Neighborhood Commission Regular Meeting Minutes  
February 21, 2024, at 6:00 p.m.  
Neighborhood Enhancement – Virtual Zoom  
630 E Hopkins, Bldg. 5, San Marcos, Texas 78666

I. Call to Order  
Meeting was called to order by Chair, Roland Saucedo, at 6:05 p.m.

II. Roll Call  
In attendance: Roland Scucedo, Robert Eby, Joe Cantu, Michael Vernon, Bobbie Garza-Hernandez, Darla Munoz, Robert Dudolski and Michael Adams. Absentees are Larry Mock.

III. Citizen Comment Period  
One Citizen by the name of Dr. Matt Wagner sent an email to be read out loud by Chair, Roland Saucedo. Email referenced comments on urban deer issues in consideration of a potential ban on deer feeding in the city of San Marcos.

IV. Consider Acceptance of February 21, 2024, Meeting Minutes  
MOTION made by Eby to approve. Seconded by Cantu. All in favor, Adams and Dudolski abstained, motion carried.

V. Guest Speaker  
Shanna O’Brien, Code Compliance Manager, had a prior commitment and one of the Code Compliance employees, Mark Schupp, gave a presentation on basic information for Code Compliance processes. Once complaint is received, the violation is observed. Code Compliance will always try to contact the owner of the property but when it comes to apartment complexes, the property manager is contacted first. Depending on the issue, Code Compliance tries to provide resources to fix the problem(s) that have been complained about. This also takes time. Schupp stated that a timeline is always given to the offender. Code compliance chooses to work with them and not against them. If the timeline is not met, then appropriate violations/citations will be given or an abatement process will be enforced. Schupp also spoke on property maintenance issues and rental unit issues. In reference to rental units, Code compliance must be aware of what kind of lease was signed by tenant prior to enforcing any violations. Some tenants, unknowingly, will sign an ‘as is’ lease and will not be aware that they are the responsible party for all maintenance, landscape, pest control, etc. issues. Also, the tenant must report issues exactly how it states in the lease. If the tenant is not reporting the issue correctly, then technically the landlord has never received an official notice of what the complaints are. Code Compliance must give the owner the opportunity and the time to repair prior to enforcing any action. Sauced opened the floor for questions. Vernon asked about the abandoned houses across the street from him and the protocol for reporting those. Schupp stated they could board up home but there were a lot of legal issues when it comes to someone’s personal property. Schupp also stated to email Yvonne Palacios with address and exact location so she may forward it to another Code Compliance officer, Stormy Thornton, who is responsible for abandoned structures. Munoz asked if Code Compliance officers also drove around in the Marshalls vehicles. Schupp stated no, and explained the differences between Code Compliance, Marshalls, and Parking Enforcement. Munoz also asked to clarify what the term ‘abatement’ means. Schupp explained. Eby asked about hoarding issues specifically in reference to a property in the Westover neighborhood. Eby also wanted to know the rules on hoarding and what can be
done. Schupp responded and stated anything having to do with hoarding is tough due to the possibilities of dealing with mental issues. Garza-Hernandez asked what the process was to report non-compliance for Short Term Rentals while hosting an event of over 100 people. If it’s the weekend, who do they call? Schupp answered, the Police Department. Garza-Hernandez asked if there was a noise violation, who do they call? Schupp stated, the Police Dept. Garza-Hernandez asked if there were illegally parked vehicles, who do they call? Schupp stated if it was after business hours, call Police Dept., Garza-Hernandez asked if it was during the week, if the protocol was the same? Schupp responded and stated if it was during normal business hours, she would call Code Compliance and speak to an employee who oversees the STR program. Saucedo informed Garza-Hernandez that currently in the City of San Marcos there is no noise level ordinance for the exception of the downtown area.

VI. Commissioner Updates and Thank You
Saucedo notified the Commission that this would be the last meeting for Sector 7 representative, Robert Dudolski and for himself as Sector 5 representative and Chair. Saucedo also announced that recent appointments for Sector 7, 5, 6, Student Government and Apartment Representative had been made by Council.

VII. Item up for Action/Discussion
The Commissioners discussed and reviewed the draft Resolution for Rent by bed/Student purpose-built housing. Saucedo read the Recommendation Resolution out loud. Saucedo asked the Commission if there were any questions, concerns, or amendments to the Resolution. The Commission discussed the Resolution and agreed to take a vote to approve the Resolution to send to City Council. MOTION made by Munoz to approve. Seconded by Eby. All in favor, motion carried. Vote was taken with a unanimous vote of 8 Yays.

The Commission discussed a prohibition on deer feeding. Eby informed the Commission that San Marcos is overpopulated with white tail deer and that City Council considered white tail management around 2010 but no action was taken at that time. Eby stated that as the city expands its territory, we expand onto the deer’s natural range therefore increasing the deer population in the city. The population is not being managed so the deer continue to breed which causes a lot of human/wildlife interaction. Eby educated the Commission on a few deer resources, statistics of fatalities from deer interaction and explained the cons of feeding deer. Eby also explained that the deer are a public health issue since the deer can sometimes carry lyme disease. Eby suggests the first step to controlling and managing the deer is to get people to stop feeding them. Eby also would like to raise an awareness and educate the citizens on feeding deer. Saucedo opened the floor for questions and comments. Cantu asked how the city would be aware of who’s feeding the deer and breaking the rules. Who will be patrolling the areas, how will it be enforced, etc.? Cantu states there is a lot of talk on what needs to be done but not HOW it’s going to be done. Eby stated enforcement would have to be a neighbor reporting their neighbor. Vernon states people need to become aware of the dangers and it’s a matter of over a period, working out how to enforce it and educating people. Dudolski asked if he could table the discussion for another meeting. MOTION made by Dudolski to table deer feeding conversation. Seconded by Garza-Hernandez. All in favor, Eby opposed, motion carried.
VIII. Reports

Vitality Coordinator, Tiffany Harris updated the Commission on happenings in the community. Harris informed the Commission of a Safety Meeting that was held in Blanco Gardens around September or October and the attendees had asked for Chief Standridge to hold quarterly meetings. There was a meeting held on February 15th with Chief Standridge and topics included Sutton Apartments, speed bumps and lighting in the neighborhood. Vernon stated he was impressed with the decrease in crime and the action that had been taken. Harris stated they are currently taking applications for UniverCity which is a behind the scenes look at city operations. All city departments make presentations and this lasts over a 7-week period with a Graduation ceremony at the City Council. Carr had prior commitments so could not update the Commission on the Rehabilitation Program so Assistant Director of Neighborhood Enhancement, DerryAnn Krupinsky filled in. Krupinsky updated the Commission on the Home Rehabilitation Program to include 2 new non-profit contracts with Operation Triage and Mission Able. The program will provide rehabilitation and repairs so that residents in lower income identified areas (qualified census tracts) can remain in their homes. The program will address roof repair/replacement heating, ventilation, and air condition systems, plumbing and electrical systems, weatherization, elimination of health and safety hazards, provide safety/accessibility improvements for people with disabilities, and repair/replace windows, doors, flooring, and siding.

IX. Future Agenda Items

Commissioner Eby would like to continue discussion on a deer feeding ban and educating the public.

X. Question and Answer Session with Press and Public

None

XI. Adjournment

MOTION was made by Cantu and seconded by Adams to adjourn the meeting at 8:23 p.m. All in favor, none opposed, motion carried.

The minutes for the February 21, 2024, meeting of the City of San Marcos, Texas Neighborhood Commission are respectfully submitted on March 20, 2024, by Yvonne Palacios, Staff Liaison, Neighborhood Enhancement.

Approved by

Vice Chair, Cantu