



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final City Council

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Tuesday, February 4, 2020

6:00 PM

City Council Chambers

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630 E. Hopkins

- I. Call To Order
- II. Roll Call
- III. Invocation
- IV. Pledges of Allegiance - United States and Texas
- V. 30 Minute Citizen Comment Period

### CONSENT AGENDA

1. Consider approval, by motion, of the following meeting Minutes:
  - A. January 7, 2020 - Regular Meeting Minutes
  - B. January 10, 2020 - Council Visioning Meeting Minutes
  - C. January 11, 2020 - Council Visioning Meeting Minutes
  - D. January 21, 2020 - Work Session Meeting Minutes
  - E. January 21, 2020 - Regular Meeting Minutes

**Attachments:** [01.10.2020 Visioning Minutes.pdf](#)  
[01.07.2020 Regular Meeting Minutes.pdf](#)  
[01.11.2020 Visioning Minutes.pdf](#)  
[01.21.2020 Work Session Minutes.pdf](#)  
[01.21.2020 Regular Meeting Minutes.pdf](#)

2. Consider approval of Ordinance 2020-04, on the second of two readings, amending the City's 2018-2019 Fiscal Year budget to allocate a total amount not to exceed \$573,000 from excess revenues collected for sales taxes and Resource Recovery customer services to increase the General Fund budget \$548,000 for economic development incentives and to increase the Resource Recovery Fund budget \$25,000 for trash and recycling services; and providing an effective date.

**Attachments:** [Ordinance](#)  
[FY 2019 Adopted Variance Analysis](#)  
[Attachment A-FY19 End of Year Amendment.pdf](#)

3. Consider approval of Resolution 2020-18R, approving a professional services agreement with WestEast Design Group, LLC for architectural and engineering design services for Fire Station Six in the estimated amount of \$306,388; authorizing the City Manager or his designee to execute the professional services agreement on behalf of the City; and declaring an effective date.

**Attachments:** [Resolution - Professional Services for Fire Station 6.docx](#)  
[Exhibits to the Agreement v4.pdf](#)  
[Res 2015-147\\_Trace PID Fire Station Agreement.pdf](#)

4. Consider approval of Resolution 2020-19R, approving a Change in Service to the agreement with The Brandt Companies, LLC., procured through the Texas Local Government Purchasing Cooperative BuyBoard Contract, for the rental and maintenance of boiler equipment at the San Marcos Police Department in the annual amount of \$23,450 and authorizing two additional annual renewals for a total contract price of \$97,850; authorizing the City Manager or his designee to execute all necessary documents on behalf of the City; and declaring an effective date.

**Attachments:** [219-050 ACIS1 Renewal.pdf](#)  
[Resolution - Cooperative purchase from The Brandt Companies for boiler renta](#)

5. Consider approval of Resolution 2020-20R, approving a Change in Service to the agreement with TruGreen/Outdoor Home Services, procured through the Texas Local Government Purchasing Cooperative BuyBoard contract, for lawn services in the annual amount of \$35,630.06 and authorizing three additional annual renewals for a total contract price of \$142,520.24; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

**Attachments:** [219-009 ACIS3 Lawn Services Renewal.pdf](#)  
[Resolution - Cooperative purchase for lawn services from TruGreen.doc](#)

6. Consider approval of Resolution 2020-21R, approving a second amendment to the Amended and Restated Interconnection Agreement with the LCRA Transmission Services Corporation ("LCRA TSC") to, among other things, add the new 138kv Rattler Substation to facilities operated under the agreement; and declaring an effective date.

**Attachments:** [Resolution](#)  
[SMEU\\_Restated\\_IA\\_Amend No. 2.pdf](#)  
[Res 2009-039.pdf](#)  
[Res 2016-177R.pdf](#)  
[Res 2019-057R.pdf](#)

7. Consider approval of Resolution 2020-22R, approving the purchase of a Front End Loader from Waukesha-Pearce, Inc. through the Sourcwell Cooperative for use by the Transportation Department in the amount of \$167,150; authorizing the City Manager or his designee to execute all appropriate documents to complete the purchase; and declaring an effective date.

**Attachments:**     [Resolution - Purchase of Front End Wheel Loader.docx](#)  
                          [City of San Marcos WA270 Sourcewell \(002\)](#)

8. Consider approval of Resolution 2020-23R, approving a Change in Service to the agreement with Tyler Technologies, Inc. to renew the Tyler Munis Enterprise Resource Planning Software License and Application in the annual amount of \$205,410.53 and authorizing four one-year renewal periods to include an 8% increase in maintenance costs each year and authorizing an additional \$100,000.00 for any future services that may be needed bringing the total contract price to \$3,075,066.00; authorizing the City Manager or his designee to execute the appropriate documents to implement the change in service; and declaring an effective date.

**Attachments:**     [Resolution - Change in Service - Tyler Technologies.docx](#)  
                          [Invoice 045 286161](#)

9. Consider approval of Resolution 2020-24R, approving a Change in Service to the agreement with Survalent Technology, Inc. to renew the electric SCADA System software license and application used to monitor and control electric substations, transformers and electrical assets in the estimated annual amount of \$24,160 and authorizing three one-year renewals; authorizing the City Manager or his designee to execute the appropriate documents to implement the change in service; and declaring an effective date.

**Attachments:**     [215-245 ACIS1 Renew 2020.pdf](#)  
                          [Resolution - Change in Service - Survalent Software.docx](#)

10. Consider approval of Resolution 2020-25R, approving a renewal of the agreement with Certified Folder Display Services, Inc. for the distribution of media brochures to support the work of the San Marcos Convention and Visitor Bureau in the estimated annual amount of \$21,753.05 and authorizing three one-year additional renewals for a total contract price of \$63,967.18; authorizing the City Manager or his designee to execute the appropriate documents related to the renewal of the agreement on behalf of the City; and declaring an effective date.

**Attachments:**     [218-249 ACIS2 Renew 2020 Visitor Guide Map Distribution.pdf](#)  
                          [Resolution - Distribution of Media Brochures.docx](#)

11. Consider approval of Resolution 2020-26R, approving Change in Service No. 4 to the agreement with Halff Associates, Inc. relating to the Blanco Riverine Flood Mitigation Project for additional professional services to advance the project from the preliminary engineering phase through the preparation of construction documents in the amount of \$1,194,262.50; authorizing the City Manager or his designee to execute the appropriate documents to implement the change in service; and declaring an effective date.

**Attachments:**     [Resolution - Change in Service 4 - Halff Associates - Blanco Riverine Flood Miti](#)  
                          [Blanco Riverine Mitigation \(Halff\) CIS#4 Authorization Form](#)  
                          [Blanco Riverine Flood Mitigation Project Optimized.pdf](#)

## PUBLIC HEARINGS

12. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2020-28R, providing no objection to the submission of an application for low income housing tax credits to the Texas Department of Housing and Community Affairs for the proposed Lantana on Bastrop Multifamily Housing Project located at the intersection of South Old Bastrop Highway and Rattler Road; approving findings related to the application; imposing conditions for such non objection; including the requirement that the applicant make an annual payment in lieu of taxes in the amount of \$11,000; providing authorizations for execution or submission of documents related to the application and for negotiation and execution of an agreement for the annual payment in lieu of taxes; and declaring an effective date.

**Attachments:**

[LIHTC-20-01 Resolution of No Objection](#)  
[LIHTC-20-01 Staff Memo](#)  
[LIHTC-20-01 Project Summary](#)  
[LIHTC-20-01 Aerial Map](#)  
[LIHTC-20-01 Zoning Map](#)  
[LIHTC-20-01 PreferredScenario](#)  
[LIHTC-20-01 Distance to Services Map](#)  
[LIHTC-20-01 Existing Sidewalks](#)  
[LIHTC-20-01 CART Route and Stops](#)  
[LIHTC-20-01 TDHCA Project Amenities](#)  
[LIHTC-20-01 Application](#)  
[LIHTC-20-01 San Marcos Housing Authority Financial Summary](#)  
[LIHTC-20-01 San Marcos Housing Authority Letter of Support](#)  
[LIHTC-20-01 Applicant Response, 11/19 City Council](#)  
[LIHTC-20-01 Pro Forma](#)  
[LIHTC-20-01 Unit Pictures](#)

## **NON-CONSENT AGENDA**

13. Consider approval of Resolution 2020-17R, approving an agreement with the City of Martindale relating to the extra-territorial boundaries between the cities; authorizing the Mayor or City Manager to execute the agreement on behalf of the City; and declaring an effective date.

**Attachments:**     [Resolution - Martindale Agreement.doc](#)  
[ETJ Agreement - As Approved By Martindale](#)  
[Settlement--ExhibitA.pdf](#)  
[Settlement--ExhibitC'.pdf](#)  
[Settlement--ExhibitD.pdf](#)  
[Settlement--ExhibitE.pdf](#)  
[Settlement--ExhibitF.pdf](#)  
[Settlement--ExhibitG.pdf](#)  
[Settlement--ExhibitH.pdf](#)  
[Settlement--ExhibitI.pdf](#)  
[Settlement--ExhibitJ.pdf](#)  
[Settlement--ExhibitK.pdf](#)  
[Settlement--ExhibitL.pdf](#)  
[Settlement--ExhibitM.pdf](#)  
[Settlement--ExhibitN.pdf](#)  
[Settlement--ExhibitO.pdf](#)  
  
[ETJ Agreement - Exhibit P - Martindale Resolution](#)

14. Consider approval of Resolution 2020-27R, providing no objection to the submission of an application for low income housing tax credits to the Texas Department of Housing and Community Affairs for the proposed Redwood Multifamily Housing Project located in the 1600 block of Redwood Road; approving findings related to the application; imposing conditions for such non-objection, including the requirement that the applicant make an annual payment in lieu of taxes in the initial amount of \$75,000 and increasing by \$1,500 annually; providing authorizations for execution or submission of documents related to the application and for execution of an agreement for the annual payment in lieu of taxes; and declaring an effective date.

**Attachments:**     [LIHTC-19-02 Resolution](#)  
[LIHTC-19-02 Project Summary](#)  
[LIHTC-19-02 Aerial View](#)  
[LIHTC-19-02 Zoning Map](#)  
[LIHTC-19-02 Preferred Scenario](#)  
[LIHTC-19-02 Existing Sidewalks](#)  
[LIHTC-19-02 Distance to Services](#)  
[LIHTC-19-02 CART Route and Stops](#)  
[LIHTC-19-02 TDHCA Project Amenities](#)  
[LIHTC-19-02 - Application](#)  
[LIHTC-19-02 Hays Caldwell Women's Center MOU](#)  
[LIHTC-19-02 Splash Financial Literacy & Tutoring Proposal](#)  
[LIHTC-19-02 PILOT Proposal](#)  
[LIHTC-19-02 Memo-Response to 40% and 50% AMI Unit Request](#)  
[LIHTC-19-02 Staff Memo- Review of 40% and 50% AMI Unit Mix](#)

15. Consider approval of Resolution 2020-29R, making an appointment to fill a vacancy of Board Position 8, on the Board of Directors of the Alliance Regional Water Authority (ARWA), and declaring an effective date.

**Attachments:**     [Res. 2020-XXR.doc](#)

16. Discuss and consider the appointment of a Council Committee on Homelessness, and provide direction to Staff.
17. Discuss and consider annual appointments to various Boards and Commissions, to wit:
- A) Airport Advisory Board
  - B) Animal Shelter Advisory Committee
  - C) Arts Commission
  - D) Cemetery Commission
  - E) Citizen Utility Advisory Board (CUAB)
  - F) Comprehensive Plan Oversight Committee
  - G) Convention and Visitors Bureau Board
  - H) Economic Development San Marcos Board
  - I) Ethics Review Commission
  - J) Historic Preservation Commission
  - K) Housing Authority
  - L) Human Services Advisory Board
  - M) Library Board
  - N) Main Street Advisory Board
  - O) Neighborhood Commission
  - P) Parks and Recreation Board
  - Q) Planning and Zoning Commission
  - R) San Marcos Commission on Children and Youth

- S) San Marcos Youth Commission
- T) Senior Citizen Advisory Board
- U) Veteran Affairs Advisory Board
- V) Zoning Board of Adjustment

**Attachments:** [Board Commission Appointment Matrix 2020.xlsx](#)

18. Hold discussion regarding Historic Preservation Commission Recommendation Resolution 2020-01RR to consider the Commission's proposal to amend the qualifications for membership on the Historic Preservation Commission, and provide direction to Staff.

**Attachments:** [2020-01RR - Amendment to the Qualifications for Membership on the Historic P](#)

19. Hold discussion regarding Historic Preservation Commission Recommendation Resolution 2019-03RR to consider the initial authorization of a text amendment, per Section 2.4.1.2 of the San Marcos Development Code, to Article 5 of the Historic Design Guidelines to include a purpose statement regarding sustainability, and provide direction to Staff.

**Attachments:** [2019-03RR - Amendment to Article 5, Standard Guidelines for Sustainability, of](#)

20. Hold discussion regarding Historic Preservation Commission Recommendation Resolution 2019-04RR to consider the Commission's proposal to expand the City's historic preservation program, and provide direction to Staff.

**Attachments:** [2019-04RR - Expansion of City's Historic Preservation Program](#)

### **EXECUTIVE SESSION (if necessary)**

21. Executive Session in accordance with the following Government Code Section § 551.071 - Consultation with Attorney: to receive a legal briefing and deliberation regarding Martindale ETJ Matters.

### **DIRECTION / ACTION FOLLOWING EXECUTIVE SESSION**

22. Consider action, by motion, regarding the following Executive Session items held during the Work Session and/or Regular Meeting:

Section § 551.071 - Consultation with Attorney: to receive a legal briefing and deliberation regarding Martindale ETJ Matters.

VI. Question and Answer Session with Press and Public.

VII. Adjournment.

**POSTED ON WEDNESDAY, JANUARY 29, 2020 @ 11:30AM**

**TAMMY K. COOK, INTERIM CITY CLERK**

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](mailto:ADArequest@sanmarcostx.gov)