I. Call To Order

With a quorum present, the special meeting of the San Marcos City Council was called to order by Mayor Thomaides at 12:04 p.m. Friday, March 3, 2016 in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666

II. Roll Call

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

1. Consider Staff briefing and Council Member discussion and questions regarding items on the agenda for the March 7, 2017 Regular City Council Meeting, to wit Items (3-21).

PRESENTATIONS

3. Staff presentation and update regarding the CM Allen Project.

4. Update regarding the Downtown Parking Management Program, as well as, Downtown Employees Parking Initiatives.

CONSENT AGENDA

5. Meeting Minutes:
February 8, 2017 - Code SMTX Workshop
February 10, 2017 - Visioning Workshop
February 15, 2017 - Special Meeting
February 21, 2017 - Regular Meeting

6. Ordinance 2017-07, on the second of two readings, amending the San Marcos Smartcode by amending Section 1.5.2 and Table 5.7 to provide that Purpose Built Student Housing is allowed as a use in T4 and T5 Transect Zones only by a warrant finally decided by the City Council following a recommendation from the Planning and Zoning Commission; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

7. Ordinance 2017-08, on the second of two readings, amending the Official Zoning
Map of the City by rezoning a 1.42 acre tract of land and a 2.68 acre tract of land, each located within the Cottonwood Creek Subdivision Master Plan near the intersection of State Highway 123 and Rattler Road, from “P” Public and Institutional District to “PH-ZL” Patio Home, Zero-Lot-Line Residential District and “TH” Townhouse Residential District respectively; and including procedural provisions.

8. Ordinance 2017-09, on the second of two readings, amending the City’s 2016-2017 Fiscal Year Budget to include expenditures in the total sum of $9,000.00 from State Seized Asset Funds to provide funding for the purchase of a data interface between Computer Information Systems (CIS) and Taser/Axom Camera and Video System used by the Police Department; and providing an effective date.

9. Resolution 2017-37R, approving the expenditure of $2,999.00 from the permanent art fund for the purchase of a piece of permanent display art for placement on City property; authorizing the Interim City Manager or her designee to disburse the approved funds for the purchase of this permanent display art in accordance with the City’s purchasing policies and requirements; and declaring an effective date.

10. Resolution 2017-38R, awarding a contract to P&H Equipment, LLC for the purchase of a used 2008 H210 forklift truck for the Public Services Department - Electric Utility Division in the total amount of $59,875.00; authorizing the Interim City Manager or her designee to execute the appropriate purchasing documents on behalf of the City; and declaring an effective date.

11. Resolution 2017-39R, approving a five-year airport facility lease agreement with Civil Air Patrol for the building located at 1915 Airport Drive; and declaring an effective date.

12. Resolution 2017-40R, approving the terms and conditions of a shared hangar lease agreement for use at the San Marcos Regional Airport; authorizing the Interim City Manager to execute said agreements; and declaring an effective date.

13. Resolution 2017-41R, approving the award of a construction contract to Insituform Technologies, LLC for the East Side Interceptor 30/36 inch Wastewater Project in the total amount of $353,745.00 through the Texas Local Government Purchasing Cooperative Buyboard Contract for Cipp, underground asset renewal and water tank asset management (Buyboard Contract #462-14) 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 Interim City Manager or her designee to execute all contract documents on behalf of the City and declaring an effective date.

14. Resolution 2017-42R, approving an amendment to the Affordable/Workforce Housing Policy that establishes criteria for the City Council’s consideration of requests to develop low income housing tax credits projects; and declaring an effective date.
PUBLIC HEARINGS

15. Staff presentation and Public Hearing to receive comments for or against Ordinance 2017-10, annexing into the City, pursuant to a request for voluntary annexation, 1.143 acres of land, more or less, out of the Cyrus Wickson Survey, Abstract no. 474, Hays County, Texas, located on East McCarty Lane, Northwest of the intersection with Rattler Road; approving a service plan for this area; and including procedural provisions.

16. Staff presentation and Public Hearing to receive comments for or against Ordinance 2017-11, amending the Official Zoning Map of the City by rezoning a 17.27 acre, more or less, tract of land out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas, located on East McCarty Lane, Northwest of the intersection with Rattler Road from “FD” Future Development District to “MF-18” Multiple-Family Residential District; and including procedural provisions.

NON-CONSENT AGENDA

17. Ordinance 2017-12, on the first of two readings, annexing into the City, pursuant to a request for voluntary annexation, 17.45 acres of land, more or less, out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas, located on East McCarty Lane, Northwest of the intersection with Rattler Road; approving a service plan for this area; and including procedural provisions.

18. Ordinance 2017-13, 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 on both sides of the 100 to 200 blocks of West Hillcrest Drive between Ridgeway Drive and Holland Street, Monday through Friday from 8:00 am to 5:00 pm; amending the traffic register to reflect such designated permit area; and providing for an effective date.

19. Ordinance 2017-14, on the first of two readings, designating a no parking tow-away zone at all times on the North Side of Cheatham Street from Riverside Drive to Reynolds Street and on the South Side of Cheatham Street from Riverside Drive to CM Allen Parkway; and amending the traffic register maintained under section 82.067 of the San Marcos City Code to reflect such designation; and including procedural provisions.

20. Resolution 2017-43R, approving a participation agreement with Lazy Oaks Ranch, LP providing for the City to participate in the cost of oversizing certain Public Water System improvements in an amount not to exceed $1,028,631 in connection with the La Cima Development Project; authorizing the Interim City Manager to execute said agreement; and declaring an effective date.

21. Resolution 2017-44R, approving an agreement of sale with the Trust for Public Land for the City to purchase approximately 50 acres of land out of the Wildenthal
Tract for the expansion of the Purgatory Creek natural area at a price of $632,000.00; authorizing the Interim City Manager to execute said agreement and related closing documents on behalf of the City; authorizing the Interim City Manager or her designee to submit a grant application to the U.S. fish and Wildlife Service, Ecological Services program for a grant in the amount of $2,272,500.00 to fund the purchase of the remaining 152 acres out of said Wildenthal Tract for further expansion of the Purgatory Creek natural area, and to execute any and all documents necessary to accept such grant if awarded; and declaring an effective date.

The Council received Staff briefings and held discussion regarding items on the agenda for March 7, 2017 Regular City Council Meeting, to wit Items (3-21).

Item #4 Kevin Burke, provided the Council with a brief update of what Staff was working on. Staff will send out the action items in the parking initiative. Council provided interest regarding the provision of information regarding shuttle service and that cost to offer to employees downtown shuttle service. Staff will bring back the cost of shuttling at the same time as other information. Staff will work with the Convention and Visitors Bureau regarding the Edward Gary St garage. Staff will notify Council when Staff has begun working with downtown property owners about employee parking programs.

Item #16 Staff notified the Council that this item was pulled and will not be on the March 7, 2017 agenda.

Item #20 Staff will provide a service area map.

2. Executive Session in accordance with § 551.072 - Real Property: to receive a Staff briefing and deliberate regarding the possible acquisition of real property in the downtown area for parking purposes.

A motion was made by Council Member Mihalkanin, seconded by Council Member Gonzales, that the Council enter Executive Session at 12:50 p.m.

Council Member Gregson abstained from the executive session to avoid the appearance of impropriety. The motion carried by the following vote:

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

**Against:** 0

**Abstain:** 1 - Council Member Gregson

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

The Council returned from Executive Session at 1:45 p.m. The Council provided direction to Staff in Executive Session.
III. Question and Answer Session with Press and Public.

   None.

IV. Adjournment.

   Mayor Thomaides adjourned the special meeting of the San Marcos City Council at 1:46 p.m.

Jamie Lee Case, City Clerk                John Thomaides, Mayor