City of San Marcos

Meeting Minutes
City Council

Wednesday, March 29, 2017 6:00 PM City Council Chambers

630 E. Hopkins - CDBG-DR Workshop

I. Call To Order

With a quorum present, the CDBG-DR Workshop of the San Marcos City Council was called to order by Mayor Thomaides at 6:03 p.m. Wednesday, March 29, 2017 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 Saul Gonzales, Council Member Ed Mihalkanin, Council Member Scott Gregson and Council Member Melissa Derrick

1. Receive a presentation and update regarding the Community Development Block Grant - Disaster Recovery (CDBG-DR) needs assessments, and using the data gathered to present options for Housing and Infrastructure Projects, and provide direction to Staff.

Collette Jamison, Assistant City Manager, provided the Council an introduction and overview of what the Council would be receiving during the workshop. She also provided a review of the Action Plan budget and actions completed to date.

Laurie Moyer, Director of Engineering and CIP, provided an introduction to the Council regarding the infrastructure update, and introduced Daniel Zail with AECOM to review the study. Mr. Zail provided a study overview regarding the $12.5M budget identified for infrastructure projects. He provided the current findings that showed that the project cannot handle 100-yr "regional" flooding with "local" solutions, but it can handle "local" flooding and reduce impacts of "regional" flooding. Discussion was held regarding the construction of dams, levies or canals in the Blanco River area. Mr. Zail reviewed the Recent Flood Events data for the Blanco River from 2004-2015. Staff will provide information regarding when both rivers, San Marcos and Blanco, are at flood levels. Mr. Zail reviewed infrastructure expectations and explained that the projects will provide increased protection during local rainfall events, but in larger regional events flooding will still
occur. Projects will contain 25 year storm flooding, but will not remove structures from the 100-year floodplain. To improve drainage in all the impacted areas additional funding sources will be needed, including City drainage CIP funds. Staff will bring the projects back to Council with Prioritization Matrix in April. Staff will get TXDOT elevation of frontage road and bridge information to Council. Staff noted that the Army Corp of Engineers Chief's Report will take 3 years to complete and then it has to go to Congress for approval. It could take 10 years before the project is complete.

Stacy Brown, Housing and Community Development Manager, introduced the Housing Update and reviewed the Housing Program Survey. City Staff surveyed more than 600 impacted households to determine remaining housing needs and preferences. Staff received responses from approximately 20% of households; 120 comprehensive responses received. Ms. Brown introduced Sydney Brown with AECOM to review the Housing Program Survey results. of the 120 responses received the preferences as follows: 1) rehabilitation, 2) buyout, and 3) demolition/reconstruction. The average repairs completed were $31,000 and the average repairs remaining is $17,500. Two respondents reported remained repair costs in excess of the rehab cap of $45,000. The proposed Housing Program Funding per Action Plan is $5,000,000 for Owner-Occupied (Rehab/Recon/Buyout) and $2,524,000 for Rental (1-4 Unit; Rehab/Recon/Buyout). Funds can be shifted between categories, but any shift of funding in excess of $1,000,000 requires HUD approval.

Ms. Brown provided that the program cap for Rehabilitation is $45,000, the program cap for Demolition/Reconstruction is $150,000, and the program cap for Buyout is $250,000 per home. Buyout amounts are determined by the fair market value of the home prior to the event. Ms. Brown reviewed the eligibility requirements and the prioritization criteria for both owner-occupied housing and rental housing per the Action Plan. Ms. Jamison explained that there will be an application process beginning in mid-May for the Housing Program Options. Ms. Brown continued with explanation of the Housing Implementation Tasks: Phase 1: Secure Applicant Pool, Phase 2: Site-Specific Planning Activities, Phase 3: Construction, Phase 4: Post-Construction. Staff will be evaluating the possibility of a buyout strategy. Staff will continue to look for additional grant funds. Ms. Jamison reviewed the six month timeline moving forward. Council provided consensus to proceed with the process.

III. Question and Answer Session with Press and Public.

None.
IV. Adjournment.

Mayor Thomaides adjourned the CDBG-DR Workshop of the San Marcos City Council at 7:55 p.m.

Jamie Lee Case, City Clerk  
John Thomaides, Mayor