



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes City Council

Tuesday, January 20, 2026

6:00 PM

City Council Chambers

630 E. Hopkins St.

I. Call To Order

With a quorum present, the regular meeting of the San Marcos City Council was called to order by Mayor Hughson at 6:08 p.m. Tuesday, January 20, 2026. This meeting was held both in-person and online

II. Roll Call

Present: 7 - Mayor Pro Tem Shane Scott, Deputy Mayor Pro Tem Alyssa Garza, Council Member Amanda Rodriguez, Mayor Jane Hughson, Council Member Lorenzo Gonzalez, Council Member Matthew Mendoza and Council Member Josh Paselk

III. Invocation

None

IV. Pledges of Allegiance - United States and Texas

V. Citizen Comment Period

Doug Mudd, Executive Director of Community Action Inc. of Central Texas, addressed item #12 regarding the San Marcos Senior Citizen Center facility lease agreement. He thanked the Council for its partnership in providing space for senior citizens and outlined the various services his organization offers, including educational presentations, nutrition counseling, health screenings, arts and crafts, bingo, Meals on Wheels, exercise programs, and food bank distribution. He noted that the Community Action board had approved the lease, contingent upon a final walk-through inspection.

Linda Coker, Chair of the Hays County Historical Commission and Chair of the Heritage Association of San Marcos' Preservation Advocacy Committee, requested a postponement of the historic preservation plan, citing several concerns. These included insufficient detail on demolition-by-neglect enforcement, the need to address the renaming of city-owned historical properties, unrealistic grant information, and the need for clearer procedures

for designating historical landmarks.

Maxfield Baker, speaking remotely, discussed civics versus civility, arguing that while activists attempt to engage civilly in the civic process, they are often met with dismissiveness and unresponsiveness. He expressed frustration with what he described as the weaponization of civility requirements against activists and referenced an incident at a recent Planning and Zoning Commission meeting.

Chrispy Polanco and Yansi Arevalo read lists of individuals who had died in ICE detention or as a result of ICE actions and noting that ICE operations were occurring in nearby communities, including Kyle, Buda, and Lockhart.

Jessica Urbizu, Chairperson of the San Marcos Housing Authority Board of Commissioners, expressed her interest in being reappointed to the board and reaffirmed her commitment to representing the voices of residents.

CONSENT AGENDA

Council Member Rodriguez requested that item #12 (San Marcos Senior Citizen Center facility lease agreement) be pulled from the consent agenda for separate discussion.

A motion was made by Council Member Mondoza, seconded by Mayor Pro Tem Scott to approve items #1-11 and items #13-16.

The motion carried by the following vote.

For: 7 - Mayor Pro Tem Scott, Deputy Mayor Pro Tem Garza, Council Member Rodriguez, Mayor Hughson, Council Member Gonzalez, Council Member Mendoza and Council Member Paselk

Against: 0

1. Consider approval of Resolution 2026-01R, designating the proposed roadway, connecting FM 110 to the San Marcos Regional Airport, to be named George Carruthers Way; authorizing the City Manager, or her designee, to take action as appropriate to implement such naming of the roadway on behalf of the city; and declaring an effective date.
2. Consider approval of Resolution 2026-02R, approving a Change in Service to the Agreement with Garver LLC, to provide engineering design, bid and construction phase services for the FM-110 Connection Drive Project in the amount of \$161,666.00; authorizing the City Manager, or her designee, to execute the Change in Service on behalf of the city; and declaring an effective date.
3. Consider approval of Resolution 2026-03R, approving a Compromise and Settlement Agreement with Mary Beth Harper and Jaime Lynn Harper providing for the city to purchase a 3.004 acre water, wastewater, and recycled water easement located along State Highway 80,

between Old Bastrop Road and Farm to Market 110, for a price of \$166,500.00 plus associated closing costs; authorizing the City Manager, or her designee, to execute said agreement and associated closing documents on behalf of the city; and declaring an effective date.

4. Consider approval of Resolution 2026-04R, approving a Compromise and Settlement Agreement with Jaime Lynn Harper providing for the city to purchase a 2.331 acre water, wastewater, and recycled water easement located along San Marcos Highway, also known as State Highway 80, between Old Bastrop Road and Farm to Market 110, in connection with the Highway 80 Utility Project C555, in the amount of \$153,000.00, plus associated closing costs; authorizing the City Manager, or her designee, to execute said agreement and associated closing documents on behalf of the city; and declaring an effective date.
5. Consider approval of Resolution 2026-05R, authorizing a request for reimbursement from the Texas Department of Transportation for up to \$2,524,112.00 for an Above Ground Fuel Storage System Project for the San Marcos Regional Airport in the estimated amount of \$3,000,000.00; authorizing the City Manager, or her designee, to execute all contracts and agreements necessary to obtain such reimbursement and to execute a designation of sponsor's authorized representative on behalf of the city; and declaring an effective date.
6. Consider approval of Resolution 2026-06R, approving an Interlocal Agreement with Hays County splitting the local match required upon award of the Capital Area Metropolitan Planning Organization funding program, for the design of the Cape Street Shared Use Path project for an estimated amount of \$100,000.00; authorizing the City Manager, or her designee, to execute the Interlocal Agreement on behalf of the city; and declaring an effective date.
7. Consider approval of Resolution 2026-07R, supporting the application to the Capital Area Metropolitan Planning Organization for design funding of the Cape Street Shared Use Path Project; authorizing the City Manager, or her designee, to support the application on behalf of the city; and declaring an effective date.
8. Consider approval of Resolution 2026-08R, supporting the application to the Capital Area Metropolitan Planning Organization for construction funding of the Old Ranch Road 12 Improvements - Craddock to Holland Project; authorizing the City Manager, or her designee, to support the application on behalf of the city; and declaring an effective date.
9. Consider approval of Resolution 2026-09R, approving a Change Order to the construction contract with Payton Construction, Inc. for the Comanche Pump Station Improvements Project to add the replacement of deteriorated piping and inoperable valves in the amount of \$304,763.00; authorizing the City Manager, or her designee, to execute the change order on behalf of the city; and declaring an effective date.
10. Consider approval of Resolution 2026-10R, approving a Construction Contract with J. T. Vaughn Construction LLC, through Omnia Partners Cooperative, for construction services related to the concrete entryway to the Grant Harris Building at 401 East Hopkins Street in the estimated amount of \$109,688.00; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
11. Consider approval of Resolution 2026-11R, approving a Construction Contract with Sullivan Contracting Services, through Choice Partners Cooperative Contract, for construction services related to the Public Services Center Crew building located at 2217 East McCarty Lane, in the estimated amount of \$170,480.84; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.

13. Consider approval of Resolution 2026-13R, approving a contract with Landmark Aquatic, through the BuyBoard Purchasing Program, for the replastering and resurfacing of the Rio Vista swimming pool in the amount of \$206,662.81; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
14. Consider approval of Resolution 2026-14R, approving an agreement with the State of Texas that clarifies responsibility for the construction, maintenance, and operation of continuous highway lighting systems within and through the corporate limits of the city; authorizing the City Manager, or her designee, to execute said agreement on behalf of the city; and declaring an effective date.
15. Consider approval of Resolution 2026-15R, approving an Out-of-Scope Services Agreement with Operations Maintenance International, Inc., also known as Jacobs, for a headworks septage receiving station rehabilitation at the City of San Marcos Wastewater Treatment Plant in the amount of \$430,034.96; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.
16. Consider approval of Resolution 2026-16R, approving an Interlocal Agreement with Hays County providing for the county to disburse a 2024 Byrne Memorial Justice Assistance Award to the city in the amount of \$25,500.00; authorizing the City Manager, or her designee, to execute the Interlocal Agreement on behalf of the city; and declaring an effective date.

PUBLIC HEARINGS

17. Receive a staff presentation and hold a Public Hearing to receive comments for or against a proposed resolution approving an amendment to the River Bridge Ranch Public Improvement District within the City of San Marcos, Texas.

Jon Locke, Director of Finance, presented information regarding the proposed amendment to the River Bridge Ranch Public Improvement District (PID). He explained that PIDs are governed by Chapter 372 of the Local Government Code and a PID is a designated area where property owners agree to pay a special assessment to fund public improvements that benefit the area, like streets, water, and drainage infrastructure.

Mr. Locke outlined the proposed changes to the River Bridge Ranch PID, which include reducing the PID area from 563 acres to 328 acres and increasing authorized public improvements from \$10 million to \$60 million. The expanded scope would cover streets, drainage, water, and wastewater infrastructure.

The total proposed public improvements are estimated at \$46.6 million, with an additional \$6.7 million in bond issuance costs, for a total of \$53 million.

Assessments would fund approximately \$40 million of the project, while Lennar Homes would contribute the remaining \$13.3 million.

The project is expected to include approximately 1,300 single-family lots, with

home prices ranging from \$260,000 to \$390,000. At full build-out, the estimated assessed value is projected to reach \$437 million, generating roughly \$2.5 million in annual property tax revenue.

Community benefits would include the dedication of land for a fire station, along with \$1.5 million in cost participation; voluntary compliance with specific sections of the 2025 Development Code; a 2,000-square-foot enclosed amenity center available for public use; a bus stop shelter; and interest rate buy-downs for homebuyers.

Mayor opened the Public Hearing at 6:43 p.m.

During the public hearing, Steve Metcalf, the attorney representing the developer, offered to answer questions and highlighted the community benefits associated with the project.

Rob Hayslip and Bart Fowler were also available to answer questions.

Maxfield Baker, expressed concerned with the quality of the homes built by Lennar homes. He stated that during his time on council, we reviewed this project extensively in executive session, and past legal actions by the developer have largely steered the city toward approving it and considering a PID. The site itself is not ideal, particularly given its proximity to the river. Baker mentioned that Lennar Homes has also faced recent controversy over a development proposal in Comfort, Texas, raising questions about the reliability of these developers and their ability to deliver on their commitments. Before moving forward, he encouraged council to reflect on how other development agreements in San Marcos have played out and the financial effects those projects have had on the city's budget.

Mayor closed the public hearing at 6:49 p.m.

No action was required on this item, as the public hearing will remain open and continue at a future meeting once the community benefits are finalized.

18. Receive a staff presentation and hold a Public Hearing to receive comments for or against Resolution 2026-17R, regarding the San Marcos Historic Preservation Plan, and provide direction to staff.

Alison Brake, Historic Preservation Officer, presented the San Marcos Historic Preservation Plan, the city's first such plan. She explained that it is a policy and guidance document that is similar to a comprehensive plan that establishes priorities, strategies, and tools rather than approving projects or adopting regulations.

Ms. Brake noted that the plan reflects extensive public engagement, including stakeholder interviews, a bilingual community survey with over 400 responses, multiple public workshops, and a formal review period. She highlighted that the Historic Preservation Commission had recommended approval of the plan with a minor amendment to the timeline in Chapter 2, and the Planning and Zoning Commission had recommended an ongoing stakeholder committee to implement the plan.

Mayor Hughson opened the Public Hearing at 7:03 p.m.

There were no speakers

Mayor Hughson closed the Public Hearing at 7:04 p.m.

During discussion, Council members expressed concern about last-minute feedback from Preservation Texas and citizens. City Manager Stephanie Reyes suggested that staff prepare a comprehensive memo addressing all feedback received prior to the next meeting, when the plan would return for adoption.

Council members debated whether to delay adoption to incorporate additional recommendations or proceed with adoption and make revisions later. Mayor Hughson noted her concern about factual errors in the document but also acknowledged the importance of finalizing a plan that had been in development for a long time.

In addition there is a \$5,000 grant that is at risk if the plan is not adopted by the end of February 2026.

This item was scheduled for a Public Hearing only.

The Council directed staff to prepare a comprehensive memo addressing all feedback received and to bring the plan back for adoption at a future meeting.

- 19. Receive a staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2026-01, amending the Official Zoning Map of the city in Case No. ZC-25-14, by rezoning approximately 0.93 acres of land, located at 510 North Guadalupe Street, from Public (P) District to Character District - 5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2026-01 on the first of two readings.**

Terry Floyd, Director of Planning and Development Services, presented a zoning change request for 510 North Guadalupe Street, home of the United

Campus Ministry, from Public (P) District to Character District-5 (CD-5). The property is approximately 0.93 acres and is designated as a high-priority site in the San Marcos Historic Resources Survey.

Mayor Hughson opened the Public Hearing at 7:50 p.m.

Pastor Todd Salmi, Executive Director of United Campus Ministry, explained that the ministry plans to maintain ownership of the land through a ground lease while enabling development that is mission-driven and financially sustainable. He stated that the rezoning would activate an overlooked part of the city, create a vibrant edge to downtown, and generate property tax revenue.

Linda Coker spoke in support of the rezoning, noting that it aligns with the vision developed through various downtown planning efforts.

Mayor Hughson closed the Public Hearing at 7:58 p.m.

It was noted that the Planning and Zoning Commission recommended approval with an 8–1 vote, and staff also recommended approval.

A motion was made by Mayor Pro Tem Scott, seconded by Mr. Mendoza, to approve Ordinance 2026-01 on the first of two readings.

For: 7 - Mayor Pro Tem Scott, Deputy Mayor Pro Tem Garza, Council Member Rodriguez, Mayor Hughson, Council Member Gonzalez, Council Member Mendoza and Council Member Paselk

Against: 0

- 12.** Consider approval of Resolution 2026-12R, approving a Facility Lease Agreement with Community Action, Inc. of Central Texas, a 501(c)(3) nonprofit, by which the city leases the San Marcos Senior Citizens Center, located at 810 Arizona Street, to Community Action, Inc; authorizing the City Manager, or her designee, to execute said Nonprofit Facility Lease Agreement; and declaring an effective date.

Council Member Rodriguez asked about the 10-year term of the lease and the maintenance provisions, specifically the \$2,000 per incident threshold above which the city would be responsible for repairs. She expressed concern about potential costs for Community Action given the age of the building.

Pete Binion, Assistant Director of Public Works, explained that the 10-year term was consistent with other facility lease agreements recently approved. He noted that the city had made two expensive repairs in recent years: a \$24,000 entryway repair to meet safety and ADA requirements and an HVAC unit replacement costing about \$7,000 plus labor.

Deputy Mayor Pro Tem Garza, who serves as the Council-appointed board member for Community Action, mentioned that the board had discussed conducting a walk-through inspection before finalizing the lease.

Mr. Binion confirmed that they would conduct a new inspection and address any deficiencies, especially health and safety issues.

A motion was made by Council Member Rodriguez, seconded by Mayor Pro Tem Scott to postpone consideration of the lease agreement until after the inspection was completed and the agreement was signed by Community Action.

For: 7 - Mayor Pro Tem Scott, Deputy Mayor Pro Tem Garza, Council Member Rodriguez, Mayor Hughson, Council Member Gonzalez, Council Member Mendoza and Council Member Paselk

Against: 0

NON-CONSENT AGENDA

- 20.** Consider approval of Ordinance 2026-02, on the first of two readings, adding a new Article 5 to Chapter 18 of the City Code that requires signage on bitcoin teller machines (“BTM’S”) and automated teller machines (“ATM’S”) warning customers and users of the potential fraud or scam risks associated with utilizing an ATM or BTM; including procedural provisions; providing for penalties; and declaring an effective date.

Greg Carr, Director of Neighborhood Enhancement, presented an ordinance requiring signage on bitcoin teller machines (BTMs) warning customers about potential fraud or scam risks. He explained that this was a preventative measure, as bitcoin transactions are not traceable, making them attractive for scammers.

During discussion, Council members identified that the ordinance as written included both bitcoin teller machines and automated teller machines (ATMs), though staff clarified that the intent was to only apply to cryptocurrency machines.

MAIN MOTION: A motion was made by Council Member Gonzalez, seconded by Council Member Mendoza, to approve Ordinance 2026-02 on the first of two readings.

MOTION TO AMEND: A motion was made by Council Member Rodriguez, seconded by Mayor Pro Tem Scott to amend the ordinance to add a provision stating that it would become effective on April 1, 2026, after city staff conducts an education and outreach program directed at local businesses.

For: 7 - Mayor Pro Tem Scott, Deputy Mayor Pro Tem Garza, Council Member Rodriguez, Mayor Hughson, Council Member Gonzalez, Council Member Mendoza and Council Member Paselk

Against: 0

MOTION TO AMEND: A motion was made by Council Member Rodriguez, seconded by Council Member Gonzalez to amend the ordinance to strike any mention of automated teller machines throughout the ordinance, so that it would only apply to cryptocurrency machines.

For: 7 - Mayor Pro Tem Scott, Deputy Mayor Pro Tem Garza, Council Member Rodriguez, Mayor Hughson, Council Member Gonzalez, Council Member Mendoza and Council Member Paselk

Against: 0

MAIN MOTION: To approve Ordinance 2026-02 on the first of two readings.

For: 7 - Mayor Pro Tem Scott, Deputy Mayor Pro Tem Garza, Council Member Rodriguez, Mayor Hughson, Council Member Gonzalez, Council Member Mendoza and Council Member Paselk

Against: 0

- 21.** Consider approval of Resolution 2026-18R, approving a Contract with Arguijo Corporation to provide for the Lift Station 24 Upgrades Project in the amount of \$1,016,716.62; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.

A motion was made by Mayor Pro Tem Scott, seconded by Council Member Mendoza to approve Resolution 2026-18R. The motion carried by the following vote:

For: 7 - Mayor Pro Tem Scott, Deputy Mayor Pro Tem Garza, Council Member Rodriguez, Mayor Hughson, Council Member Gonzalez, Council Member Mendoza and Council Member Paselk

Against: 0

- 22.** Consider approval of Resolution 2026-19R, appointing a member of the City Council to the Central Texas Clean Air Coalition for the 2026-2027 term; and declaring an effective date.

Mayor Hughson noted that she had been serving on this coalition for a long time and is willing to continue, mentioning that the meetings typically follow another meeting she already attends.

Council Member Mendoza moved to appoint Mayor Hughson to the Central Texas Clean Air Coalition for the 2026-2027 term.

For: 7 - Mayor Pro Tem Scott, Deputy Mayor Pro Tem Garza, Council Member Rodriguez, Mayor Hughson, Council Member Gonzalez, Council Member Mendoza and Council Member Paselk

Against: 0

- 23.** Consider the appointment of the Mayor or a City Council Member to fill vacancies on the following Council Committees:
- Workforce Housing Committee
 - Riverbend Ranch Development
 - PID Committee
 - Peanut Butter Development

The Council made the following appointments to fill vacancies on Council committees:

Council Member Rodriguez was appointed to the Workforce Housing Committee by a vote of 7-0.

Council Member Paselk was appointed to the Riverbend Ranch Development committee by a vote of 7-0.

Council Member Gonzales was appointed to the PID Committee by a vote of 7-0.

Council Member Gonzales volunteered and was appointed to the Peanut Butter Development committee by a vote of 7-0.

- 24.** Discuss and consider appointments or reappointments to Positions One, Three, Five and Six, confirm appointment of Position Nine and appoint a Chair of the Tax Increment Reinvestment Zone (TIRZ) Number 4 - Paso Robles (now known as Kissing Tree) Board of Directors, and provide direction to Staff.

The Council made appointments to the TIRZ Number 4 Board:

Mayor Hughson was appointed to Position 3, Jon Locke and the Brookfield representative were reappointed to Positions 5 and 6, Jeff Smithson's appointment by Senator Donna Campbell to Position 9 was confirmed, and Mayor Hughson was appointed as Chair.

For: 7 - Mayor Pro Tem Scott, Deputy Mayor Pro Tem Garza, Council Member Rodriguez, Mayor Hughson, Council Member Gonzalez, Council Member Mendoza and Council Member Paselk

Against: 0

- 25.** Discuss and consider an appointment or reappointment to Position One and confirm Hays County appointments to Positions Three and Five, and appoint a Chair to the Tax Increment Reinvestment Zone (TIRZ) No. 5 (Downtown) Board of Directors; and provide direction to Staff.

The Council voted 7-0 to postpone this item to the next meeting.

EXECUTIVE SESSION

26. The City Council will convene in executive session pursuant to Section 551.071 (Consultation with Attorney) of the Texas Government Code to receive legal advice regarding the duties and responsibilities of the San Marcos Housing Authority Board.

The Council convened in Executive Session at 8:23 PM pursuant to Section 551.071 of the Texas Government Code to receive legal advice regarding the duties and responsibilities of the San Marcos Housing Authority Board. The Council returned from Executive Session at 10:30 PM.

DIRECTION/ACTION FROM EXECUTIVE SESSION

27. Consider action, by motion, or provide direction to staff related to the City Council's Executive Session deliberation under Section 551.071 (Consultation with Attorney) of the Texas Government Code to receive legal advice regarding the duties and responsibilities of the San Marcos Housing Authority Board.

Mayor Hughson stated that Council had discussion on this item.

VI. Question and Answer Session with Press and Public.

There were no questions from the press or public.

VII. Adjournment.

The Mayor adjourned the meeting at 10:32 PM.

Elizabeth Trevino, City Clerk

Jane Hughson, Mayor