team’s regional bid. Mayor Thomaides provided a letter of support, as did the City of San Antonio.
Context & History:

- Army Futures Command will shepherd development of the service's six modernization priorities
  1. Long-range artillery
  2. Next-generation combat vehicles
  3. Future vertical lift platforms (aircraft)
  4. Networks
  5. Air and Missile Defense
  6. Soldier Lethality and Equipment
- AFC will grow to 500 staff and an annual budget of $100 million, overseeing the service's entire $30 billion modernization portfolio. AFC’s commander is a four-star general, General John “Mike” Murray.
- The Army believes Austin will provide the new command with the tools to be disruptive, innovative and break the entire service out of the archaic industrial age, allowing it to effectively focus on modernizing and preparing for future, more complex operations.
Context & History:

• Mayor Steve Adler and Capital Factory founder & CEO Joshua Baer both describe it as economically pivotal as Austin’s landing of MCC and Sematech in the 80’s (which are credited with ushering in Austin metro’s tech economy).

• Austin and our surrounding region stands to gain many benefits as the Army Futures Command becomes established, the least of which is an influx of high-tech jobs and the distinct designation as the center of the Army’s modernization eco-system.
  – Companies and defense contractors will want to locate close to the Army Futures Command.
  – AFC will have personnel at area universities to collaborate on new ideas with students and professors.
  – Available funds for investing in small, medium and large companies with technologies that can change the trajectory for the Army.
Opportunity:

- Army Futures Command provides a unique opportunity for our region, leveraging our target industry sector of Aerospace, Aviation, Security & Defense. Greater San Marcos stands to benefit from innovative tech-focused companies interested in partnering with AFC to bring new technology to the battlefield.
  - Attract new tech/advanced manufacturing employers
  - Partner with and commercialize University research
  - Work with local innovators and entrepreneurs on new technologies
Recommendations:

• **GSMP recommends enhancing our existing program of work and budget to initiate a strategic marketing approach (+$25,000)**
  
  – Increased marketing and PR efforts
    • Targeted collateral, website enhancements, Google AdWords campaign, PR
  
  – FAM Tour event to bring vetted prospects to the region.
  
  – Fully develop brand messaging around “Texas Innovation Corridor”
  
  – Marketing trip to DC/other locations with Texas State
  
  – Enhanced relationship/hosted events with GSMP Consultant Pike Powers, LLC
  
  – Host FAM Tours for AFC leadership
File #: ID#18-713, Version: 1

ENDA CAPTION:
Executive Session in accordance with Section §551.074 of the Texas Government Code: Personnel Matters - to receive a briefing and deliberate regarding the Municipal Court Judges’ positions; and in accordance with Section §Sec.551.072 of the Texas Government Code: Real Property - to receive an update regarding the sale of City real estate comprised of three tracts of land known as the “Leah Tract,” comprised of a 1.378 acre tract out of the J.M. Veramendi Survey No. 1, Abstract No. 17, a 25.05 acre tract, being Lot 1 of the Cottonwood Parkway Addition and a 1.36 acre tract, being Lot 10A of the Municipal Airport Subdivision.