



# City of San Marcos

## Vision Workshop Meeting Minutes City Council

---

Thursday, January 7, 2021

8:30 AM

Virtual Meeting

---

**This meeting was held using conferencing software due to COVID-19 rules.**

### I. Call To Order

**With a quorum present, Day One of the Vision Workshop of the San Marcos City Council was called to order by Mayor Hughson at 8:32 a.m. Thursday, January 7, 2021. The meeting was held online.**

### II. Roll Call

**Present:** 6 - Mayor Pro Tem Melissa Derrick, Mayor Jane Hughson, Council Member Maxfield Baker, Council Member Saul Gonzales, Council Member Alyssa Garza and Council Member Mark Gleason

### PRESENTATIONS

1. Hold discussion and participate in Fiscal Year 2021-2022 Visioning Workshop, topics discussed may or may not include or be limited to: growth, quality of life, economic development policies, transportation, community partners, outreach, future infrastructure and facility needs, beautification and community enhancement, enhancement of core services including future staffing and personnel needs, flood mitigation strategies, and provide direction to Staff.

**Bert Lumbreras, City Manager, provided a welcome and update on the topics that will be discussed during the next two days of visioning.**

**Discussions of day 1 will be focused on reviewing the strategic priorities**

**Council approved last year, including:**

- \* **Workforce housing**
- \* **Multi-Modal Transportation**
- \* **Workforce Development**
- \* **Downtown Vitality**
- \* **Sustainability**
- \* **Homelessness (not a strategic priority, but an area of focus)**

**Discussion for day 2 will be a review to finalize the strategic priorities for the upcoming year, review accomplishments of 2020 and outlining next steps.**

Council held discussion and provided consensus on what they would like to see for each strategic priority, these include the following:

#### **WORKFORCE HOUSING**

- Determine if we can provide an incentive or assistance (i.e. financing) to get vacant lots utilized – same qualifications as First Time Homebuyer Program
- Approach County and school district about working together on lots delinquent on taxes
- Explore feasibility of the City backing loans related to the development of workforce housing
- Set up a more accessible resource for housing discrimination complaints and provide additional outreach in the community
- Seek partnerships with private or non-profit entities to overcome systemic barriers for renters and homeownership, including credit scores/application fees – not just educational, provide some incentive
- Explore home-sharing and provide a report
- Assess having a local resource to interact with the Austin Tenants Council
- Research intentional community outreach engagement related to housing - this includes improving the City's website and map showing Lower Income Housing Tax Credit (LIHTC) projects and embedding links
- Commit General Funds to land banking, investigate other revenue streams

**MULTIMODAL TRANSPORTATION** - consensus is to remove this as a strategic priority, but continue work

- Consider tenets of Slow Streets, including monitoring potential State legislation and working with TxDOT
- Investigate ways to make sidewalk closures known to the public

#### **WORKFORCE DEVELOPMENT**

- Assist local businesses with their search engine optimization, focusing on historically under-utilized businesses – possibly connecting businesses with University students
- Research the use of opportunity zones
- Investigate the possibility of a community college district with other regional communities
- Assess placing Austin Community College (ACC) on a future ballot
- Include Community Action as a resource and promote their certification programs

#### **DOWNTOWN VITALITY**

- Investigate mixed-use development for Downtown properties acquired through TIRZ funding, e.g. El Mercado-type retail on ground floor, coworking space, residential for young professionals
- Analyze office space needs post-COVID

#### **SUSTAINABILITY**

- Expand rebate programs, including enhanced outreach
- Include historic preservation as an initiative
- Create standard set of sustainable preferences for developments and economic development projects
- Promote local farming, including education and allowing urban farming in front yards
- Explore a xeriscaping program for existing development
- Assess funding levels for green space and trails, provide additional education

#### **HOMELESSNESS (not a strategic priority, but an area of focus)**

- Investigate model that may work best for San Marcos and identify community partners
- Need for a larger shelter facility, transitional housing, continuum of care, mental health services, plan for when evictions are permitted once again
- Comprehensive needs assessment is needed
- Work on how we gather information/implement a Homeless Management Information System (HMIS) – can borrow from intake forms from other organizations, possibly include additional questions for the Point in Time Count (PITC)

**Council provided consensus to add the following as an additional Strategic priority:**

#### **COVID Recovery**

**Council made some additional requests:**

- Redistribute report about the Austin Tenant's Council
- Additional information regarding CDBG housing programs
- List of blighted or empty lots around the city
- Status of the land bank process
- Status of bicycles being added from SPIN
- Number of homeless families – may be able to receive this from school district
- City-owned internet as a utility – will come back as a work session item
- Require Spanish translations for City notices, documents, etc.

III. Adjournment.

**A motion was made by Council Member Gleason, seconded by Council Member Baker, to adjourn the Visioning Workshop of the San Marcos City Council at 3:54 p.m. Deputy Mayor Pro Tem Scott had to leave the meeting at 3:30 p.m.**

**The motion to adjourn carried by the following vote:**

- For:** 6 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Baker, Council Member Gonzales, Council Member Garza and Council Member Gleason
- Against:** 0
- Absent:** 1 - Deputy Mayor Pro Tem Scott

**Tammy K. Cook, Interim City Clerk**

**Jane Hughson, Mayor**