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 6:00 p.m. Tuesday, October 16, 2018 in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

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

III. Invocation

A moment of silence was observed this evening.

IV. Pledges Of Allegiance - United States And Texas

Aria Reyes, 1st Grade student, from the Texas Preparatory School led the assembly in the Pledges of Allegiance.

ACTION FOLLOWING EXECUTIVE SESSION

1. Consider action, by motion, to provide direction to Staff regarding the following Executive Session in accordance with Section §551.074 of the Texas Government Code: Personnel Matters - to receive a briefing and deliberate regarding the Municipal Court Judges’ positions; and in accordance with Section §Sec.551.072 of the Texas Government Code: Real Property - to receive an update regarding the sale of City real estate comprised of three tracts of land known as the “Leah Tract,” comprised of a 1.378 acre tract out of the J.M. Veramendi Survey No. 1, Abstract No. 17, a 25.05 acre tract, being Lot 1 of the Cottonwood Parkway Addition and a 1.36 acre tract, being Lot 10A of the Municipal Airport Subdivision.

Council met in Executive Session during Work Session earlier this afternoon. Conversation was held on both items and direction was provided to staff.

V. 30 Minute Citizen Comment Period

Ken Jenkins, addressed the Council regarding the property located on the corner of Stagecoach Trail and Hunter Road, across from Dick's Classic Car
Museum. The ongoing problem is the detention pond/water run-off. The structures on the property now is a new bank and a large office building. He wanted to confirm that it is not allowed to divert water and flood their neighbors property, but that is what has been going on for some time. He stated the City is aware of this problem and have done nothing. He claims the bank site has also flooded the veterinary clinic and the offices of Curtis Briggs. He inquired if the bank has a certificate of occupancy or only a temporary one and if not how can they keep operating if detention pond is not complete and failing. He asked the City to please fix this issue. He also expressed his concerns on the new fire station located on Wonder World Drive across from the hospital. His friend owns the property next door and said it has never flooded until the new fire station was built. He wants to know how the City will address this issue.

Ryan Patrick Perkins, spoke as HPC commission member. He was asked to read the following letter:

"As fellow members of the City of San Marcos Historic Preservation Commission, we hereby implore of our colleagues, members of the City Council, Planning & Zoning Commission, and the Zoning Board of Adjustments to keep faith with our city’s highest ideals - as a matter of public policy - of promoting the economic, cultural, educational, and general welfare of the public through the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural importance and significance - by requesting, in accordance with provisions pertaining to this body as it constitutes a part of the comprehensive zoning plan of the City of San Marcos (Chapter 2, Article 2, Division 6, Section 2.2.6.2; Chapter 4, Article 5, Division 2, Section 4.5.2.1; Chapter 1, Article 1, Division 2, Section 1.1.2.1; 16 U.S.C. 470 et.seq. the National Historic Preservation Act of 1966; Chapter 15.6 of the Texas Administrative Code; and Chapter 211 Texas Local Government Code), the immediate postponement of any current and future consideration and requests(s) to the zoning ordinance, building code, general plan or other adopted policies of the city that may affect an individual property or area within the proposed scope of the Historic Resources Study Areas until the Survey - a formal Determination of Significance - shall be complete. Said properties should be protected by and subject to all of the provisions governing demolition, minimum maintenance standards and penalties until the updated Historic Resources Survey becomes effective so that each body and city staff can fulfill its duties to fully & faithfully advise and consent."
Protection and enhancement of (current and potential) landmarks and districts which represent distinctive elements of San Marcos' historic, architectural, and cultural heritage is at the heart of our community's legacy and its aim to ensure the harmonious, orderly, and efficient growth and development of this city that is sensitive to these irreplaceable assets & resources. The present efforts to promote economic prosperity and welfare of the community should consider the most appropriate use of historic properties within the city and encourage stabilization, restoration, and improvements of such properties and their values by rehabilitation.

Thank you for your consideration of the Commission's recommendation." This letter was signed by all Historic Preservation Commission Members.

Laura Hughes, addressed the Council and stated that San Marcos is an enchanting place; enchanting for everyone except the animals. There must be a change in mindset that says animals are not expendable. She requests that our shelter be a shelter of life not of death, a true no-kill shelter. She knows money is needed in order to have a no kill shelter. She mentioned the high cost of spay and neuter services and that many of our citizens want their animals but the cost of these services is too much. Our shelter could help as well by posting pictures of animals when they come in and have a description of the animals. She stated that citizens will be more likely to assist the shelter if they were to become a no kill facility.

PRESENTATIONS

2. Receive a Staff presentation of the Quarterly Investment and Financial Reports, and provide direction to City Manager.

Heather Hulbert, Director of Finance, provided the Council with third quarter investment and financial reports. She provided the following information related to the Financial Reports:

REVENUE
General Fund-Favorable $2.4M or 4.20%

Sales tax collections above trend $2.4M due to City’s portion of the Best Buy Call Center revenue and overall Best Buy Call Center revenue above budget

Other fees/charges for services trending close to forecast

W/WW-Unfavorable $554K or -1.9%
Primarily due to mild weather pattern. Q3 revenue was increased due to hotter
temperatures and increased irrigation lessening the unfavorable variance

Electric-Unfavorable $2.0K or -4.44%
Primarily due to mild temperatures. Will see increase in usage in 4th quarter due to increased usage in July and August

Hotel/Motel Tax-Unfavorable $195K or -6.72%
Occupancy in line with prior years. Revenue decrease due to significantly lower average room rates. Anticipate increase in room nights

EXPENDITURES
General Fund-Favorable $827K or 1.54%
Due to vacancies and timing of contract payments

W/WW-Favorable $2.4M or 10.8%
Primarily due to timing of contract payments and capital expenditures

Electric-Favorable $5.3M or 12.17%
Reduced power purchases due to reduced usage, lower cost of power, and timing of contract payments and capital expenditures

Hotel/Motel Tax $259K or 8.18%
Reduced spending due to reduced revenue collections

CONSENT AGENDA

A motion was made by Deputy Mayor Pro Tem Gregson, seconded by Council Member Derrick, to approve the consent agenda, with the exception of items #8 and 9 which were pulled and considered separately. The motion carried by the following vote:

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

Against: 0

3. Consider approval, by motion, of the following meeting Minutes:
A) October 1, 2018 - Work Session Meeting Minutes
B) October 1, 2018 - Regular Meeting Minutes

4. Consider approval of Ordinance 2018-20, on the second of two readings, amending the Official Zoning Map of the City by rezoning a 56.6098 acre, more or less, tract of land out of the Benjamin White Survey, the John Williams Survey and the T.H.W. Survey, located south of Old Ranch Road 12 and west of Craddock Avenue, from “FD” Future
5. Consider approval of Ordinance 2018-39, on the second of two readings, amending Chapter 2, Article 5, Code of Ethics, Section 2.423 of the San Marcos City Code, to require City Officials to publicly disclose the basis for their recusal from discussion and consideration of items on Board, Commission, and City Council Agendas; and providing an effective date.

6. Consider approval of Ordinance 2018-40, on the second of two readings, amending section 2.566 of the San Marcos City Code to authorize the City Manager to delegate authority for the approval or execution of certain contracts; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

7. Consider approval of Resolution 2018-186R, approving a contract with Garver, LLC, for Airport Taxiway Repairs and Design Services in an amount estimated at $382,600.00; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.

8. Consider approval of Resolution 2018-187R, approving a construction contract to M.A. Smith Contracting Company, Inc. for the Mill Street Improvements Project in the estimated amount of $2,419,619.05; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.

A motion was made by Deputy Mayor Pro Tem Gregson, seconded by Mayor Pro Tem Prewitt, to approve Resolution 2018-187R. The motion carried by the following vote:

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

Against: 0

9. Consider approval of Resolution 2018-188R, approving a construction contract for El Camino Real Park Improvements with T.F. Harper & Associates, LP for the estimated amount of $152,070.07; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.

A motion was made by Deputy Mayor Pro Tem Gregson, seconded by Mayor Pro Tem Prewitt, to approve Resolution 2018-188R. The motion carried by the following vote:

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

Against: 0

10. Consider approval of Resolution 2018-189R, ratifying the acceptance of $96,000.00 in
Federal Transit Administration 5304 Planning Funds as administered by the Texas Department of Transportation - Public Transportation Division (TXDOT-PTN); authorizing the City Manager or his designee to coordinate further actions with the TXDOT-PTN, and to execute any further documents as may be necessary in relation to acceptance, expenditure and administration of such funds; and providing for an effective date.

11. Consider approval of Resolution 2018-190R, approving the renewal of the agreement between the City and Trip-Advisor - Premium destination content partnership and digital ads for banner advertisements for an estimated amount of $39,450.00 which brings the total value of the contract to $72,106.21; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.

12. Consider approval of Resolution 2018-191R, approving the renewal of the agreement between the City and Madden Media - Search Engine Marketing, digital ads, and content distribution for an estimated amount of $48,000 which brings the total value of the contract to $74,010.00; authorizing the City Manager or his designee to execute this contract on behalf of the city and declaring an effective date.

13. Consider approval of Resolution 2018-192R, approving the renewal of the agreement between the City and AJR Media Group - Destination page, digital ads, and programmatic campaign to promote tourism for an estimated amount of $38,183 which brings the total value of the contract to $71,883; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.

14. Consider approval of Resolution 2018-193R, approving the renewal of the agreement between the City and Arrivalist - Advertisement monitoring and targeting service for an estimated amount of $32,725 which brings the total value of the contract to $66,725; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.

15. Consider approval of Resolution 2018-194R, approving a release of a 20 foot wide Wastewater Easement running through Lots 3A and 3C of the Resubdivision of Lot 3 of the Sac-N-Pac Centerpoint Subdivision located along the frontage road of Southbound IH-35 near Centerpoint Road; authorizing the city manager to execute the release of easement on behalf of the City; and declaring an effective date.

16. Consider approval of Resolution 2018-195R, approving a CDBG-DR Contract with Root Policy Research for a CDBG-DR Housing Study and Needs Assessment in the estimated amount of $67,850; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.

17. Consider approval of Resolution 2018-196R, approving an Interlocal Agreement between the City of San Marcos and the City of Buda to share resources for the operation of a one day satellite household hazardous waste drop off site; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.

18. Consider approval of Resolution 2018-197R, approving a contract with Hays County,
Texas for the disposition of a trailer so that Hays County can provide effective Hazmat Response within the city limits; authorizing the City Manager or his designee to execute this contract on behalf of the City and declaring an effective date.

19. Consider approval of Resolution 2018-200R, approving a contract between the City and Hays County for the City’s provision of Library Services to residents of Hays County; authorizing the City Manager or his designee to execute the contract on behalf of the City; and declaring an effective date.

20. Consider approval, by motion, of an authorized change in service to CH2M Hill Engineers for design services for improvements at the Wastewater Treatment Plant (WWTP) in the total amount of $157,795.

21. Consider approval, by motion, of an authorized change in service to Tyler Technologies, Inc. by adding a Bid Management Module to the City’s TylerMunis Financial Software at a cost of $53,458.

22. Consider approval, by motion, of an authorized change in service with CivicPlus for annual renewal of website hosting and a one-time fee for website redesign in the total amount of $14,903.89.

PUBLIC HEARINGS - 6:00 PM

23. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2018-41, amending Section 2.4.2.2 of the City’s Development Code, Subpart B, of the San Marcos City Code, by eliminating the requirement that consideration of certain applications for preferred scenario map amendments be limited to twice per year; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date; and consider approval of Ordinance 2018-41, on the first of two readings.

Shannon Mattingly, Director of Development Services, provided a brief presentation regarding the amendment that Council discussed back in August regarding the PSA requirements.

The Mayor opened the Public Hearing at 7:00PM

Those who spoke:

Caren Murch, spoke in favor of removing the twice per year requirement. She stated that Preferred Scenario Amendments (PSA) should be allowed when applicants apply for one and needs one. In development business, time is money and developments of all sizes should be reviewed in a reasonable amount of time. She explained that many sellers don't understand the entitlement process. Projects won't move forward if they don't have the entitlement and the first thing needed is the PSA, if developers don't time it
just right then they miss the deadline and have to wait until the next PSA is heard. Sellers don't want the buyers to tie up the property that long.

There being no further comments, the Mayor Closed the Public Hearing at 7:03 PM

Council Member Hughson provided a statement for her reasoning for bringing this idea forward.

A motion was made by Deputy Mayor Pro Tem Gregson, seconded by Mayor Pro Tem Prewitt, to approve Ordinance 2018-41, on the first of two readings. The motion failed by the following vote:

For: 3 - Mayor Pro Tem Prewitt, Deputy Mayor Pro Tem Gregson and Mayor Thomaides

Against: 4 - Council Member Gonzales, Council Member Derrick, Council Member Hughson and Council Member Mihalkanin

24. Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2018-42, amending Section 2.3.1.1(G) of the City’s Development Code, Subpart B, of the San Marcos City Code, regarding neighborhood presentation meetings, to require: participants to follow rules of decorum; to conduct the meeting on or in close proximity to the subject property; and to conduct the meeting within 20-28 days before the Planning and Zoning Commission considers the matter that is the subject of the meeting; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date; and consider approval of Ordinance 2018-42, on the first of two readings.

Shannon Mattingly, Director of Development Services, provided a brief presentation regarding neighborhood presentations.

Mayor Thomaides opened the Public Hearing at 7:58pm

Those who spoke:

Roland Saucedo expressed his support but explained that citizens can be passionate about items being discussed, but as adults they know how to act at these meetings and do not necessarily need to have a code of decorum required. It is a place for developers to present their projects and then citizens can have meaningful dialogue. He thinks it is somewhat insulting that council feels adults do not know how to act at these neighborhood meetings, but he is in support of this amendment.

There being no further comment, the Mayor closed the Public Hearing at 8:00pm
MAIN MOTION: a motion was made by Council Member Hughson, seconded by Mayor Pro Tem Prewitt, to approve Ordinance 2018-42, on the first of two readings.

MOTION TO AMEND: A motion was made by Council Member Mihalkanin, seconded by Council Member Hughson, to amend section 2.3.1.1 (g)(3) by removing the word "shall" and change to "should" It will now read: Meeting decorum "should" follow protocol as stated in section 2.045(h) of the City Code. The motion carried by the following vote:

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

Against: 0

MAIN MOTION: to approve Ordinance 2018-42, on the first of two readings, as amended. The motion carried by the following vote:

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

Against: 1 - Deputy Mayor Pro Tem Gregson

25. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2018-198R supporting the submission of an application for Low Income Housing Tax Credits to the Texas Department of Housing and Community Affairs for the proposed Villas Del San Xavier Senior Community located at 2621 South Interstate Highway 35; and consider approval of Resolution 2018-198R, approving findings related to such application; imposing conditions for support; providing authorizations for execution or submission of documents related to such application; and declaring an effective date.

Shannon Mattingly, Director of Development Services, provided a brief presentation regarding the submission of an application for Low Income Housing Tax Credits for the proposed Villas Del San Xavier Senior Community.

The Mayor opened the Public Hearing at 8:18 p.m.

Those who spoke:

Richard Shaw, line developer of this property provided some information on the project. He stated they are purchasing an additional 29 acres just north of this site. There will be bus transportation for these residents, all housing will be single story in 6-plex building made entirely of masonry, and a 10,000 square
foot amenity center will be built with an indoor pool. The third phase will be an assisted living center. He is here to answer any questions the council may have.

There being no further comments, the Mayor closed the Public Hearing at 8:21 p.m.

A motion was made by Council Member Gonzales, seconded by Deputy Mayor Pro Tem Gregson, to approve Resolution 2018-198R. The motion carried by the following vote:

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

Against: 0

26. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2018-199R, approving a First Amended and Restated Development Agreement with LaSalle Holdings, LTD. in connection with the development generally located north of Yarrington Road, east of Interstate 35 and west of State Highway 21 that, among other things, includes a new property owner, Tack Development LP, removes parties who have opted out of the original development agreement, reduces the minimum density and removes the need for a strategic partnership agreement; authorizing the City Manager to execute the agreement on behalf of the city; and providing an effective date; and consider approval of Resolution 2018-199R.

Shannon Mattingly, Director of Development Services, provided a brief presentation regarding the restated LaSalle development agreement.

The Mayor opened the Public Hearing at 8:33 p.m.

Those who spoke:

Mike Schroeder, managing member of LaSalle Holdings stated he is in attendance for any questions.

There being no further comments, the Mayor closed the PH at 8:34 p.m.

A motion was made by Mayor Pro Tem Prewitt, seconded by Council Member Mihalkanin, to approve Resolution 2018-199R. The motion carried by the following vote:

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

27. Consider approval of Ordinance 2018-38, on the second of two readings, approving an update to the service and assessment plan for the Trace Public Improvement District; making a finding of special benefit to the property in the district; levying additional special assessments against property within the district; establishing a lien on such property; approving an updated assessment roll for the district; providing for payment of the additional special assessments in accordance with Chapter 372, Texas Local Government Code; providing for the method of assessment and the payment of the additional special assessments; providing for penalties and interest on delinquent assessments; providing for a severability clause; providing an effective date; and providing for related matters.

Mayor Thomaides filed the proper paperwork and recused himself prior to discussion and action on this item.

MAIN MOTION: a motion was made by Deputy Mayor Pro Tem Gregson, seconded by Mayor Pro Tem Prewitt, to approve Ordinance 2018-38, on the first of two readings.

MOTION TO AMEND: a motion was made by Council Member Hughson, seconded by Council Member Mihalkanin to amend Ordinance 2018-38, by including the restated Service and Assessment Plan that staff included in the agenda packet. The motion carried by the following vote:

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

Against: 0

Recused: 1 - Mayor Thomaides

MAIN MOTION: to approve Ordinance 2018-38, on the first of two readings, as amended. The motion carried by the following vote:

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

Against: 0

Recused: 1 - Mayor Thomaides

28. Consider approval of Ordinance 2018-43, appointing a Presiding Judge, and at least one Associate Judge, for the San Marcos Municipal Court of Record, each for terms of two years; declaring this ordinance as an emergency measure to enable adoption in one
Main motion: A motion was made by Council Member Mihalkanin, seconded by Council Member Gonzales, to approve Ordinance 2018-43, on first and final reading.

Motion to amend: A motion was made by Council Member Hughson, seconded by Deputy Mayor Pro Tem Gregson, to amend Ordinance 2018-43 by inserting the following:

Section 1. Dallari Landry is hereby appointed as presiding judge of the San Marcos Municipal Court of Record for a two-year term.

Section 2. John Burke is hereby appointed as associate judge of the San Marcos Municipal Court of Record for a two-year term.

The motion carried by the following vote:

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

Against: 0

Main motion: To approve Ordinance 2018-43, on emergency, as amended.

The motion carried by the following vote:

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

Against: 0

29. Consider approval of Ordinance 2018-44, on first and final reading, to authorize the issuance of City of San Marcos, Texas Combination Tax and Surplus Revenue Certificates of Obligation in an amount not to exceed $1,935,000.00 in connection with the purchase of the Millican Tract; authorizing the execution of the Principal Forgiveness Agreement; providing for adoption of this Ordinance on one reading only in accordance with State Law; and authorizing other matters relating to the bonds; and providing an effective date.

Council Member Hughson filed the proper paperwork and abstained prior to discussion and action on this item as greenspace is being discussed.

A motion was made by Council Member Mihalkanin, seconded by Mayor Pro Tem Prewitt, that this Ordinance be approved. The motion carried by the following vote:
30. Consider approval of Resolution 2018-184R, approving a Chapter 380 Economic Development Incentive Agreement with Katerra, Inc. to locate an Automated Building Component Manufacturing and Distribution Facility along State Highway 80 east of State Highway 21, which agreement provides incentives over ten years in the form of annual refunds of a portion of new property taxes generated from the facility and waives certain development standards; authorizing the City Manager to execute the agreement; and declaring an effective date.

MAIN MOTION: a motion was made by Council Member Mihalkanin, seconded by Deputy Mayor Pro Tem Gregson, to approve Resolution 2018-184R.

MOTION TO ENTER CLOSED SESSION: a motion was made by Mayor Pro Tem Prewitt, seconded by Council Member Mihalkanin, to enter into Executive Session, at 6:16 p.m., in accordance with Section 551.087 of the Texas Government Code – Economic Development in regards to a proposed Chapter 380 Economic Development Incentive Agreement with Katerra, Inc. The motion carried by the following vote:

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

Against: 0

Council reconvened into regular session at 6:26 p.m.

MAIN MOTION: to approve Resolution 2018-184R after discussion in Executive Session. The motion carried by the following vote:

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

Against: 0

31. Consider approval of Resolution 2018-201R, approving a Real Estate sales contract with Life Style Development, L.L.C. for the sale of approximately 29 acres of city land commonly known as the “Leah Tract” near IH-35 and Cottonwood Parkway for a price of $3,114,317.15; authorizing the City Manager or his designee to execute all documents as necessary to complete the sale of said property on behalf of the City; and declaring an effective date.
A motion was made by Deputy Mayor Pro Tem Gregson, seconded by Council Member Derrick, to approve Resolution 2018-201R. The motion carried by the following vote:

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

Against: 0

32. Consider approval of Resolution 2018-202R, approving an amendment to the agreement with the Greater San Marcos Economic Development Corporation (GSMP) for Economic Development Services, previously approved on October 1, 2018 by Resolution No. 2018-185R, to increase payment amount for such services; authorizing the City Manager to execute the amendment on behalf of the City; and declaring an effective date.

A motion was made by Mayor Thomaides, seconded by Council Member Gonzales, to approve Resolution 2018-202R, with the following amounts to be allocated, which includes an increase of $25,000 for the first year to continue for each year of the contract:

$100,000 per quarter in year 1, $100,000 per quarter in year 2, and $100,000 per quarter in year 3. Council would like to review the contract amount each year with regard to new opportunities that may arise due to the new Army Futures Command in Austin. The motion carried by the following vote:

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

Against: 0

33. Consider approval, by motion, adopting a Template for Standard Bylaws for City Boards and Commissions, and provide direction to Staff.

MAIN MOTION: a motion was made by Deputy Mayor Pro Tem Gregson, seconded by Mayor Pro Tem Prewitt, to approve the Template for Standard Bylaws for City Boards and Commissions.

MOTION TO AMEND: a motion was made by Deputy Mayor Pro Tem Gregson, seconded by Council Member Hughson, to amend Article 7 (D) (12) by including the word "reasonable" This section will now read as follows:

Limited discussion or debate - The Chair may establish a "reasonable" time limit for consideration of an item, or a "reasonable" time limit on each person addressing the Board or Committee, or upon each Board (or Commission) member who comments on an issue. This does not require a formal vote unless
a member objects to the limits.

The motion carried by the following vote:

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

**Against:** 0

**MAIN MOTION:** to approve the template for Standard Bylaws for City Boards and Commissions, as amended. The motion carried by the following vote:

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

**Against:** 0

34. Discuss and consider appointments of City Council Members to the Legislative Committee, and provide direction to Staff.

A motion was made by Deputy Mayor Pro Tem Gregson, seconded by Mayor Thomaides to approve the appointment of Mayor Thomaides, Council Member Derrick, and Council Member Hughson to serve on the Legislative Committee.

VI. Question and Answer Session with Press and Public.

None.

VII. Adjournment.

Mayor Thomaides adjourned the Regular Meeting of the San Marcos City Council Tuesday, October 16, 2018 at 8:58 p.m.

Jamie Lee Case, TRMC, City Clerk  
John Thomaides, Mayor

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov