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 5:03 p.m. Tuesday, April 4, 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 Ed Mihalkanin, Council Member Saul Gonzales, Council Member Scott Gregson and Council Member Melissa Derrick

III. Invocation

A moment of silence was observed.

IV. Pledges Of Allegiance - United States And Texas

Austin Alexander, a 5th Grade student at Texas Preparatory School led the assembly in the pledges of allegiance.

EXECUTIVE SESSION

1. 5:00PM Executive Session in accordance with Section § 551.087 of the Texas Government Code - Economic Development: to receive an update regarding Project Enfield.

A motion was made by Mayor Pro-Tem Hughson, seconded by Council Member Mihalkanin, that Executive Session be postponed. The motion carried by the following vote:

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

Against: 0

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

A motion was made by Mayor Pro-Tem Hughson, seconded by Council Member Derrick, that Item #2 be postponed. The motion carried by the
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following vote:

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

Against: 0

PRESENTATIONS

3. Receive a Staff presentation and hold discussion the regarding the Fiscal year 2017-2018 Budget Policy for the City of San Marcos, and provide direction to Staff.

Heather Hurlbert, Director of Finance, provied the Council with an update to the Council since their Budget Policy workshop. She provided that EMS will be asking for an increase of $109,000. Staff will provided the Council with a list of the positions that were approved last year that have not been filled yet. Discussion was held regarding the percentage of employee turnover and cost of living increase percentages.

6:00 PM

V. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta spoke about her lack of nomination to the Charter Review Commission. She spoke about Smart Growth and how she believes that it is a dismal failure. She stated that she feels like the historic district is being gentrified. She went on to speak about the fire station that is scheduled to be built for Highpointe Trace and asked why they weren’t paying for it. She stated that the real Kissing Tree is dead and was killed by Texas State years ago.

Carina Boston Pinales encouraged the council to consider the community engagement comments that were received during the mobility HUB discussion during the fall. She mentioned that a world renowned director presented his film, The Human Scale, during that discussion and that those things need to be considered moving forward. She stated that this place has the ability to optimize our downtown, and that the current model does not reflect the citizen input.

Roland Saucedo thanked the Council for their time and made the Council aware of a recent neighborhood meeting in the Sunset Acres Neighborhood regarding the Sunset Acres Drainage Project, which is scheduled to start in 2019. He stated that there are many issues with drainage in that area and he asked that this project be moved up to the 2017 CIP.
Christine Terrell spoke about Item #19 and how the Council was previously provided options for this lot. She stated that she was surprised that the schematics that were designed were different from what was previously presented.

CONSENT AGENDA

A motion was made by Council Member Mihalkanin, seconded by Council Member Gregson, to approve the consent agenda with the exception of item #8 which was pulled and considered separately and Council Member Derrick abstained from voting on item #13. The motion carried by the following vote:

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

Against: 0

4. Consider approval, by motion, of the following meeting Minutes:
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5. Consider approval of Resolution 2017-54R, awarding a design contract for the provision of Sessom Drainage Improvements preliminary engineering, design engineering, bid and construction phase services to American Structurepoint Inc., in the estimated amount of $228,395.00; authorizing the City Manager or his designee to execute the appropriate purchasing documents on behalf of the City; and declaring an effective date

6. Consider approval of Resolution 2017-55R, approving the award of a construction contract to Myers Concrete Construction, LP for the Guadalupe Street sidewalk widening project (IFB 217-158) in the amount of $216,384.00 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 Interim City Manager or his designee to execute all contract documents on behalf of the City; and declaring an effective date.

7. Consider approval of Resolution 2017-56R approving Amendment No. 1 to Contract with the Department of State Health Services, Vital Statistics Unit (Contract No. 537-16-0027-00001) for the provision of on-line vital statistics computer services.

8. Consider approval of Resolution 2017-57R, approving the terms and conditions of an airport facility lease agreement with Compliance Aviation, Inc. d/b/a Blue Skies Aviation for lease of a hangar located at 1815 Airport Drive; authorizing the Interim City Manager to execute the lease agreement; and declaring an effective date.

A motion was made by Council Member Gregson, seconded by Mayor Pro-Tem Hughson, to approve Resolution 2017-57R. The motion carried by the following vote:
For: 7 - Mayor Thomaides, Mayor Pro-Tem Hughson, Deputy Mayor Pro Tem Prewitt, Council Member Mihalkanin, Council Member Gonzales, Council Member Gregson and Council Member Derrick

Against: 0

9. Consider approval of Resolution 2017-58R, approving the terms and conditions of an Airport Facility Lease Agreement with Coast Flight Training and Management, Inc. for lease of a hangar located at 1813 Airport Drive; authorizing the Interim City Manager to execute the lease agreement; and declaring an effective date.

10. Consider approval of Resolution 2017-59R, approving the recommendation of the San Marcos Commission on Children and Youth to allocate $46,435.00 in 2016-2017 Fiscal Year funding for 17 youth programs that contribute to implementation of the Youth Master Plan; authorizing the Interim City Manager to take such actions as are necessary to enable such allocation of funds; and declaring an effective date.

11. Consider approval of Resolution 2017-60R, approving an advertising program agreement for a joint advertising program between the City and Tanger Properties Limited Partnership in an amount up to $150,000.00 per year over five years; authorizing the Interim City Manager to sign the agreement; and declaring an effective date.

12. Consider approval of Resolution 2017-61R, reappointing Charles P. Anderson, M.D. as the Local Health Authority; approving a letter agreement between the City and Dr. Anderson for his reappointment as the Local Health Authority; and declaring an effective date.

13. Consider approval of Resolution 2017-62R, approving an agreement with Deloitte & Touche, LLP for the provision of Community Development Block Grant - Disaster Recovery Internal Auditing Services in the not-to-exceed amount of $1,151,694.00 contingent upon the consultant’s provision of sufficient insurance in accordance with the attached agreement; authorizing the Interim City Manager or his designee to execute this agreement on behalf of the City; and declaring an effective date.

PUBLIC HEARINGS - 7:00 PM

14. 7:00PM Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2017-63R, approving a request for a Conditional Use Permit to allow insulated metal panels as an alternative exterior material for two buildings at the Hays County Jail Complex located at 1307 Uhland Road; authorizing City Staff to issue a Conditional Use Permit consistent with this Resolution; and declaring an effective date; and consider approval of Resolution 2017-63R.

Shannon Mattingly, Director of Development Services, provided the Council with a presentation regarding the request by Hays County.

Mayor Thomaides opened the Public Hearing at 7:14 p.m.
Gary Cutler, Hays County Sheriff, stated that they are requesting the variance to expand the jail facilities. In order for that to happen, they have to move their vehicle maintenance shop. He described that they would put up a masonry wall to act as a buffer, and he invited the Council to join him and another group that will be taking a tour tomorrow of the facility.

Will Conley, Hays County Commissioner, apologized to the Council for the presentation the first go round. He feels that they did not explain their intentions clearly. He stated that if there is anything that should be granted a variance it is this, after all it is the only jail in town. He stated that they have worked very hard to ensure that this fits on this piece of property, and not impact anything else around them. He stated that for public safety reasons they have to design it and build it a certain way, and that they are on a very tight budget. He mentioned that in order to ensure that there were not any visibility issues, they would have to add several cameras and that is not possible financially.

There being no further comments, Mayor Thomaides closed the Public Hearing at 7:20 p.m.

A motion was made by Mayor Thomaides, seconded by Council Member Gregson, that this Resolution be approved. The motion carried by the following vote:

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

Against: 0

NON-CONSENT AGENDA

15. Consider approval of Ordinance 2017-15, on the first of two readings, amending the traffic register maintained under Section 82.067 of the San Marcos City Code by reducing the speed limit from 30 miles per hour to 25 miles per hour along the 1400 block of Highland Drive, between Holland Street and Nichols Drive, and the 100 block of Nichols Drive, between North LBJ Drive and Highland Street; and including procedural provisions.

A motion was made by Council Member Mihalkanin, seconded by Mayor Pro-Tem Hughson, to approve Ordinance 2017-15, on the first of two readings. The motion carried by the following vote:
16. Consider approval of Ordinance 2017-16, 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 400 to 700 blocks of McGehee Street between Cheatham Street and the southern Terminus of the street, 8:00 am to 11:00 pm every day, during and including the months of February through November; amending the traffic register to reflect such designated permit area; and providing for an effective date.

A motion was made by Council Member Derrick, seconded by Mayor Pro-Tem Hughson, to approve Ordinance 2017-16, on the first of two readings. The motion carried by the following vote:

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

Against: 0

17. Consider approval of Ordinance 2017-17, 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 East Grove Street between Mckie Street and CM Allen Parkway, 8:00 am-11:00pm, Friday to Sunday, during and including the months of February through November; amending the traffic register to reflect such designated permit area; and providing for an effective date.

A motion was made by Council Member Derrick, seconded by Mayor Pro-Tem Hughson, to approve Ordinance 2017-17 on the first of two readings. The motion carried by the following vote:

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

Against: 0

18. Consider approval of Resolution 2017-64R, supporting an application by TX McCarty TH, LP to the Texas Department of Housing and Community Affairs for 2017 Housing Tax Credits for the proposed Savoy Townhome development located on McCarty Road west of Rattler Road; and declaring an effective date.

A motion was made by Council Member Derrick, seconded by Council Member Gregson, to deny Resolution 2017-64R. The motion carried by the following vote:
19. Receive a Staff presentation regarding schematic design and cost estimate for the 214 E. Hutchison Project; and consider, by motion, authorizing Staff to proceed with final design and solicit bids for construction of the Project.

Kevin Burke, Economic Development Projects Coordinator, provided the Council with a Staff presentation regarding the schematic design and cost estimate for the 214 E. Hutchison Project. Discussion was held about privatization of the bike share station, funding through grants or other sources for rain harvesting and solar panels, a gathering area with seating, car charging stations instead of parking spaces, the interim step of utilizing parking spaces that Staff located for possible downtown employee parking. Discussion was held regarding the pros and cons of a mobility hub vs. the 13 parking spaces, use of a portion of the community enhancement fee for the project and coming up with a lower cost solution. Staff will provide ongoing maintenance costs for the current design.

A motion was made by Deputy Mayor Pro Tem Prewitt, seconded by Council Member Derrick, to create a subcommittee to review the final design before it is considered by the council. The subcommittee will consist of Council Members Hughson, Prewitt and Derrick, 2 or 3 community members, someone from the CARTS Advisory Board, engineering staff, planning staff, Kevin Burke, and a Main Street Vitality Committee member. The motion carried by the following vote:

For: 5 - Mayor Pro-Tem Hughson, Deputy Mayor Pro Tem Prewitt, Council Member Mihalkanin, Council Member Gonzales and Council Member Derrick

Against: 2 - Mayor Thomaides and Council Member Gregson

20. Discuss and consider appointments to fill vacancies on the Downtown Tax Increment Reinvestment Zone #5 (TIRZ #5) Board of Directors for Position 1 (Chair) and Position 5, the mutually agreed upon position between the City and Hays County, and provide direction to Staff.

A motion was made by Mayor Thomaides, seconded by Council Member Derrick, to approve the appointment of Steve Parker for position 1 (Chair) and John McGlothlin for position 5 to the Downtown Tax Increment Reinvestment Zone #5 (TIRZ #5) Board of Directors. The motion carried by the following vote:

A motion was made by Mayor Thomaides, seconded by Council Member Gregson, to approve the appointment of Jude Prather to fill a vacancy on the Charter Review Commission. The motion carried by the following vote:

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

Against:  0

22. Discussion regarding proposed amendment(s) to the San Marcos Commission on Children and Youth Ordinance, and provide direction to staff.

Jamie Lee Case, City Clerk, provided the Council with the San Marcos Commission on Children and Youth’s request to extend the terms of the Key Constituency members from 1 year to 2 years. Following discussion, Council provided direction to bring back an Ordinance amending the commission's Ordinance to extend the terms of the Key Constituency members to 2 year staggered terms.

VI. Question and Answer Session with Press and Public.

None.

VII. Adjournment.

Mayor Thomaides adjourned the regular meeting of the San Marcos City Council at 7:26 p.m.