



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Work Session - Final City Council

Tuesday, May 2, 2023

3:00 PM

City Council Chambers

630 E. Hopkins St. - Work Session

This will be an in-person and online meeting. To view the meeting please go to <http://sanmarcostx.gov/421/City-Council-Videos-Archives> or watch on Grande channel 16 or Spectrum channel 10.

I. Call To Order

II. Roll Call

III. Citizen Comment Period

Persons wishing to participate (speak) during the Citizen Comment portion of the meeting must email citizencomment@sanmarcostx.gov the day prior to the meeting between 8:00AM and 5:00PM. A call in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. Those wishing to speak in person may sign up in person in the City Clerk's office before 12:00PM the day of the meeting.

PRESENTATIONS

1. Receive a staff presentation regarding the current status of American Rescue Plan (ARP) funding, and provide direction to the City Manager.
2. Receive an update on the Community Development Block Grant (CDBG) Annual Entitlement Funding.

EXECUTIVE SESSION

NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session.

3. Executive Session in accordance with the following:
 - A. Sec. §551.072 of the Texas Government Code: Real Property: to deliberate the sale, lease, or value of City property located on Lime Kiln Road
 - B. Sec. §551.072 of the Texas Government Code: Real Property: to deliberate the purchase, or value of real property regarding potential use of eminent domain as contemplated by the River Bend and Riley's Pointe development agreement
 - C. Sec. §551.071 of the Texas Government Code: Consultation with the City's Attorney regarding the law and legal matters related to the development process regarding the SMART Terminal project and the Development Agreement

IV. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda. Persons wishing to participate remotely in the Q&A session must email citizencomment@sanmarcostx.gov the day prior to the meeting between 8:00AM and 5:00PM. A call in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. If attending in person, no sign up is required.

V. Adjournment.

POSTED ON THURSDAY, APRIL 27, 2023 @ 4:45PM

ELIZABETH TREVINO, CITY CLERK

Notice of Assistance at the Public Meetings

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Legislation Text

File #: ID#23-321, **Version:** 1

AGENDA CAPTION:

Receive a staff presentation regarding the current status of American Rescue Plan (ARP) funding, and provide direction to the City Manager.

Meeting date: May 2, 2023

Department: City Manager's Office

Amount & Source of Funding

Funds Required: Click or tap here to enter text.

Account Number: Click or tap here to enter text.

Funds Available: Click or tap here to enter text.

Account Name: Click or tap here to enter text.

Fiscal Note:

Prior Council Action: City Council provided direction at the February 7, 2023 Council Work Session to provide additional information on identified projects.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Public Safety, Core Services & Fiscal Excellence

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

The US Treasury launched the Coronavirus State and Local Fiscal Recovery Fund totaling \$350B approved through the American Rescue Plan. San Marcos has received an allocation of \$18,101,483. The City received half of the funds in June 2021 and the remaining funds in June 2022. Funds must be allocated by 12/31/24 with funds expended by 12/31/26. The first tranche was allocated in 2021, and the first round of the second tranche was allocated in 2022. In addition to ARP, the City was also awarded Coronavirus Relief Funds (CRF) in 2021 that freed up \$2.6 million in General Funds. The most recent status report for this funding is attached.

City Council provided direction at the February 7 Council Work Session to consider a list of identified projects and programs. Those programs include:

- Public Service Center Emergency Operations Center Upgrade
- Downtown Events to increase resident traffic
- City parks improvements
- Umland Road Quiet Zone Improvements
- Hays County Food Bank New Facility
- Generator for San Marcos High School
- Support for Parent Liaisons at SMCISD
- Caregiver Support

Additional information regarding these projects is included in the attached presentation and staff will be available to answer questions at the work session. Staff has developed a recommendation to allocate the remaining \$3,233,070 of ARP funding and has also identified projects for future consideration.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff seeks Council direction to allocate the remaining funding from the second tranche of American Rescue Plan funding.



City of San Marcos

City Council Work Session

May 2, 2023



Receive a staff presentation regarding the current status of American Rescue Plan (ARP) Funding, and provide direction to the City Manager.



Purpose

- Provide update on pandemic funding received
- Receive direction to allocate remainder of the second tranche of ARP funding

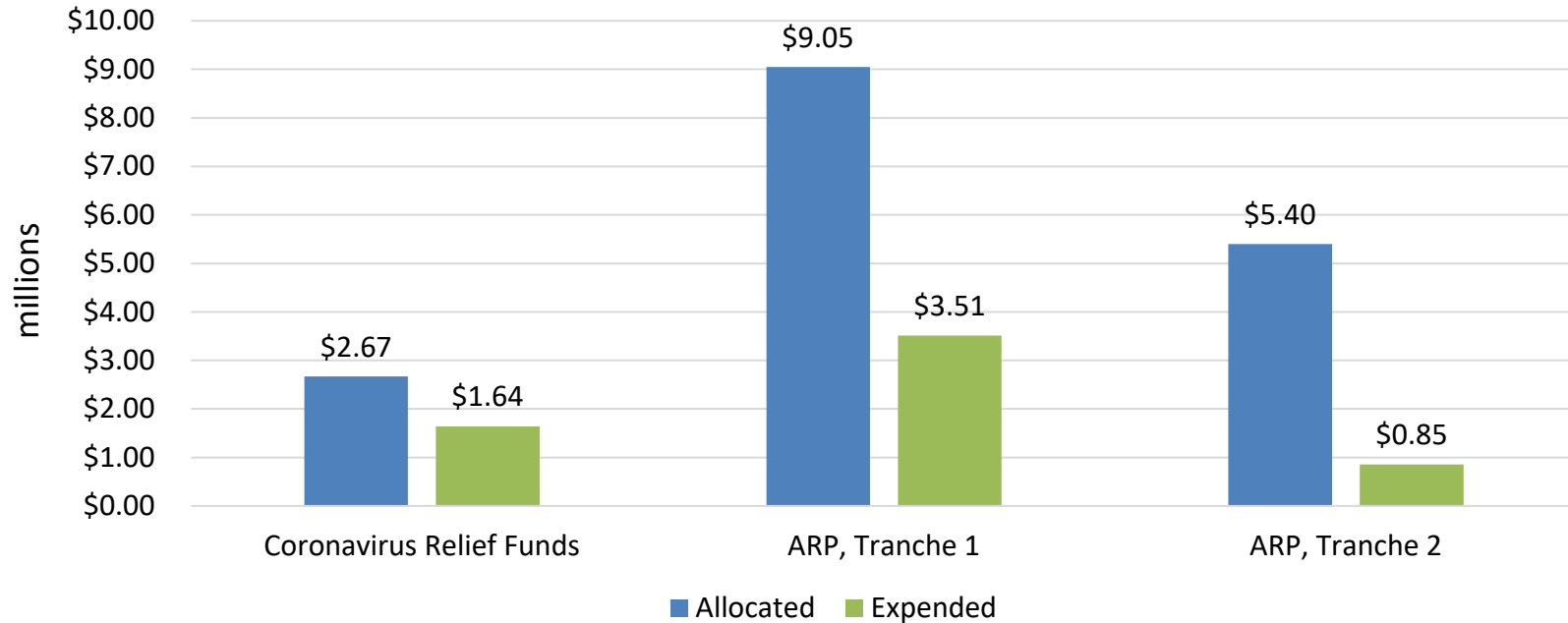


Progress to date

- February 7: City Council provided direction to fund additional requests identified by Council and staff
- March 21: ARP Grant Consultant contract approved
- April 18: Resolution approved allocating funds for:
 - VFW Hall and Cuauhtemoc Hall Sprinkler Upgrades - CRF
 - Gap to fund replacement of Fire Engine 2 – CRF and ARP
 - Address flooding at Hull/Grove Street Intersection - ARP
 - Transfer from “Mobile message signs (trailers)” to “Homeless camp clean-ups” - ARP



Coronavirus Relief Funds and American Rescue Plan Funding Allocated and Expended as of March 31, 2023

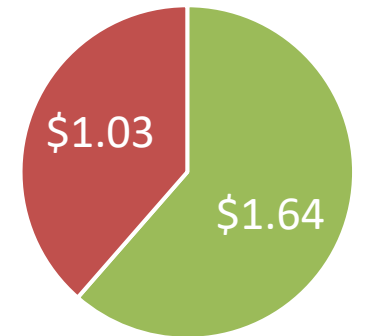




Coronavirus Relief Funds (freed up General Fund dollars)

- 61.4% spent
- Ongoing Pandemic Expenses
- Accounting Software Training
- Childcare Assistance
- VFW Hall and Cuauhtemoc Hall Sprinkler Upgrades

\$2.67M allocated



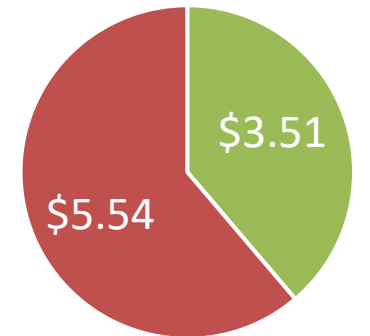
■ Expended ■ Remaining



ARP Funding: Tranche 1

- 38.8% spent
- Stormwater Improvements at Older City Facilities
- Briarwood & River Ridge Improvements
- Public Safety Software/computer-aided dispatch (CAD)/ records management system (RMS)
- Human Services Advisory Board Programs
- Digital and Email Marketing
- Meeting Campaign
- Business Retention and Expansion

\$9.05M allocated



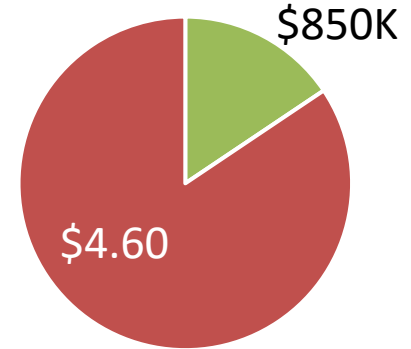
■ Expended ■ Remaining



ARP Funding: Tranche 2

- 15.6% spent
- Unhoused Camp Clean-ups
- Mobile Message Signs (Trailers)
- Cyber Security - Intrusion Prevention System
- Gap to fund replacement of Fire Engine 2
- Placeholder for One-Time Non-Profit Capacity Building
- Address flooding at Hull/Grove Street Intersection

\$5.4M allocated



■ Expended ■ Remaining



ARP Funding: Tranche 2

\$3,233,070 remaining to allocate
(out of Tranche 2 total of \$9.05M)

- List of all identified projects
- Staff recommendation



ARP Funding: Identified Projects

Public Service Center Emergency Operations Center Upgrade - \$500,000

- Includes technology upgrades at the facility and dedicated equipment for EOC staff



ARP Funding: Identified Projects

Downtown Events to increase resident traffic - \$30,000

- Allocated \$45K in the first traunch
 - Total of \$41,982.78 has been spent and encumbered in 2022 and 2023

Total of 15 Events Funded:

- Music on the Square
 - 2021 & 2022 (4 events per year, total of 8 evenings of music)
- Movies on the Square
 - 2022 (2 events, total of 4 evenings of movies)
- Mobility Hub Markets
 - 2022 (3 markets)

Other considerations:

- Events were deliberately coordinated to support local businesses, musicians, vendors and makers
- This funding has allowed us to host larger scale events, and more frequent events



ARP Funding: Identified Projects

City parks improvements - \$1,077,407

- City Park Playground Improvements \$177,000
(\$750K of the \$926K has already been funded)
- Haynes St Pocket Park \$166,720
- Mill Street Park \$303,731
- Swift Memorial Park \$176,593
- Victory Gardens Park \$253,363



ARP Funding: Identified Projects

Uhland Road Quiet Zone Improvements - \$1,324,000

- Union Pacific to install quad gates (cross-arms) at the intersection of Uhland and Post Road
- Identified as a CIP project for multiple years, but not prioritized for funding
- Railroad Crossing Elimination Grant in the amount of \$1,000,000 was submitted on October 11, 2022 with results still pending



ARP Funding: Identified Projects

Hays County Food Bank New Facility - \$200,000

- New building to be built on property on South Reimer Avenue
- Space for all the perishable and fresh food storage and more suitable location for on-site distribution events



ARP Funding: Identified Projects

Generator for San Marcos High School - \$445,000

- Allows the high school gym to serve as an emergency shelter



ARP Funding: Identified Projects

Support for Parent Liaisons at SMCISD - \$125,000 (placeholder)

- Initial request from SMCISD to fund two positions: Parent Liaison and Attendance Officer at \$354,000 for 3 years



ARP Funding: Identified Projects

Caregiver Support – \$128,339 (placeholder)

- Have reached out to Community Action, San Marcos Housing Authority and City's WIC Program



ARP Funding: Identified Projects

Future Considerations

- Support for Eden Village
- Fund remaining park improvement projects if grant is received for Uhland Road Quiet Zone Improvements



Next steps

- Bring back for consideration a Resolution allocating remaining funding from the second tranche of funds received from the American Rescue Plan
- ARP Consultant and city staff will update existing projects and determine if funding needs to be reallocated



Staff recommendation for allocation

- Public Service Center Emergency Operations Center Upgrade \$500,000
- Downtown Events to increase resident traffic \$30,000
- City parks improvements (City Park and Mill Street Park) \$480,731
- Umland Road Quiet Zone Improvements \$1,324,000
- Hays County Food Bank New Facility \$200,000
- Generator for San Marcos High School \$445,000
- Support for Parent Liaisons at SMCISD (placeholder amount) \$125,000
- Caregiver Support (placeholder amount) \$128,339

TOTAL

\$3,233,070

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Questions and Discussion



All Identified Projects

• Public Service Center Emergency Operations Center Upgrade	\$500,000
• Downtown Events to increase resident traffic	\$30,000
• City parks improvements	\$1,077,407
• Umland Road Quiet Zone Improvements	\$1,324,000
• Hays County Food Bank New Facility	\$200,000
• Generator for San Marcos High School	\$445,000
• Support for Parent Liaisons at SMCISD	\$354,000
• Caregiver Support	\$TBD
TOTAL	\$3,930,407

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CRF Assistance Funding Ending 03/31/23

Project Name	Description	Allocated	Expended	Available	% Spent
Ongoing Pandemic Expenses	Extraordinary City expenditures related to the COVID-19 Pandemic	153,995.00	70,113.26	83,881.74	45.5%
Utility Bill Assistance	Administered by the City; was used to pay off all utility accounts with balances >60 days past due	1,000,000.00	1,000,000.00	-	100.0%
Rent-Mortgage Assistance	Administered by Community Action, Inc. in partnership with BR3T	174,399.00	172,513.29	1,885.71	98.9%
Small Business Assistance (< 30 Employees)	Recently reallocated to accounting software training (\$100,000) and childcare assistance (\$100,000)	200,000.00	-	200,000.00	0.0%
One-Time Grant Fund	Notice of Funding Availability open to applications by agencies serving San Marcos, evaluated by Human Services Advisory Board	640,000.00	356,126.51	283,873.49	55.6%
One-Time Non-Profit Capacity Building	Includes funding for a comprehensive needs assessment with a focus on resolving gaps in assistance for homeless and non-homeless, and funding for programs based on the needs assessment	493,600.00	40,412.21	453,187.79	8.2%
HMIS Licenses	For agencies in the Local Homeless Coalition that agree to be points of entry (approximately 12 agencies)	10,000.00	233.28	9,766.72	2.3%
		2,671,994.00	1,639,398.55	1,032,595.45	61.4%

ARPA Project Tranche 1 Funding Ending 03/31/23

Project Name	Description	Allocated	Expended	Available	% Spent
Stormwater Impr-Older City Facilities	Install stormwater improvements at older city facilities to separate stormwater and sanitary sewer discharges	556,250.00	37,086.65	519,163.35	6.7%
Hull/Grove St Stormwater Infrastructure	Eliminate flooding at the intersection of Hull/Grove St by installing stormsewer infratrucure along Hull to the existing inlets on Comanche Street.	150,000.00	49,152.80	100,847.20	32.8%
Briarwood & River Ridge Improvements	Briarwood & River Ridge Stormwater Imp Project funding. Benefits LMI county residents and industrial/commercial city properties. Identified for DR funding but was not able to be included due to funding constraints.	1,078,085.00	1,033,688.98	44,396.02	95.9%
HSAB Programs	Additional \$150,000 allocated for HSAB COVID response programs	150,000.00	150,000.00	-	100.0%
Email Marketing & Campaign Platform		15,000.00	3,680.00	11,320.00	24.5%
Search Engine Marketing	Increase to current contract - Marketing to increase travel industry interest and revenue; Utilize expertly selected keywords relevant to your destination to give your prospective travelers the right information at the right time through paid search ads.	22,000.00	20,826.93	1,173.07	94.7%
Conversant Marketing	Increase to current contract - Marketing to increase travel industry revenue with market spend data; Digital and display ads served based on traveler intent. Includes economic impact report following each campaign	100,000.00	99,999.99	0.01	100.0%
Tourism Videos Marketing	Increase to budget - Marketing to increase travel industry revenue; Filming of annual events/seasonal activities for updated tourism videos	50,000.00	29,461.18	20,538.82	58.9%
Meeting Campaign	Increase to current contract - Marketing to increase travel industry revenue ; Digital ads served to meeting planners and on LinkedIn	30,000.00	15,285.77	14,714.23	51.0%
Audio Ads Marketing	Increase to current contract - Marketing to increase travel industry revenue; Audio ads served on music subscription services	15,000.00	15,000.00	-	100.0%
Vision Data & Management Dashboard	New: Measures and communicates the impact of marketing campaigns with actionable insights to effectively use and adjust the marketing budget. Daily updated reports include 12 months of historical data at sign up + quarterly analysis during Quarterly Business Review Meetings	35,000.00	35,000.00	-	100.0%
Influencer Campaign	New: Get in front of an engaged audience interested in travel or experiences found in your destination, such as shopping, dining, or outdoor adventure.	15,000.00	775.87	14,224.13	5.2%
Social Media Lead Generation	New: Facebook, Pinterest and Instagram leads to use in upcoming ads and email campaigns	15,000.00	1,975.78	13,024.22	13.2%

Vocational Instruction Program	Provide vocational instruction to improve workforce salaries. Classes would include HVAC, Welding, Information Security, Vmware, and Microsoft Certification. This would be a partnership with Community Action and Workforce Solutions. We would provide location and they would pay for the students that qualify for their programs. We would assist students that did not qualify for the other funding. Library staff would also provide assistance with applications and FAFSA support.	25,000.00	-	25,000.00	0.0%
Mermaid Festival 2021	Recipient provides support to the recovery of community and to reversing negative economic impacts in the City. Recipient will utilize these funds to provide continued services to the San Marcos community and promote economic development. These funds will support the Mermaid Society Festival (scheduled from Sep 11 - 25, 2021) and the recovery of the San Marcos community and economy.	25,000.00	25,000.00	-	100.0%
Nosotros La Gente	Recipient provides support to those in need, including senior citizens by providing meals, shoes, warm clothing, medical expenses, rent and utility assistance, funeral assistance as well as transportation assistance. CSLFR funds will allow recipient to expand the number of clients that their current programs can assist.	25,000.00	25,000.00	-	100.0%
Downtown Events	Funding for downtown events which drive visitor traffic and generate sales tax + heads in beds	45,000.00	38,968.78	6,031.22	86.6%
Digital Campaigns/Marketing	Marketing Grant for Digital Campaigns to indicate open for business	53,000.00	30,000.00	23,000.00	56.6%
BIG Grant	Funding for BIG Grant with additional focus on touchless and air filtration improvements	150,000.00	21,059.70	128,940.30	14.0%
Small Business Counseling Program		400,000.00	-	400,000.00	0.0%
Business Retention & Expansion	Business Retention and Expansion Program development, including new CRM s/w to track health of businesses served	18,000.00	17,712.00	288.00	98.4%
Training & Professional Development	Training and Professional Development on small business development strategies, covid recovery, etc.	15,000.00	2,856.49	12,143.51	19.0%
Minority Small Business Stabilization		100,000.00	-	100,000.00	0.0%
Owner Occupied Housing Rehab Program	Implementation of an owner occupied housing rehabilitation program in future years, including 5% for administration of the program.	863,761.00	-	863,761.00	0.0%
Shelter/Transitional Housing	Spending to be determined after completion/ presentation of Homeless Needs Assessment.	400,000.00	-	400,000.00	0.0%
Addressing Cancer Together	Recipient provides aid and support to uninsured, low-income women at risk of breast cancer. Recipient shall utilize funds to address health disparities specifically related to breast cancer among uninsured, low-income women at risk of breast cancer.	271,915.00	135,957.00	135,958.00	50.0%
Pay for Two Part-Time Social Workers	Hire two part-time temporary Social Workers to provide case management services homeless coalition: Social Workers would participate and prioritize City Council initiatives. They would also provide assistance during and after any disasters (examples flood, COVID, cold weather). Further direction would be provided when the results of the Needs Assessment are available.	60,000.00	-	60,000.00	0.0%

Translation Services & Outreach		250,000.00	26,864.71	223,135.29	10.7%
Together for a Cause	Transitional housing	100,000.00	100,000.00	-	100.0%
Critical Systems/Security Hardware Upgrades	Enhance security hardware for critical systems (network equipment) at each city facility, and city wifi)	1,000,550.00	-	1,000,550.00	0.0%
Public Wi-Fi Expansion (Parks & Library)	Public Wi-fi Expansion (Parks & Library)	500,000.00	-	500,000.00	0.0%
Christus Santa Rosa Hospital	Recipient provides medical and hospital services in Hays, County Texas and has been adversely impacted by the pandemic regarding the ability to retain and hire medical staff including nursing staff. Recipient will utilize these funds to provide continued medical services by retention and hiring of hospital medical staff in order to provide care for patients hospitalized for treatment of COVID-19 during the current surge in cases in San Marcos, and within Hays County.	500,000.00	500,000.00	-	100.0%
KZSM Radio	Recipient provides support to the San Marcos community and wider central Texas area by providing live-streaming internet radio transmission, which provides public health information and promotes city-wide events and activities. Use of funds by the recipient will allow for expanded outreach through additional news programming and public service announcements by providing crucial information about the pandemic and other emergencies.	25,000.00	25,000.00	-	100.0%
City Facilities Air Improvements	Provide commercial grade HEPA Air Disinfecting Systems for assembly and meeting facility locations	367,680.00	366,892.47	787.53	99.8%
Chatbot	Chatbot function for City website to provide better user experience for the public. Recurring Annual Expense Quote specified automated from information on website; no staff person needed	7,500.00	-	7,500.00	0.0%
PD Internet Connection Improvements	We are looking to upgrade and provide a more reliable, diverse, and usable internet connection at the PD.	50,000.00	7,408.00	42,592.00	14.8%
Public Safety Software/CAD/RMS	New CAD/RMS system to support police, fire and EMS. Suggestion to use ARP dollars to fund public safety salaries and divert supplanted GF dollars to this project. (recurring annual cost - would replace current recurring costs); County would share in cost, \$800k is worst case scenario.	800,000.00	584,760.92	215,239.08	73.1%
Telephone Licenses/Support	Telephone license that would allow a user using a virtual desktop to answer & make a call. The licenses (150) will provide flexibility answer /make calls while in the officer or teleworking. This will provide a level of customer experience that the city is expecting. One time cost is \$11,251.50 and reoccurring cost of \$5,400.	17,000.00	16,651.50	348.50	98.0%
FARO Laser Measurement System	Crime scene digital laser mapping system. Suggestion to use ARP dollars to fund public safety salaries and divert supplanted GF dollars to this project.	135,000.00	91,690.50	43,309.50	67.9%
Pay for Temporary Grant Specialist	Includes partnership with Texas State to provide grant assistance for local nonprofits	115,000.00	-	115,000.00	0.0%
2022 Personnel & Operating Costs	2022 operating budget personnel and operating costs associated with pandemic; final guidance has broadened general eligible uses	500,000.00	-	500,000.00	0.0%
		9,050,741.00	3,507,756.02	5,542,984.98	38.8%

ARPA Project Tranche 2 Funding Ending 03/31/23

Project Name	Description	Allocated	Expended	Available	% Spent
Cyber Security - Intrusion Prevention System	Purchase a managed service solution to provide an Intrusion Prevention System on three (3) internet ingress/egress connections.	195,000.00	52,370.70	142,629.30	26.9%
Fire/Police/EMS Dispatch Consoles	Fully equipping 7 remaining dispatch consoles in the 911 Center. The includes radio equipment, 911 consoles, and dispatch computers.	185,000.00	-	185,000.00	0.0%
Dunbar Park Public Restrooms Facilities	Proposing to construct a public restroom facility to provide park patrons a proper sanitary facility to use.	150,000.00	-	150,000.00	0.0%
Recruitment Incentives/Internal Compensation	Incentives needed to attract and retain difficult to fill positions and to address related compensation issues for existing employees.	300,000.00	-	300,000.00	0.0%
Police Headquarters Radio Reception	Adding BDA to the building. A BDA is an amplifier which amplifies radio frequency (RF) signals in two directions simultaneously, both from a subscriber up to the radio repeater system and back down. BDAs improve in-building coverage for radio communications, cellular signals, and are occasionally used for improvements in outdoor coverage.	50,000.00	-	50,000.00	0.0%
Police/Fire/EMS Dispatch Historical Data Conversion	Will convert all historical call for service information from current CAD system into new CAD system. Historical data will be used for improved safety and response plans for emergency responders. Historical data will also be used for statistical purposes.	90,000.00	-	90,000.00	0.0%
Fire Engine Purchase		226,071.00	-	226,071.00	0.0%
Youth Activity Scholarships (Funding for 5 Years)	With additional ARP funding, we will be able to administer scholarship funds (covering half of the participant fee) for youth programs offered by the city and our partner organizations (camps, swim lessons, sports, Surge Soccer and San Marcos Youth Baseball Softball Association (SMYBSA))	205,000.00	-	205,000.00	0.0%
Network Specialist (Funding for 5 Years)	This request will support the core infrastructure as the city continues to grow and expand it facility footprint. With introduction of new core infrastructure technology, continue expansion of wireless IoT devices, fiber infrastructure to each electric substation, water and wastewater facility, and traffic register addition staffing is required to support, maintain and advance the core network.	415,000.00	-	415,000.00	0.0%
Mental Health Clinician Collaboration (Funding for 5 Years)	By collaborating with Scheib, the Police Department can work through an interlocal agreement and provide funding for am embedded master's level mental health clinician to be assigned to the mental health unit. This ensures immediate access to case management and hospitalization identification / prioritization, while also improving the outcomes with people with complex needs who routinely cycle between jails, emergency departments, and inpatient care.	425,000.00	-	425,000.00	0.0%
Mermaid Festival 2022	Recipient provides support to the recovery of community and to reversing negative economic impacts in the City. Recipient will utilize these funds to provide continued services to the San Marcos community and promote economic development. These funds will support the Mermaid Society Festival (scheduled for Sep 24, 2022) and the recovery of the San Marcos community and economy.	25,000.00	25,000.00	-	100.0%
Antivirus Technology Software	Replace our current antivirus technology with a solution that uses a combination of advanced technologies to protect against a variety of threats, including ransomware, spyware, and even never-before-seen zero day attacks.	140,000.00	-	140,000.00	0.0%
Arizona Senior Center Renovations	The project will replace an aging HVAC unit and two exterior doors.	40,000.00	-	40,000.00	0.0%
Price Senior Center Improvements	The project will replace a deteriorated wood deck and sidewalks along the front side entrance to provide a safe entry way for seniors and visitors.	150,000.00	-	150,000.00	0.0%
Family Planning Center Renovations	Renovate the Family Planning Center including installing a new roof and siding.	90,000.00	-	90,000.00	0.0%

East Side Workforce Training Center Renovations - Phase 1	Creating the first phase of a workforce training center in a historically underserved area of the city to provide training in skilled occupations. This requires renovations to the former SMEU facility on Hwy 123 to remove physical barriers to and provide and appropriate setting for the instruction.	240,000.00	-	240,000.00	0.0%
Quail Creek/Eastside Regional Park Acquisition	Acquisition of former Quail Creek Golf Course in order to create an eastside regional park.	700,000.00	700,000.00	-	100.0%
Video Conferencing Resources for City Facilities	Equip multiple conference rooms with Video Conferencing technology.	400,000.00	-	400,000.00	0.0%
Home Repair and Rehabilitation	To fund a home repair and rehabilitation program that could possibly use a combination of volunteer labor or contractors to help residents improve their homes (repair or replace roofs, foundations, electrical or plumbing issues). The funding is \$350,000 and \$50,000 to fund a project/program manager for the non profit for two years.	800,000.00	-	800,000.00	0.0%
Mobile Message Signs, LED Message Signs, Neighborhood Signage	Social media and press releases are ineffective in reaching individuals needing services or information. Mobile message signs and LED message signs can inform or direct residents to where they can receive services, go for assistance, or obtain additional information. The signs can also be used to announce events in specific neighborhoods where the city will be providing information or help. Neighborhood signage are the yard signs that would be put up at entrances to a neighborhood to get whatever message we need to get out to the residents.	171,600.00	70,637.50	100,962.50	41.2%
Unhoused: Camp Clean Up (Funding for 2 Years)	Be able to provide rollofs for 10 cleanups per year for two years	10,000.00	4,992.00	5,008.00	49.9%
Tree Removal Program for Private Property Owners	The proposed grant will assist private property owners that are classified as low income address dead and dying trees with removal. This grant will provide a reputable tree company that has an ISA certified arborist on staff, is properly insured and skilled in tree removal perform the removal(s). Additionally, we will provide replacement tree(s) along with care and maintenance instructions through the city tree adoption program.	135,000.00	-	135,000.00	0.0%
ARP Grant Consultant (Funding for 2 Years)	Grant consultant to establish compliance reporting, grant administration, and department coordination	110,000.00	-	110,000.00	0.0%
Equity Program Coordinator (Temporary for 2 Years)	Identifying underserved areas in order to mitigate blind spots and biases; equitably allocate resources across the community; improve internal awareness and increase employee/community engagement; implement employee training, policy review, and establish policies and procedures	200,000.00	-	200,000.00	0.0%
		5,452,671.00	853,000.20	4,599,670.80	15.6%



Legislation Text

File #: ID#23-262, **Version:** 1

AGENDA CAPTION:

Receive an update on the Community Development Block Grant (CDBG) Annual Entitlement Funding.

Meeting date: May 2, 2023

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: Click or tap here to enter text.

Account Number: Click or tap here to enter text.

Funds Available: Click or tap here to enter text.

Account Name: Click or tap here to enter text.

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Workforce Housing

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

Economic Development - Choose an item.

Environment & Resource Protection - Choose an item.

Land Use - Choose an item.

Neighborhoods & Housing - Well maintained, stable neighborhoods protected from encroachment of incompatible land uses

Parks, Public Spaces & Facilities - Choose an item.

Transportation - Choose an item.

Core Services

Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

The City receives approximately \$700,000 annually from the US Department of Housing and Urban Development (HUD) in Community Development Block Grant (CDBG) Entitlement Funding. In addition, the City received \$993,086 in CDBG Coronavirus Relief funding in 2019 and 2020. This purpose of this presentation is to provide an update on the allocation and expenditure of this funding.

After a brief overview of the overall requirements for the funding, staff will provide an update on the projects and programs funded over the past four years. Major points of the presentation are summarized below:

CDBG Coronavirus Funding: 81% has been expended. \$188,443 remains, which is allocated to a rent and utility assistance program opening in May, 2023. Of the 81%, approximately \$33,000 was spent on Administration, \$55,600 on CASA advocacy for abused children, \$150,000 supporting small businesses, and \$567,825 on rent and utility assistance.

2018 Land Acquisition: The City has \$164,900 allocated to land acquisition in 2018 CDBG funds. This program was restarted in April, 2023, and staff are actively searching for parcels to purchase that will support construction of homes for people with low to moderate incomes in the future.

CDBG Funding for FY 2020, 2021, 2022, and 2023:

Administration: Approximately \$145,000 is spent annually for CDBG administration. Community Initiatives staff track their time by the half hour on time sheets to ensure it is allocated to the correct funding source.

CASA and Hays-Caldwell Womens Center: Over the past 4 years funding has been allocated to the CASA program for abused children, and in the past two years funding has been allocated to Hays-Caldwell Women's Center. This makes up the \$296,000 budgeted for these programs. Those organizations are in process of spending this year's allocation, and they always make full use of the funding provided.

Centro Cultural Hispano de San Marcos: \$268,000 has been allocated for replacement of the HVAC system

and roof. This project has experienced some delays but should be completed this year.

Paul Pena Park: \$200,500 has been allocated for playground equipment, shade structure, walking paths, and a skate spot that should be completed this year.

Homebuyer Assistance: This program provides up to \$12,000 in down payment and closing costs to home buyers with low to moderate income. Approximately \$27,000 remains of the \$255,000 allocated over the years, and this funding will be expended this year.

Housing Demolition: Although \$125,000 has been allocated, only \$6,100 has been spent for the demolition of one house. Home demolition in San Marcos requires the owner's permission, and often the houses in need of demolition do not have clear title. Corridor Title in San Marcos has volunteered to help with title research and connecting City staff and homeowners with volunteers who can help the owners clear the title to the properties in need of demolition.

Homeownership Counseling: Just under half of the \$75,000 allocated to this program has been spent. This program suffered low attendance during the pandemic when it was solely online, but now that it is being offered in person, interest is picking up.

Housing Rehabilitation: The attached presentation provides some detail on the housing rehabilitation program. Of the \$1.1 million allocated to the program in the last four years, \$272,000 is for rehabilitation of rental properties owned by people with low to moderate incomes and \$860,000 is for owner occupied housing. An additional \$867,000 has been allocated for owner occupied housing rehabilitation through the American Rescue Plan Act (ARPA). Although the City has completely revised the policies and procedures, and has procured contractors to do the work, all funding remains on hold because the scopes of work and cost estimates must be conducted by an independent estimator in order to fulfill the requirements of financial regulations of 2 CFR 200. It is expected that an estimating company will be procured in May, 2023, and the housing program can be restarted in May or June.

Upcoming City Council Considerations: At the May 16 City Council meeting, staff will be proposing the following for the Housing Rehabilitation Program:

- 1) Reallocate all Southside CDBG Housing Rehabilitation funding to the City. Southside no longer has the in-house expertise to administer a housing rehabilitation program, and the Board has decided to focus

on other activities.

- 2) Combine “Emergency Repair” funding into the Housing Rehabilitation program to create one program for all types of housing repair, from small emergency repairs (like roof or plumbing leaks) to substantial rehabilitation of a variety of issues at once.
- 3) Set a lien term for the Housing Rehabilitation program. In the brief time the program was open in 2022, it was discovered that most house repairs will be \$35,000-50,000 instead of the smaller \$15,000-\$20,000 repairs that had been done in the past. Staff will recommend placing a five-year lien on the property with a deferred payment, forgivable note.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Click or tap here to enter text.



City of San Marcos

COMMUNITY DEVELOPMENT BLOCK GRANT Council Update

May 2, 2023



2023-2024 Funding Timeline

Date	Activity
March 26 – May 8	Application Period
May 9 – May 18	Staff reviews applications
June 6	City Council Public Hearing; Staff presents recommendation based on evaluation criteria and risk assessment
June 9-July 10	30 Day Public Comment Period
Aug 1	City Council allocates funding



The CDBG Mission

The mission of the Community Development Block Grant (CDBG) Program is to promote the development of viable urban communities by providing decent housing, a suitable living environment; and expanded economic opportunities, principally for persons of low and moderate incomes.



Requirements for the Funding Overall

Of the \$712,899 to be received from HUD:

- 70% must benefit people with low/moderate incomes = **\$499,000**
(Low/mod = less than 80% of Area Median Income)
- No more than 15% for public services = **\$106,900**
- No more than 20% on administration or planning = **\$142,500**



Funding for Programs and Projects

- Anyone can propose an idea for a program or project
- Only the following can receive funding:
 - public or private non-profit agency
 - a public housing authority
 - a City of San Marcos department
 - other government entity



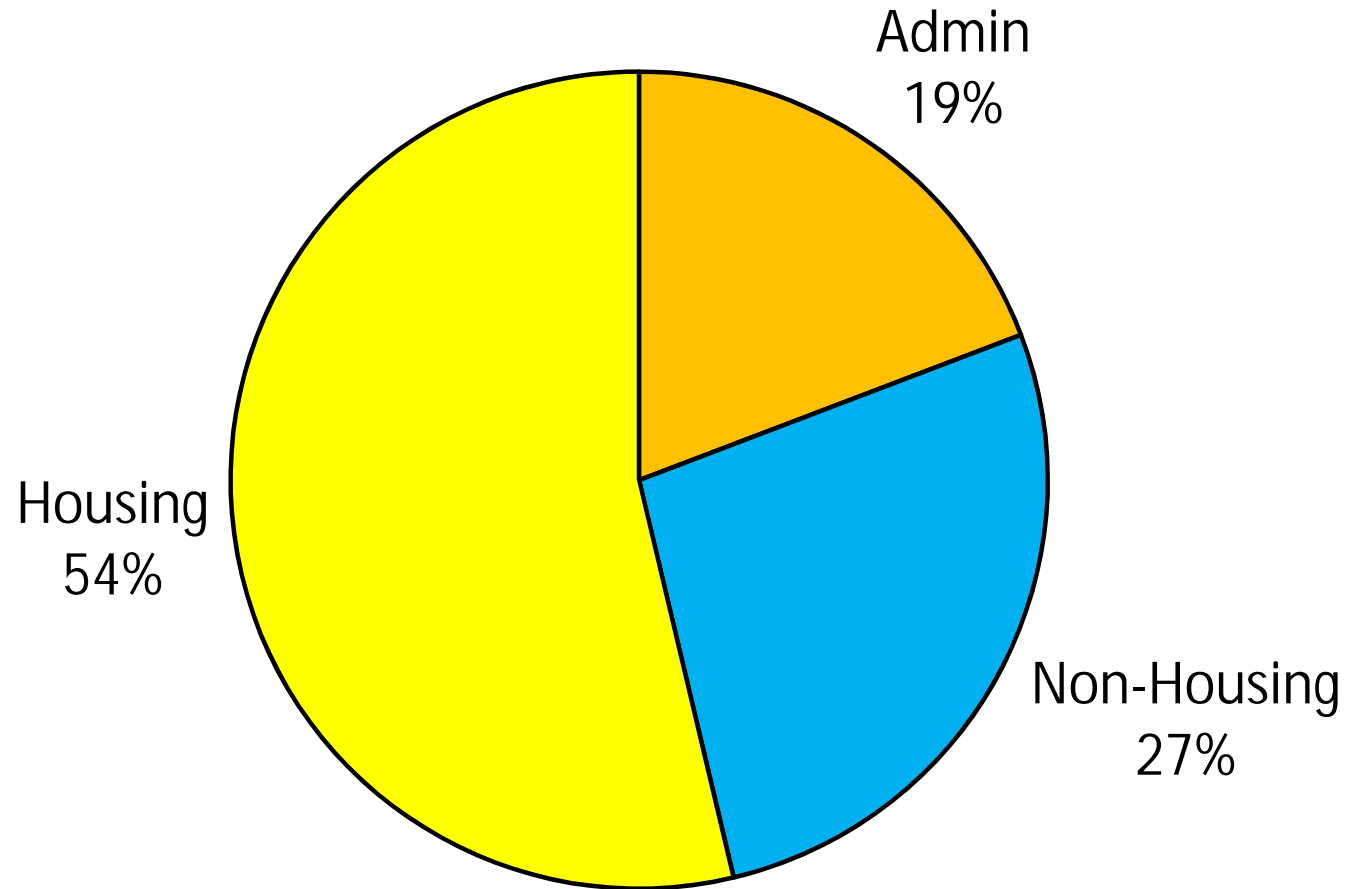
Requirement for Programs and Projects

Must meet a National Objective:

- Benefit low to moderate income individuals or families
- Eliminate slum or blight
- Provide for urgent need (such as disaster recovery)



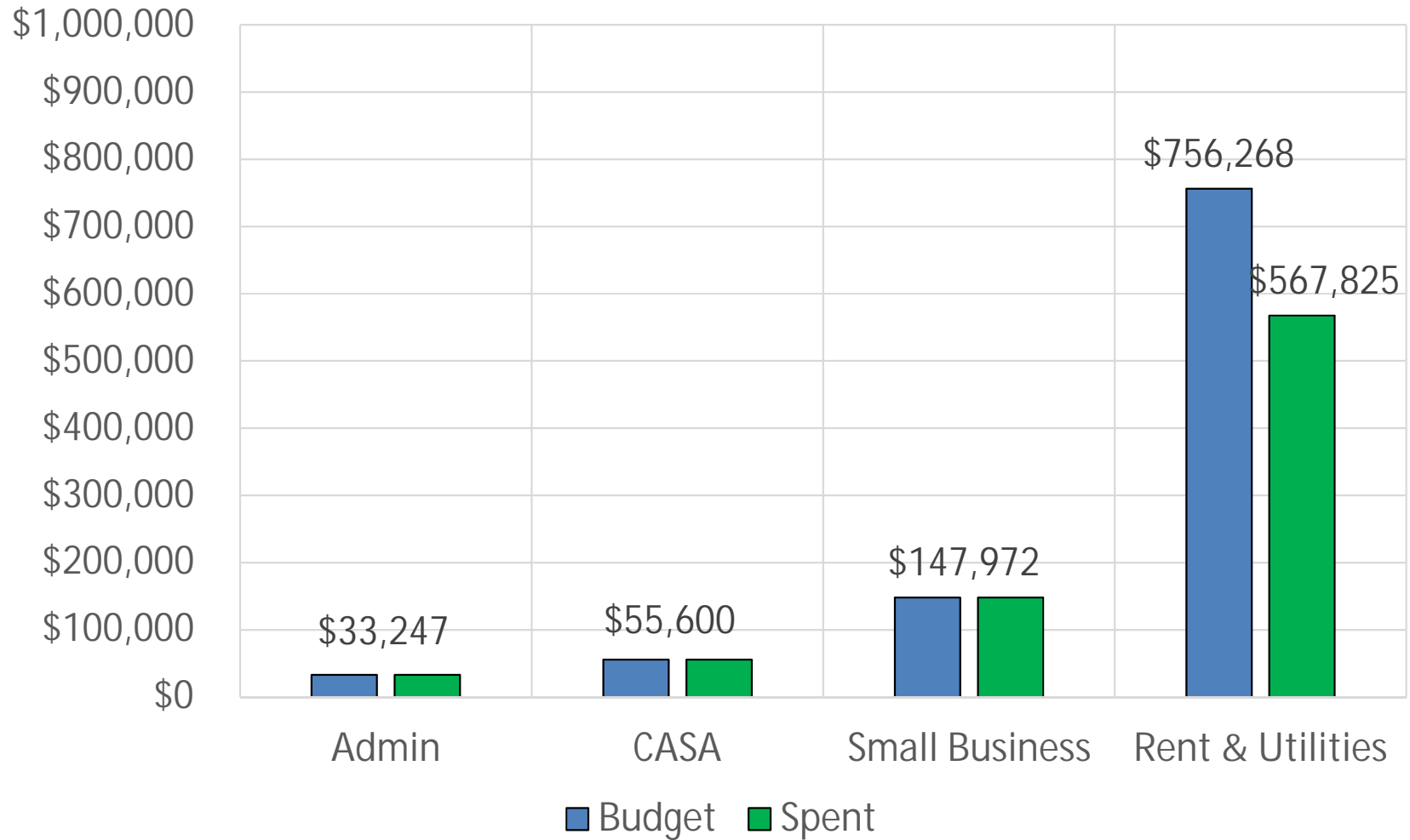
CDBG Allocations 2020-2023



Not including coronavirus funding

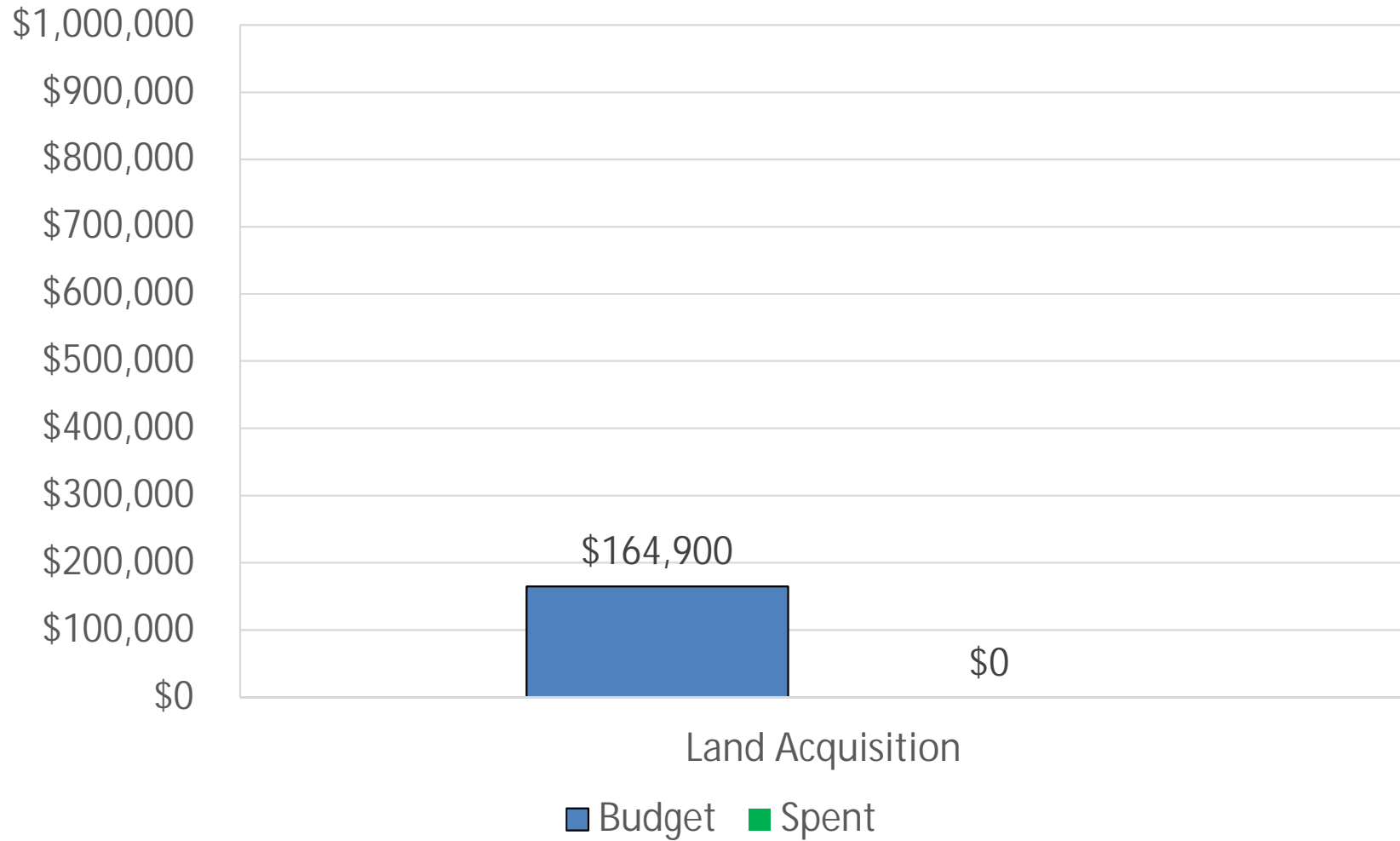


CDBG - Coronavirus FY 2020



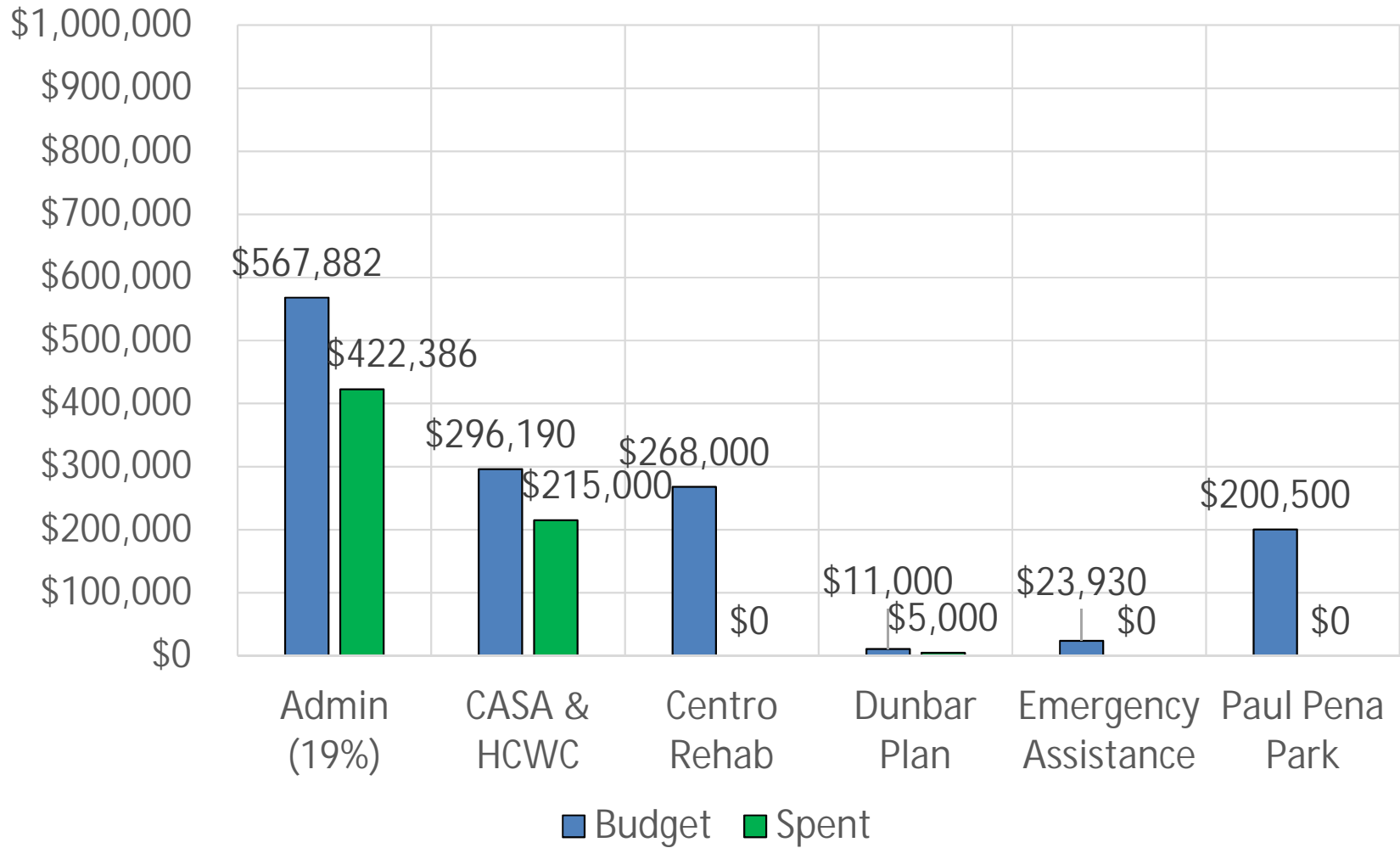


Land Acquisition FY 2019



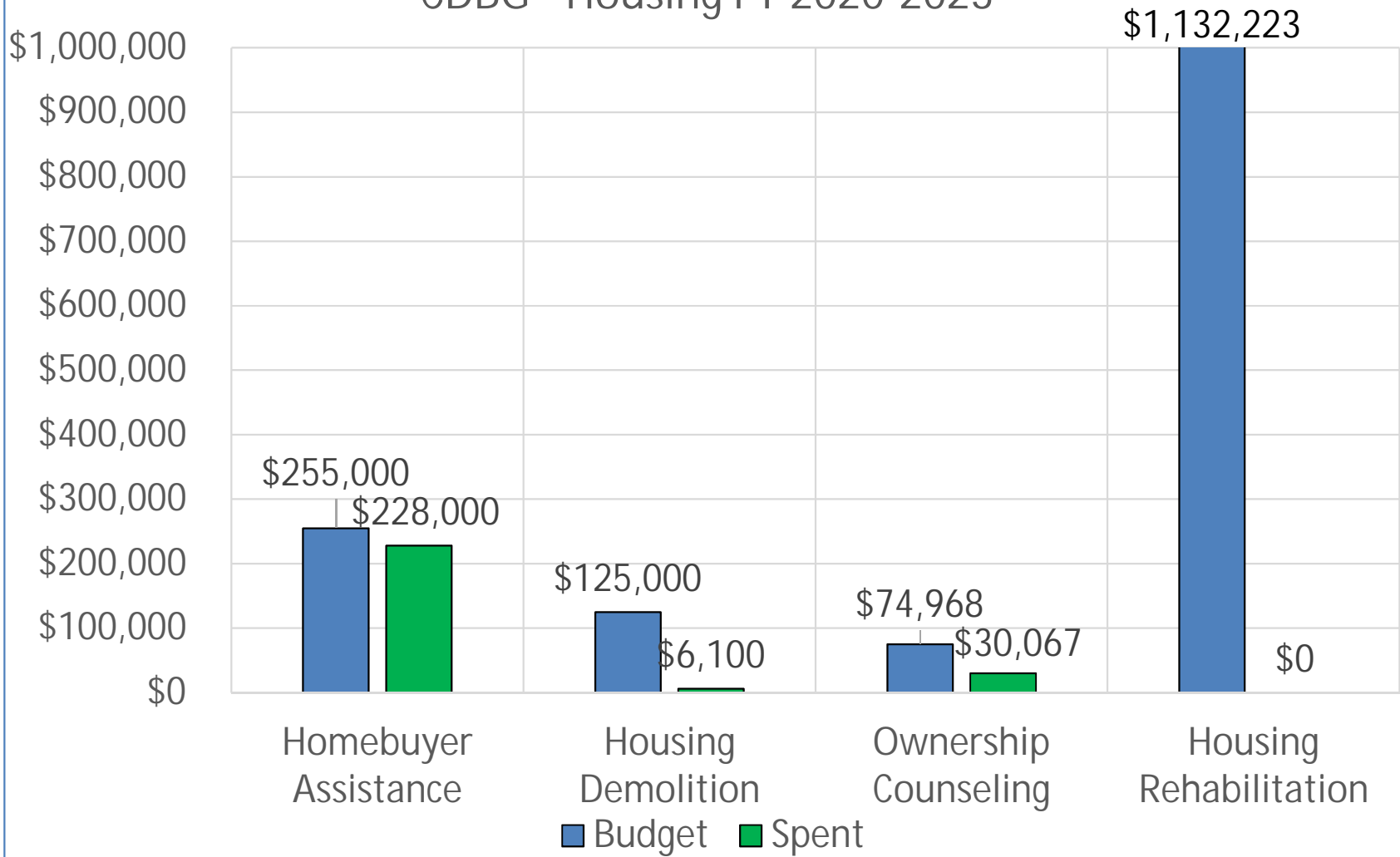


CDBG - Non-Housing FY 2020-2023





CDBG - Housing FY 2020-2023





Housing Rehab Program Update

- Program History – why the delays?
- Next steps and potential re-start date
- Change in Southside's role
- Considerations for the May 16 City Council Meeting



Housing Rehab History p. 1

June, 2020	HUD monitoring report received; program placed on hold
August, 2021	Estimator Request for Proposals (RFP) published
October, 2021	No responses to the Estimator RFP
Nov, 2021	Contractor RFP published
February, 2022	Program opened for applications; 48 received over time
April-June, 2022	3 contractors selected, contracts in place, initial meeting held
July-Aug, 2022	Contractors reviewed 22 houses
Sept, 2022	Program placed on hold: Estimator is essential
February, 2023	Estimator RFP published



Housing Rehab History p. 2

March, 2023	<p>No responses to the Estimator RFP Deadline extended to April 20 Staff created a letter about the program:</p> <ul style="list-style-type: none">• Letter sent to all Real Estate Inspectors, Lead Risk Assessors, Insurance Adjusters, and Single Family Housing Contractors in the immediate area• Letter posted on InterNACHI inspector association website
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Housing Rehab Next Steps

May-June, 2023	Set contracts in place for Estimator Program re-opens Contact all applicants to provide updated income information Re-start program publicity
July, 2023	Estimators visit all houses to create independent scopes of work and cost estimates Site-specific environmental reviews completed
July-Aug, 2023	Contractors begin work on assigned houses



Change in Southside's Role

No longer conducting Housing Rehabilitation



Considerations for the May 16 City Council Meeting

- Reallocating funding from Southside to City
 - Also combining “Emergency Repair” funding
- Lien term for Housing Rehabilitation



Questions?

Carol Griffith

Housing and Community Development Manager

cgriffith@sanmarcostx.gov

512-393-8147



Legislation Text

File #: ID#23-317, **Version:** 1

AGENDA CAPTION:

Executive Session in accordance with the following:

- A. Sec. §551.072 of the Texas Government Code: Real Property: to deliberate the sale, lease, or value of City property located on Lime Kiln Road
- B. Sec. §551.072 of the Texas Government Code: Real Property: to deliberate the purchase, or value of real property regarding potential use of eminent domain as contemplated by the River Bend and Riley's Pointe development agreement
- C. Sec. §551.071 of the Texas Government Code: Consultation with the City's Attorney regarding the law and legal matters related to the development process regarding the SMART Terminal project and the Development Agreement

Meeting date: May 2, 2023

Department: CIP and City Attorney

Amount & Source of Funding

Funds Required: [Click or tap here to enter text.](#)

Account Number: [Click or tap here to enter text.](#)

Funds Available: [Click or tap here to enter text.](#)

Account Name: [Click or tap here to enter text.](#)

Fiscal Note:

Prior Council Action: [Click or tap here to enter text.](#)

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

Economic Development - Choose an item.

Environment & Resource Protection - Choose an item.

Land Use - Choose an item.

File #: ID#23-317, Version: 1

- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

Click or tap here to enter text.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Click or tap here to enter text.