I. Call To Order

With a quorum present, the regular meeting of the San Marcos City Council was called to order by Mayor Thomaides at 4:30 p.m. Tuesday, January 17, 2017 in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Council Member Derrick arrived after roll call at 9:34 p.m.

Council Member Derrick arrived after roll call at 9:34 p.m.

Present: 7 - Mayor John Thomaides, Council Member Saul Gonzales, Mayor Pro-Tem Jane Hughson, Council Member Melissa Derrick, Council Member Scott Gregson, Council Member Ed Mihalkanin and Deputy Mayor Pro Tem Lisa Prewitt

EXECUTIVE SESSION

1. 4:30PM Executive Session in accordance Section 551.074 of the Texas Government Code - Personnel Matters - to discuss the duties and responsibilities of Jared Miller, City Manager and potential appointment of an Interim City Manager.

A motion was made by Council Member Gregson, seconded by Deputy Mayor Pro Tem Prewitt, to enter Executive Session at 4:32 p.m. The motion carried by the following vote:

For: 6 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Gregson, Council Member Mihalkanin and Deputy Mayor Pro Tem Prewitt

Against: 0

Absent: 1 - Council Member Derrick

2. Consider adoption or direction to Staff on matters discussed in Executive Session.

Council reconvened into regular session at 6:06 p.m. City Manager Jared Miller announced that he has been selected as the City Manager of Amarillo. Mayor Thomaides announced that the Council has accepted the resignation of Mr. Miller effective January 23, 2017. Mayor Thomaides provided his gratitude to Mr. Miller and thanked him for everything he has done for the organization.
III. Invocation

Father Ben Nelson, with St. Mark's Episcopal, provided this evening's invocation.

IV. Pledges Of Allegiance - United States And Texas

Mayor Pro Tem Hughson led the Council in the Pledges of Allegiance.

PRESENTATIONS

3. Receive a Staff presentation regarding the Community Enhancement Budget Program and related Projects, and provide direction to Staff.

Heather Hurlbert, Director of Finance, provided the Council with a presentation regarding the Community Enhancement Budget Program and related projects. Staff provided the following projects:
Recurring Activities - Contracted Services: increase to twice a month trash pickup along IH35 and major corridors; extra litter pick up at Rio Vista and City Parks during the tubing season; parking space sweeping in downtown and bike lanes; Educational Outreach: decals for park trash/recycling containers.
One-time Activities - Equipment Purchase: two trailers (haul downtown equipment, haul millings from downtown sweeping); Animal proof trash and recycling containers for river parks; Community Connect Beautification Trailer supply replenishment.
Premier Project - Install Craddock Ave median design project.

Staff will be bringing back a discussion regarding park use in February. Staff will make sure that we have funds for maintenance related to plantings involved with the Craddock Ave median design project.

6:00 PM

V. 30 Minute Citizen Comment Period

Cathy Dillon, addressed the Council as the Crystal River Inn Owner and stated how she has a problem with Hopkins becoming “6th Street”. She spoke about her opposition to Gumby’s relocating a few doors down from Crystal River Inn. She mentioned that the Inn is now in T5 SmartCode and asked whatever happened to keep it on the square? She asked the Council to Google the article “A College that Ate a Town.” She stated also her opposition to Purpose Built Student Housing in the SmartCode area and that it has to be stopped.

Ann Mary Carney, thanked the Council about moving forward with the Short
Term Rental ordinance and permitting. She provided her circumstances about their family cabin being here in town and how they are not trying to run a business by renting it out. She was wondering if there was a way to apply for a variance that would allow her, as someone that lives in south Austin but is within 35 minutes away, to apply for the short term rental permit. She thanked the Council for their consideration.

H.C. Kyle, addressed his concerns about Item #23 on the agenda and his opposition to purpose built student housing in the SmartCode area. He spoke about the parking issues downtown and how many students and cars are in town. He stated that the Legislature tells the University how many students they have to accept and until we go to our Legislature this will not change. He provided that it will take Legislation and someone that knows how to get it done.

Daniel Zell, spoke on Item #12 as a representative of AECOM, and provided his support of the feasibility study.

CONSENT AGENDA

A motion was made by Council Member Gregson, seconded by Council Member Mihalkanin, to approve the consent agenda with the exception of item #12, which was pulled and considered separately. The motion carried by the following vote:

For: 6 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Gregson, Council Member Mihalkanin and Deputy Mayor Pro Tem Prewitt

Against: 0

Absent: 1 - Council Member Derrick


5. Consider approval of Ordinance 2017-01, on the second of two readings, amending the City’s 2016-2017 Capital Improvements Program Budget to authorize an additional $865,870 of funding for the construction of San Marcos Fire Station No. 4 and thereby increasing construction budget to the Sum of $4,865,870 and increasing the total cost of the Fire Station to the Sum of $5,921,869.21; and providing an effective date.

6. Consider approval of Resolution 2017-06R, approving an agreement with Alan Plummer Associates, Inc. for the provision of professional engineering services in connection with the Columbia Street Wastewater Project in the not-to-exceed amount of $149,115.00 contingent upon the consultant’s provision of sufficient insurance in accordance with the attached agreement; authorizing the City Manager or his designee to execute this agreement on behalf of the City; and declaring an effective
date.

7. Consider approval of Resolution 2017-07R, awarding an annual contract to Castle Power Solutions, Inc. for the purchase of capacitor banks for the Public Services Department, Electric Utilities Division in the estimated annual amount of $64,116.00; authorizing the City Manager or his designee to execute the appropriate purchasing documents on behalf of the City; and declaring an effective date.

8. Consider approval of Resolution 2017-08R, approving the purchase of a 2018 Vactor Plus combination truck for the Public Services Department - Wastewater Collection Division in the total amount of $343,271.00 from Freightliner of Austin through the Texas Local Government Purchasing Cooperative Buyboard contract for vehicles, heavy duty trucks, trailers, refuse and other bodies (contract #521-16); authorizing the City Manager or his designee to execute the appropriate purchase documents on behalf of the City and declaring an effective date.

9. Consider approval of Resolution 2017-09R, approving the purchase of relay panels and associated materials in connection with the Hilltop Substation Project in the total amount of $163,518.74 through the City’s material acquisition services agreement with the Lower Colorado River Authority; authorizing the City Manager or his designee to execute the appropriate purchasing documents on behalf of the City and declaring an effective date.

10. Consider approval of Resolution 2017-10R, approving the award of a construction contract to Teal Construction Company for the San Marcos Fire Station No. 4 project in the amount of $4,341,700.00 contingent upon the contractor’s timely submission of sufficient bonds and insurance in accordance with the City’s construction contract documents for the project; authorizing the City Manager or his designee to execute all contract documents on behalf of the City and declaring an effective date.

11. Consider approval of Resolution 2017-11R, approving an addendum to the interlocal agreement with Hays County providing for the City’s Municipal Court to lease space at the Hays County Government Center for the purpose of extending the term of the lease seven additional years; authorizing the City Manager to execute said addendum on behalf of the City; and declaring an effective date.

12. Consider approval of Resolution 2017-12R, approving an agreement with AECOM Technical Services, Inc. for the provision of a Professional Community Development Block Grant - Disaster Recovery (CDBG-DR) Infrastructure Feasibility Study in the not-to-exceed amount of $490,777.00 contingent upon the consultant’s provision of sufficient insurance in accordance with the attached agreement; authorizing the City Manager or his designee to execute this agreement on behalf of the City; and declaring an effective date.

Main Motion: a motion was made by Deputy Mayor Pro Tem Prewitt, seconded by Mayor Pro-Tem Hughson, to approve Resolution 2017-12R.

Motion to Amend: a motion was made by Deputy Mayor Pro Tem Prewitt,
seconded by Mayor Pro-Tem Hughson, to amend Section 1.0.3 by striking the specific names of sub consultants. The amended section will not read as follows: The Consultant’s Basic Services consist of the services described in Sections 1.0 through 1.5 which include civil engineering services and the following services the Engineer will perform through sub consultants approved by City:
(1) Project Refinement, Environmental Services, Permitting Considerations, Alternative Coordination with regulatory agencies, and Prioritization Analysis
(2) Project Development, Green Infrastructure, Sediment Transport Analysis, and Surveying Services

The motion carried by the following vote:

For: 6 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Gregson, Council Member Mihalkanin and Deputy Mayor Pro Tem Prewitt

Against: 0

Absent: 1 - Council Member Derrick

Main Motion: to approve Resolution 2017-12R, as amended. The motion carried by the following vote:

For: 6 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Gregson, Council Member Mihalkanin and Deputy Mayor Pro Tem Prewitt

Against: 0

Absent: 1 - Council Member Derrick

13. Consider approval of Resolution 2017-13R approving the City of San Marcos Texas Community Development Block Grant Disaster Recovery (CDBG-DR) Financial Policies and Procedures Manual; and declaring an effective date.

Main Motion: to approve Resolution 2017-13R, as amended. The motion passed by the following votes:

14. Consider approval, by motion, approving Amendment Number 04 to License Agreement 308 between the City and Computer Information Systems, Inc. in the amount of $91,000 for the renewal of the Site License for a Record Management System (RMS), Computer-Aided Dispatch (CAD), and Mobile Communications System for the Police Department.

PUBLIC HEARINGS - 7:00 PM

15. 7:00PM Receive a Staff Presentation and hold a Public Hearing to receive comments for or Against Ordinance 2017-02, on the first of two readings, creating a Designated Permit Area under Section 82.189 of the San Marcos City Code that allows parking by permit only on both sides of the 1400 block Meadow Pkwy between
Holland St. and Elm Hill Ct., and on both sides of 100 block Cypress Ct. between Meadow Pkwy and the end of the street; amending the Traffic Register to reflect such Designated Permit Area; and providing for an effective date.

There was not a Staff presentation provided, but an overview of the request was provided.

Mayor Thomaides opened the Public Hearing at 6:58 p.m.

There being no speakers Mayor Thomaides closed the Public Hearing at 6:59 p.m.

A motion was made by Council Member Gregson, seconded by Mayor Pro-Tem Hughson, that this Ordinance be approved. The motion carried by the following vote:

For: 6 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Gregson, Council Member Mihalkanin and Deputy Mayor Pro Tem Prewitt

Against: 0

Absent: 1 - Council Member Derrick

16. 7:00PM Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2017-03 amending Section 4.3.1.1 of the Land Development Code including the legend used to interpret the Land Use Matrix to add a new category “L” for Limited Uses; amending the Land Use Matrix in Section 4.3.1.2 of the Land Development Code to establish Short-Term Rentals as a new land use; amending Chapter 4, Article 3 of the Land Development Code to create a new Division Five to establish regulations for Short-Term Rentals; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date; and consider Ordinance 2017-03, on the first of two readings.

Abigail Gillfillan, Planning Manager, provided the Council with a staff presentation.

Mayor Thomaides opened the Public Hearing at 7:23 p.m.

Danielle Clardy, 1312 Sunflower Lane, are there any car restrictions proposed? She feels like there should be car restrictions in the single family area. She believes that the size of the street should also be taken into account. She would urge the Council to make a recommendation regarding that issue. She stated that both owner occupied and non-owner occupied should have representatives and they should be legally binding. She agrees that there should be more restriction on the representative. She feels that it important that the representative is able to do something.
Rob Roark, 1804 A Hunter Road, addressed the Council as the president of CONA, and came to speak in favor of this change. He stated that the council should try and get a framework here.

Carl Furry, 811 W San Antonio Street, is an Airbnb operator. He stated that he feels this is well written and would urge the Council to please not start placing too many restrictions in place at this time. He provided that many municipalities try to turn this into a very restrictive thing and then you end up spending a lot of time and money on it. The Council has a great model here. He thanked Abigail Gillfillan and the Development Staff who worked with the Airbnb folks directly, and he urged the Council to pass this the way it is.

There being no further comments, Mayor Thomaides closed the Public Hearing at 7:30 p.m.

Main Motion: A motion was made by Council Member Gregson, seconded by Deputy Mayor Pro Tem Prewitt, to approve Ordinance 2017-03, on the first of two readings.

Motion to Amend: A motion was made by Mayor Pro-Tem Hughson, seconded by Deputy Mayor Pro Tem Prewitt, that Section 4.3.4.8 (b) and Section 4.3.4.9 (b) of the Ordinance be amended to insert the word 'neighborhoods' in the second sentence of both sections as follows: "...and to provide for the general welfare of neighborhoods, residents and visitors." The motion carried by the following vote:

For: 6 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Gregson, Council Member Mihalkanin and Deputy Mayor Pro Tem Prewitt

Against: 0

Absent: 1 - Council Member Derrick

The Council provided the following to be inserted into the Ordinance prior to second reading:
- The property owner or the owner's representative, if applicable, must provide and maintain all current contact information and consent to that information being posted on the City's website.
- The property owner or the owner's representative must be able to respond within one hour of a complaint at any owner occupied short-term rental.
- Include the contact information for the property owner or the owner's representative in the notice requirements for both owner occupied and
non-owner occupied short-term rentals.
- The property owner of a non-owner occupied short-term rental must maintain their primary residence within the city limits or extra-territorial jurisdiction of the city or must maintain ownership of the property for a minimum of 5 years prior to applying for the non-owner occupied short-term rental.
- A non-owner occupied short-term rental must be a minimum of 200 ft away from another non-owner short-term rental. Mailed notifications to all property owners within 200 ft of the non-owner occupied short-term rental will be completed by the city.

Main Motion: that Ordinance 2017-03, be approved, on the first of two readings, as amended. The motion carried by the following vote:

For: 5 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Gregson and Deputy Mayor Pro Tem Prewitt

Against: 1 - Council Member Mihalkanin

Absent: 1 - Council Member Derrick

17. 7:00PM Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2017-14R, granting a petition for the voluntary annexation of 17.45 acres, more or less, of land situated in the Cyrus Wickson Survey, Abstract No. 474, located in Hays County on East McCarty Lane, West of Rattler Road; directing City Staff to prepare a service plan for such area of land; approving a proposed meeting schedule for public hearings regarding and consideration of an ordinance annexing such area of land; and declaring an effective date; and consider approval of Resolution 2017-14R.

Shannon Mattingly, Director of Development Services, provided the Council with a brief presentation.

Mayor Thomaides opened the Public Hearing at 8:40 p.m.

Caroline Brown, 112 Pecan Street, San Antonio, TX, representing the requester, asked the Council to approve the resolution.

There being no further comments, Mayor Thomaides closed the Public Hearing at 8:40 p.m.

A motion was made by Council Member Mihalkanin, seconded by Mayor Pro-Tem Hughson, that this Resolution be approved. The motion carried by the following vote:
NON-CONSENT AGENDA

18. Consider approval of Ordinance 2017-04, on the first of two readings, amending chapter 34, article 7 of the San Marcos City Code known as the Rental Nuisance Abatement Code to provide for the annual registration of short-term rentals; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

A motion was made by Mayor Pro-Tem Hughson, seconded by Council Member Gregson, to approve Ordinance 2017-04, on the first of two readings. Council provided direction to Staff to add the tech fee back onto the ordinance for transparency. The motion carried by the following vote:

For: 6 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Gregson, Council Member Mihalkanin and Deputy Mayor Pro Tem Prewitt

Against: 0

Absent: 1 - Council Member Derrick

19. Consider approval of Ordinance 2017-05, on the first of two readings, adopting fees to be charged by the City for various city services, including changes to some existing fees and the addition of new fees; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

A motion was made by Council Member Gregson, seconded by Mayor Pro-Tem Hughson, to approve Ordinance 2017-05, on the first of two readings. Council provided direction to Staff to ensure that the nuisance abatement fee was easily found and understood to ensure transparency. Staff will also look at PDDs and other development to ensure that additional Staff review time is being compensated. The motion carried by the following vote:

For: 6 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Gregson, Council Member Mihalkanin and Deputy Mayor Pro Tem Prewitt

Against: 0

Absent: 1 - Council Member Derrick

20. Consider approval of Resolution 2017-15R, consenting to the assignment of an Economic Development Incentive Agreement approved by Resolution No. 2011-33, that originally provided for the waiver of certain sign standards, from Tanger
Properties Limited Partnership to Tanger San Marc, LLC, an affiliated entity; authorizing the City Manager to execute any instruments consistent with this resolution as may be necessary to confirm the City’s consent; and declaring an effective date.

A motion was made by Deputy Mayor Pro Tem Prewitt, seconded by Mayor Pro-Tem Hughson, to approve Resolution 2017-15R. The motion carried by the following vote:

For: 6 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Gregson, Council Member Mihalkanin and Deputy Mayor Pro Tem Prewitt

Against: 0

Absent: 1 - Council Member Derrick

21. Consider approval of Resolution 2017-16R, consenting to the assignment of a Chapter 380 Economic Development Incentive Agreement approved by Resolution No. 2015-93R, that originally provided for incentives in the form of a property and sales tax refunds not to exceed $2,500,000 over 10 years, from Tanger Properties Limited Partnership to Tanger San Marc, LLC, an affiliated entity; authorizing the City Manager to execute any instruments consistent with this Resolution as may be necessary to confirm the City’s consent; and declaring an effective date.

A motion was made by Council Member Gregson, seconded by Council Member Gonzales, to approve Resolution 2017-16R. Staff will provide Council with the list of things completed by Tanger so far. The motion carried by the following vote:

For: 6 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Gregson, Council Member Mihalkanin and Deputy Mayor Pro Tem Prewitt

Against: 0

Absent: 1 - Council Member Derrick

22. Discuss and consider Council Member Mihalkanin’s appointment to the 2017 Charter Review Commission, as well as the 2017 Charter Review Commission’s charge, and provide direction to Staff.

A motion was made by Council Member Mihalkanin, seconded by Council Member Gregson, that Council Member Mihalkanin's appointment of Kama Davis to the Charter Review Commission approved. The motion carried by the following vote:

For: 6 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Gregson, Council Member Mihalkanin and Deputy Mayor Pro Tem Prewitt

Against: 0
A motion was made by Council Member Gregson, seconded by Deputy Mayor Pro Tem Prewitt, that the following charge to the Charter Review Commission, along with review of Article 3: Section 3.01, 3.02, 3.03, 3.05, 3.07, 3.08 and 3.11; Article 4: Section 4.01; and Article 5: Sections 5.01, 5.02, 5.06 and 5.07:

- Should the Deputy Mayor Pro Tem be added to authorize the calling of a meeting to order the election in the event that the Mayor and Mayor Pro Tem are unable? Sec. 3.06 – Vacancies.
- Should web posting on the city’s website be added as a requirement for meetings of the city council? Sec. 3.09 – Meetings of the city council.
- City Secretary should be corrected to city clerk. Sec. 3.09 – Meetings of the city council.
- Should the city attorney review the legality of all ordinances provided for council consideration? Sec. 3.11 – Procedures for passage of ordinances.
- Should electronic signatures be allowed to authenticate all ordinances and resolutions? Sec. 4.02 City Clerk.
- Should the word “printed” be changed to accommodate the use of electronic voting systems? Sec. 5.04 – The official ballot.
- The ETJ member should be deleted. Effective March 1, 2015 the ETJ member of the commission shall be deleted and qualified city resident member shall be appointed. Sec. 7.01 – Planning and zoning commission.
- Should the nepotism rules be modified? Sec. 12.03 – Nepotism.
- Should the qualifications for council be altered to reference indebtedness to the city? Sec. 3.02 – Qualifications.
- Should Council terms to be extended to 4 years? Sec. 3.01 – Number, selection and term.
- Should the Mayor’s term be extended from 2 years to 3 years? Sec. 3.01 – Number, selection and term.
- Should there be term limits? Sec. 3.01 – Number, selection and term.
- Review the possibility of going to single member districts. Sec. 3.01 – Number, selection and term.
- Review the possibility of going from November elections to May elections. Sec. 5.01 – Elections.
- Review the possibility of going to odd year elections if moving to May elections is not an option. Sec. 5.01 – Elections.
- Should anyone who has a criminal record of a certain seriousness (to be defined by the commission), be deemed ineligible to serve on city council? Sec. 3.02 – Qualifications.

Item be approved. The motion carried by the following vote:
23. Discuss a possible amendment to the San Marcos SmartCode to require a conditional use permit, issued by the San Marcos City Council, to construct purpose-built student housing within certain Transect Zones, and provide direction to Staff.

Mayor Pro Tem Hughson explained her reasoning for requesting that this item be placed on the agenda. Deputy Mayor Pro Tem Prewitt expressed her concerns and how we will lose our housing diversity if purpose built student housing is allowed in the SmartCode. Following discussion the Council provided direction to Staff to move forward with sending the amendment to the Planning and Zoning Commission for their review.

1. 4:30PM Executive Session in accordance Section 551.074 of the Texas Government Code - Personnel Matters - to discuss the duties and responsibilities of Jared Miller, City Manager and potential appointment of an Interim City Manager.

A motion was made by Mayor Thomaides, seconded by Council Member Gregson, to enter Executive Session to continue discussions regarding the potential appointment of an Interim City Manager at 9:34 p.m. The motion carried by the following vote:

   For: 7 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Derrick, Council Member Gregson, Council Member Mihalkanin and Deputy Mayor Pro Tem Prewitt

   Against: 0

2. Consider adoption or direction to Staff on matters discussed in Executive Session.

A motion was made by Mayor Thomaides, seconded by Council Member Gregson, that the appointment of Collette Jamison as the Interim City Manager be approved. The motion carried by the following vote:

   For: 7 - Mayor Thomaides, Council Member Gonzales, Mayor Pro-Tem Hughson, Council Member Derrick, Council Member Gregson, Council Member Mihalkanin and Deputy Mayor Pro Tem Prewitt

   Against: 0

VI. Question and Answer Session with Press and Public.

Danielle Clardy, asked about the distance of notification requirement for Short Term Rentals and suggested that maybe instead of 200 ft from the rental it should be 3 houses to the right of the property and 3 houses on the left.
She asked about the notification process and if it would be done by the city? Mayor Thomaides replied that the notification process will be carried out by the City and a fee will be charged. She asked if the Craddick Median Project is really a $200,000? Could these funds be spent on a community garden in the Rio Vista area instead?

Synda Harper, 213 Capistrano Dr, asked about the Craddick maintenance cost? Mayor Thomaides shook his head, no. Is maintenance on that legally binding to the church that is volunteering? No, it is an adopt a spot program. Their future church is planned for the area. What is the ratio of student housing to single family in that area? Mayor Thomaides stated that he did not know, but stated the Castle Forest and Franklin Square Neighborhoods run from Bishop to Ranch Road 12 on the north side for the median. How long is short term? Mayor Thomaides responded that it is less than 30 days. What are the parking restrictions involved? City Manager Miller replied that there are no parking restrictions beyond what is already required of a single family residence. HOA’s in charge of that? City Manager Miller, No. It is possible that within the covenant that you sign with an HOA that you will not be allowed to be a short-term rental. Has anyone looked into what happens to property values of homes that have been next to Airbnb homes? Mayor Thomaides and City Manager Miller, No. Council Member Mihalkanin asked if there was any specific company listed in the ordinance. The ordinance doesn’t identify any specific private sector business. Council member Prewitt responded to her about how much they have vetted this process and how the Council limited the non-owner occupied for the reason of maintaining neighborhood integrity. Is it 4 bedrooms or 6 bedrooms for the entire property or a single housing unit? Staff provided that it is per structure. Where can I get info about the codes? Shannon Mattingly stated that she would get with her after the meeting. When will the cost analysis for Item #19 be available? Staff stated that it is online in the council packet.

VII. Adjournment.

Mayor Thomaides adjourned the regular meeting of the San Marcos City Council at 11:15 p.m.