



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Minutes City Council

Tuesday, March 3, 2026

6:00 PM

City Council Chambers

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 6:00 p.m. Tuesday, March 3, 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

Pastor Darius Todd, Abundant Life Christian Church provided the invocation.

IV. Pledges of Allegiance - United States and Texas

V. Citizen Comment Period

Torrie (Tori) Martin – Opposed reducing public comment time; opposed placing data centers under Business Park

Aslan Hollier – Opposed 1-minute limit; suggested alternatives to manage meeting length; emphasized civic engagement.

Chrispy Polanco – Strong criticism of limiting comments; stressed duty of council to listen; concerned about transparency.

Corinne Loperfido – Opposed time reduction; concerned about water, noise, and environmental impacts of data centers.

Amber Lunsford – Opposed Item 14; stressed importance of adequate time for citizens unfamiliar with public speaking.

Elizabeth Emberson – Thanked council for previous vote; opposed limiting comment time; concerned about shifting approval to P&Z.

Matt Garrison – Emphasized importance of free speech; urged air-cooled systems; shared health concerns related to contamination.

Kayla Lambert – Opposed time reduction; urged strong environmental

requirements and protections.

Gena (Gina) Fleming – Opposed reduction; criticized reliance on developer information; urged enforcing waiting period for resubmissions.

Adriana Montoya – Opposed Item 14; explained importance of public comment in democracy; emphasized inequity in access.

Kate Shaw – Opposed limiting time; concerned with data centers in Business Park/Light Industrial; thanked council for prior decision.

Caylee Champagne – Opposed Items 10 and 14; urged CUP requirements and keeping approval with council.

Kara (Carol) Finlayson – Opposed reclassification; criticized vague language; urged council to block data center loopholes.

Jordan Moser – Opposed time reduction; emphasized protecting rivers and community well-being.

Morgan Dabelgott – Opposed 1-minute limit; concerned about shifting approvals to P&Z; stressed water and soil issues.

Zeb Land – Opposed Items 10 & 14; urged attentiveness and transparency; commented on vague wording in agenda.

Tomas Diaz De Leon – Opposed limiting time and shifting data center decisions; warned of reduced accountability.

Sam Young – Supported keeping citizen comment; raised budget concerns; emphasized river protection.

Abigail Lindsey – Opposed Item 14; urged tabling Item 10; emphasized need for transparency and stronger regulation.

Regina Van Berg – Opposed limiting time; emphasized importance of elected oversight for public assets.

Amy Camp – Opposed Items 10 & 14; said public repetition shows breadth of engagement; one minute is insufficient.

Matt Bauer – Opposed Item 14; criticized Item 10 classification; warned of resource impacts from data centers.

Maxfield Baker – Raised concern about withheld meeting minutes; opposed limiting comment; stressed Open Meetings Act rights.

Jessica Moreno – Opposed Items 10 & 14; urged council to see long nights as alignment indicators, not burdens.

Shaun (Sean) Jones – Opposed time reduction; raised issues of council absenteeism and clarity in data center amendments.

Natalie Bones – Opposed Items 10 & 14; referenced Austin Open Meetings ruling; emphasized trust and transparency.

Zachary Tindle – Opposed Item 14; stressed need for CUPs and council approval; noted learning curve for new speakers.

Saunders Drucker – Opposed Items 10 & 14; requested collaborative solutions; urged strict CUPs and transparency.

Gloria Quinn – Opposed one-minute limit; criticized vague language; mentioned Texas data center expansion concerns.

Destiny Guerra – Opposed Items 10 & 14; referenced strategic plan goals; requested clarity and community alignment.

Brett Harris – Opposed limiting time; emphasized inclusivity for speakers with disabilities; urged keeping decisions with council.

Sunny Summers – Opposed time reduction; concerned about perception of silencing; questioned data center efforts.

Bobby Levinsky – Opposed limiting time; provided expertise from Austin lawsuits; encouraged preserving public testimony.

Fred Horner – Opposed one-minute limit; highlighted challenges for citizens with medical or cognitive difficulties.

Ember (Amber) Kraayeveld – Opposed time limit; urged council to retain authority over data center zoning.

Diana Emely Wiebe – Opposed data centers; questioned water safety and regulatory preparedness.

Reagan Gray – Opposed Items 10 & 14; described long-term water depletion; vowed ongoing civic engagement.

Catherine (Cat) Morrice – Opposed Items 10 & 14; emphasized importance of transparency and public voices.

Ana Lucia Carbajal – Opposed Items 10 & 14; emphasized importance of 3-minute speaking time, learning civic process, and community involvement.

CONSENT AGENDA

A motion was made by Mayor Pro Tem Scott, seconded by Council Member Gonzalez to approve consent items 1 through 6.

The motion carried by the following vote

For: 6 - Mayor Pro Tem Scott, Deputy Mayor Pro Tem Garza, Council Member Rodriguez, Mayor Hughson, Council Member Gonzalez and Council Member Mendoza

Against: 0

Absent: 1 - Council Member Paselk

1. Consider approval, by motion, of the following meeting minutes:
 - A. January 6, 2026 - Work Session Meeting Minutes
 - B. January 6, 2026 - Workshop Meeting Minutes
 - C. January 29, 2026 - Workshop Visioning Meeting Minutes - Day 1
 - D. January 30, 2026 - Workshop Visioning Meeting Minutes - Day 2
 - E. February 3, 2026 - Work Session Meeting Minutes
 - F. February 3, 2026 - Regular Meeting Minutes
 - G. February 17, 2026 - Work Session Meeting Minutes
 - H. February 17, 2026 - Regular Meeting Minutes

2. Consider approval of Resolution 2026-35R, approving Amendment No. 3 to the 2024 Regional Wastewater Treatment Plant Cost Sharing Agreement to add municipal utility districts to the agreement and adjust the required 2026-2027 payment and payment dates for some developers; authorizing the City Manager, or her designee, to execute the Amendment on behalf of the city; and declaring an effective date.
3. Consider approval of Resolution 2026-36R, approving the award of a contract to Burns & McDonnell Engineering Company, Inc., to independently analyze and assess the utility rate structures for water, wastewater, and electric utility services, determine updated cost of services, and provide recommendations for sustainable cost recovery by customer classes to meet operational, capital, and financial obligations for a five-year term with up to three one-year renewals in the annual amount of \$80,000.00; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
4. Consider approval of Resolution 2026-37R, approving a contract with Wells Fargo, National Association, for the provision of Depository Services for a three-year term and authorizing one additional extension of up to two years; in the annual amount of \$49,620.00; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
5. Consider approval of Resolution 2026-38R, approving a Professional Services Agreement with Davey Resource Group to conduct a citywide tree inventory and canopy study, for the development of an Urban and Community Forestry Strategic Management Plan, in an amount not to exceed \$635,085.00 paid from federal grant and developer funded tree fee in lieu mitigation funds; authorizing the City Manager, or her designee, to execute the Professional Services Agreement on behalf of the city; and declaring an effective date.
6. Consider approval of Resolution 2026-39R, approving an Interlocal Agreement with the City of Friendswood, for the purchase of a 2000 Pierce ladder truck, to be used as a blocker truck, in the amount of \$99,000.00; authorizing the City Manager, or her designee, to execute the Interlocal Agreement on behalf of the city; and declaring an effective date.

PUBLIC HEARINGS

7. Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2026-06, adopting Youth Programs Standards of Care for 2026, providing a severability clause, providing for the repeal of any conflicting provisions; and declaring an effective date; and consider approval of Ordinance 2026-06 on the first of two readings.

Parks and Recreation Assistant Director Jessica Ramos presented the item, noting there was no formal presentation as it was a routine annual update. She indicated staff was available to answer questions.

Mayor Hughson opened the public hearing at 8:06 PM.

There were no speakers, Mayor Hughson closed the public hearing at 8:06 PM.

Council Member Rodriguez asked about emergency procedures and active shooter protocols, suggesting language should be included articulating existing practices. She placed her comments on the message board for review. Assistant Director Jessica Ramos responded on the message board that camp staff are required to watch the same Active Shooter training as all City Employees. Staff also includes “active shooter” as one of the topics that are covered during training.

A motion was made by Mayor Pro Tem Scott, seconded by Council Member Rodriguez, to approve Ordinance 2026-06, on the first of two readings. 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

- 8. Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2026-07, granting to SiEnergy, LP, d/b/a SiEnergy, the right, privilege and franchise to construct, install, extend, remove, replace, abandon, operate and maintain its facilities within the public rights-of-way of the City of San Marcos, Texas for the transportation, delivery, sale and distribution of natural gas; containing other provisions relating to the foregoing subject; providing for severability; including procedural provisions; providing for approval on three readings of the ordinance; and providing an effective date; and consider of approval of Ordinance 2026-07 on the first of three readings.**

City Attorney Sam Aguirre explained that this was a standard franchise agreement allowing utilities to operate in city rights-of-way. He clarified that SiEnergy is a natural gas company serving primarily new single-family residential developments. The company currently has no infrastructure in the city but seeks the franchise for future opportunities.

Aguirre detailed that the five-year agreement would provide the city with quarterly payments equal to 5% of gross receipts for gas sold in the city and 7 cents per thousand cubic feet of natural gas transported through city lines. He noted this was comparable to other franchise agreements and was essentially a renewal from a 2019 agreement.

Mayor Hughson opened the public hearing at 8:12 PM.

There being no speakers, Mayor Hughson closed the public hearing at 8:13 PM.

A motion was by Council Member Rodriguez, seconded by Council Member Garza, to approve Ordinance 2026-07 on the first of two readings.

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

9. Receive a Staff presentation and hold a public hearing to receive comments for or against the use of \$740,000.00 in Community Development Block Grant funding for fair housing, housing and community development needs, and the selection of projects for the 2026-2027 Community Development Block Grant Entitlement funding, and provide direction to staff.

Director of Planning and Development Services Terry Floyd gave an overview of the Community Development Block Grant program, describing it as annual federal funding provided to San Marcos. He explained that this meeting was the first of two required public hearings and that a 30-day comment period would take place between them. Floyd emphasized that CDBG funds must benefit low- to moderate-income residents or address slum and blight conditions. San Marcos typically receives about \$740,000 each year, with limits on how the funds may be used: most must go to projects, while only 15 percent can support social services and up to 20 percent can cover administration. He reviewed who is eligible to apply—ranging from public and private organizations to nonprofits, churches, housing authorities, the school district, the county, and the city itself—and noted that projects must either assist individuals earning no more than 80 percent of the area median income or serve neighborhoods where at least half of residents meet that threshold. Floyd also highlighted past uses of CDBG funds in San Marcos, such as housing repairs, park improvements, ADA sidewalk upgrades, and social service programs, and encouraged interested agencies to reach out to CDBG staff to ensure their project ideas meet program requirements.

Mayor Hughson opened the public hearing at 8:20 PM.

There being no speakers. Mayor Hughson closed the hearing at 8:20 PM.

No motion was required for this informational item.

10. Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2026-08, amending the City's Development Code and associated design manual to, among other things, update applicability and processes for certain development permits; update provisions concerning parkland dedication requirements; establish an optional Development Overlay Regulating Plan to accompany zoning

change requests; provide standards for new and emerging development types within the Land Use Matrix; update and clarify landscaping and tree mitigation requirements for new development; correct typos and inconsistencies, and update the code to reflect recent changes to state law; providing a savings clause; providing for the repeal of any conflicting provisions; and declaring an effective date; and consider approval of Ordinance 2026-08 on the first of two readings.

Director of Planning and development Terry Floyd introduced the comprehensive land development code amendments, noting the extensive work involved with over 300 different amendments. He acknowledged the hard work of staff, particularly Assistant Director Andrea Villalobos and Planning Manager David Soto, along with various boards and committees that provided input.

Planning Manager David Soto presented the first portion, explaining that Vision SMTX, adopted in October 2024, serves as the city's long-term plan, with the land development code being a key implementation tool. He categorized the 320 total edits into five categories: compliance with state law, process improvements, clarifications, corrections/typos, and others based on comprehensive plan or council direction.

Soto highlighted several state law compliance changes, including modifications required by House Bills 24, 2464, and Senate Bill 1341 from the 89th Texas Legislature. He detailed process improvements such as modifying certificate of appropriateness requirements and qualified water protection plan procedures. A significant portion of the presentation focused on the land use matrix updates, particularly the addition of data centers as a separate line item. Soto explained that currently, data centers fall under light industrial use and are permitted in light industry and heavy industry zoning. The proposed changes would make data centers conditional in business park and light industrial zoning and permitted in heavy industrial zoning, which staff described as "more restrictive than what the code would allow today."

Mayor Hughson asked for clarification about approval authority, and Soto confirmed that conditional use permits would be considered by the Planning and Zoning Commission.

The presentation included extensive details about setbacks, transitional protective yards, screening requirements, and provisions for data centers with on-site power generation requiring separate conditional use permits. Other amendments addressed parking requirements, bicycle parking standards, and pollinator plant palettes for downtown areas.

Assistant Director of Planning and Development Andrea Villalobos presented the second portion, covering council-directed amendments including shifting

responsibility for posting notices from the city to applicants, and introducing the Development Overlay Regulating Plan as a new tool similar to the old Planned Development Districts but more restrictive.

Ms. Villalobos explained that Planning and Zoning Commission had recommended approval 6-0 with five amendments, all of which were incorporated into the council packet. She also presented two additional staff amendments addressing restaurant requirements in the central business area and protest language alignment with new state law.

Mayor Hughson opened the public hearing at 8:55 PM, and numerous community members spoke with strong opposition to the data center provisions.

Those who spoke:

Amber Lunsford – Opposed data centers in business parks/light industrial zones due to extreme water use, environmental risks, and minimal community benefit.

Crispy Polanco – Criticized reduced speaking time proposal and felt the city is limiting public input and transparency on data centers.

Gina Fleming – Worried zoning changes expand where data centers are allowed and lack environmental protections; wants them limited to heavy industrial with strong oversight.

Carol Finlayson – Urged keeping three-minute comments to preserve trust and meaningful public participation.

Abigail Lindsay – Asked when ‘data center’ was added to the code updates, saying she hadn’t seen it earlier.

Maxfield Baker – Raised accessibility issues for online participants and opposed PDDs; felt the public wasn’t adequately notified about data center-related changes.

Jessica Moreno – Said City Council, not P&Z alone, should decide CUPs for data centers; wants CUPs to include water, energy, generator, air, and noise impacts.

Reagan Gray – Strongly opposed data centers due to water scarcity, lack of regulation, and harm to local environment and culture.

Zachary Tindle – Supported requiring CUPs across all zoning categories with final council approval; asked for clarity on protest-threshold and notice-posting changes.

Bobby Levinsky – Objected to adding another zoning path for data centers; called for limits on water use, diesel generators, noise, and stronger posting/notice requirements.

Pete Binion – Opposed one-minute comment limit and data centers, citing

environmental harm and public safety concerns.

Tiffany Hodge – Concerned item 10 weakens watershed protections; urged safeguarding water and keeping full public-comment time.

Lucas Craft – Opposed all data center construction and said reducing speaking time hurts public engagement; noted legal precedent against cutting comment time.

Mayor Hughson closed the public hearing at 9:38 PM.

A motion was made by Council member Rodriguez, seconded by Mayor Pro Tem Garza to postpone Ordinance 2026-08 amending the City's Development code.

Council Member Rodriguez thanked staff for their extensive work on the land development code amendments and explained her motion to postpone the first reading. She stated that she had reviewed the material carefully but needed more time to evaluate the mayor's numerous questions and to develop her own proposed amendments. She invited the public to contact her with feedback before the new deadline and emphasized her desire to collaborate with staff rather than surprise them with changes.

The mayor then asked Mayor Pro Tem Garza if she wished to speak, and Garza agreed with Rodriguez, noting the complexity of the document and appreciating residents who openly acknowledged how difficult it was to navigate. Garza welcomed further public input and expressed that both the council and the community needed more time to consider the material.

Mayor Hughson added that she had already prepared an amendment ensuring that data center CUPs would come before the council rather than only P&Z. She will upload this to the message board so the public could review it before the next meeting.

Council Member Rodriguez apologized again for moving to postpone but reiterated the need for time to finish her own amendments. The mayor then discussed timing constraints related to packet deadlines and confirmed that, due to spring break, the next available meeting date would be March 31. She asked staff to clarify how the revised materials would be organized for council review.

Assistant City Manager Pantalion explained that postponement would allow staff to restructure the packet, incorporate staff-supported changes, and prepare responses to the questions raised. He noted that mayor- or council-driven amendments would also be addressed, and legal questions

would be reviewed by the city attorney.

Council Member Rodriguez asked staff to include a timeline showing how proposed changes align with comprehensive plan recommendations.

Council Member Paselk commented that meetings run more smoothly when the public has clear information in advance, especially on high-interest items like data centers.

Mayor Hughson reviewed the process by which the amendments had reached the council.

Council Member Gonzalez stated he had prepared amendment language to disallow data centers in business parks and to require CUPs for data centers in industrial zones to be approved by the council.

The discussion then turned to whether staff could complete revisions for the March 31 meeting which would require all to be final 10 days prior to the meeting; staff recommended extending the timeline to April 21 for adequate processing and analysis. The council agreed.

The mayor asked that staff update the justification table and code text to include confirmed corrections so the council would not need to cross-reference multiple documents. Staff and council discussed creating a dedicated message board thread for proposed amendments and linking it on the city website to ensure transparency for residents. The mayor then restated the formal motion: item 10 would be postponed to the April 21 meeting, and council amendments would be due to staff by March 31. She encouraged the public not to wait until the deadline to communicate with council.

The motion carried by the following vote:

For: 6 - Mayor Pro Tem Scott, Deputy Mayor Pro Tem Garza, Council Member Rodriguez, Mayor Hughson, Council Member Gonzalez and Council Member Paselk

Against: 0

Absent: 1 - Council Member Mendoza

NON-CONSENT AGENDA

11. Discuss and consider appointments to the following city boards:

- A) Convention and Visitors Bureau Board;**
- B) Parks and Recreation Board; and**
- C) Senior Citizen Advisory Board**

Clay Destefano was nominated by Council Member Rodriguez for consideration to serve on the Convention and Visitors Bureau Board.

Following a roll call Clay Destefano was unanimously appointed to serve on the

Convention and Visitors Bureau Board.

Amy E. Olivetti was nominated by Council Member Rodriguez for consideration to serve on the Parks and Recreation Board. Following a roll call vote Jonathan Brown was unanimously appointed to serve on the Senior Citizens Advisory Board.

Jonathan Brown was nominated by Council Member Rodriguez for consideration to serve on the Senior Citizens Advisory Board. Following a roll call vote Jonathan Brown was unanimously appointed to serve on the Senior Citizens Advisory Board.

12. Discuss and consider appointments of a City Council Member to fill vacancies on the following Council Committees:
- A) Casata San Marcos Committee
 - B) Whisper Development Committee

A motion was made by Mayor Hughson, seconded by Council Member Rodriguez to postpone this item, explaining there were still questions about committee mergers and mission changes that needed clarification.

The motion was carried by the following vote:

For: 6 - Mayor Pro Tem Scott, Deputy Mayor Pro Tem Garza, Council Member Rodriguez, Mayor Hughson, Council Member Gonzalez and Council Member Paselk

Against: 0

Absent: 1 - Council Member Mendoza

13. Discuss and consider two appointments of the Mayor or a City Council Member to the Community Partnership Committee with San Marcos Consolidated Independent School District and Hays County and identify discussion topics for the Committee; and provide direction to staff.

Deputy Mayor Pro Tem Garza nominated Council Member Gonzalez. Council Member Paselk initially nominated himself, then withdrew and nominated Mayor Pro Tem Garza. Mayor Hughson also volunteered.

After discussion regarding the committee's history and bylaws requiring two members from each participating entity, Council Member Paselk withdrew his name from consideration. Voting proceeded with three names: Mayor Hughson, Mayor Pro Tem Garza, and Council Member Gonzalez.

In the initial vote, Deputy Mayor Pro Tem Garza had 6 votes and Mayor Hughson was tied with Council Member Gonzalez with 3 votes each. A runoff vote was conducted between Mayor Hughson and Council Member Gonzalez, with Council Member Gonzalez receiving the majority.

The appointments were Deputy Mayor Pro Tem Garza and Council Member Gonzalez.

Discussion topics were postponed to the March 31st agenda to allow time for coordination with the other participating entities

14. Hold a discussion to amend Section 2.045 - Citizen comment period, public hearings, and question and answer session with the press and public, (subsection e.), to change the time speakers have to speak from three minutes to one minute.

Mayor Hughson stated she alone placed the item on the agenda, not in retaliation for the prior long meeting as this has been on her list of items to propose for about a year, and provided background on her experience of twenty-five years total of city council and planning and zoning commission and when not on either board, she has a history of citizen comment. She said one to two minutes was sufficient for speakers to convey key points, and that detailed information should be submitted by email, and explained her intent to allow speakers to be heard earlier in the evening. At 3 minutes each, if a person is number 100 on the list, they would be speaking at 11:00 pm and at 1 minute each, they would be speaking at about 8:00 pm. Citing concerns raised in an Austin lawsuit, she stated that her proposal would now be two minutes.

Mayor Pro Tem Garza opposed any reduction, emphasizing the importance of full public participation and suggesting alternatives such as special meetings.

Council Member Rodriguez also opposed the reduction, agreeing the real issue was late-night decision making and expressing willingness to work on broader solutions.

Council Member Gonzalez noted that if limits were applied to the public, similar limits should apply to council members.

Council Member Paselk supported reviewing best practices for meeting efficiency but wanted a comprehensive discussion beyond public comment time.

Consensus was to return on March 31 with a broader item on reducing meeting length while retaining the three-minute citizen comment period.

EXECUTIVE SESSION

15. The City Council will convene in executive session pursuant to Section 551.086 (Confidential Utility Competitive Matters) of the Texas Government Code to deliberate regarding and consider approval of an amendment to the Wholesale Power

Agreement with the Lower Colorado River Authority.

Mayor Hughson noted this executive session was held and completed during the 3 PM work session, so no additional executive session was needed.

DIRECTION/ACTION FROM EXECUTIVE SESSION

16. Consider action, by motion, or provide direction to staff, as necessary, related to the City Council's Executive Session deliberation under Section 551.086 the Texas Government Code (Confidential Utility Competitive Matters): To deliberate regarding and consider approval of an amendment to the Wholesale Power Agreement with the Lower Colorado River Authority.

The discussion was completed during the work session and direction was provided to staff.

VI. Question and Answer Session with Press and Public.

Maxfield Baker asked about using CDBG funding to support tenants' rights initiatives and the tenants' bill of rights, specifically regarding evictions for non rent fees. He also expressed frustration that previous suggestions from his civics club about community outreach videos and documents hadn't been implemented, noting they have an event called "Speak Up" scheduled for April 4th at Eddie Durham Park.

Mayor Hughson asked City Manager Reyes to have CDBG staff examine the funding possibility and noted that workforce housing committee hadn't met recently but could explore the topic.

Zachary Tyndall clarified dates for the land development code item, confirming council amendments were due March 31st with the meeting scheduled April 21st. He asked when the public would have access to updates, with Mayor Hughson explaining materials would be posted on the website as soon as completed, approximately 10 days before the April 21st meeting. Tyndall also commented against limiting council members' speaking time, arguing it would be counterproductive.

VII. Adjournment.

Mayor Hughson adjourned the meeting at 10:53 PM.

Elizabeth Trevino, City Clerk

Jane Hughson, Mayor