



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, September 2, 2025

6:00 PM

City Council Chambers

630 E. Hopkins St.

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. Invocation
- IV. Pledges of Allegiance - United States and Texas
- V. Citizen Comment Period

To speak during the Citizen Comment portion of the meeting:

- *Remote Participation: Sign up at www.sanmarcostx.gov/citizencomment by 12:00 PM on the day of the meeting to receive a Zoom link.*
- *In-Person Participation: Sign up online at www.sanmarcostx.gov/citizencomment in advance or in person at the City Clerk's office until 5:45 PM.*

PRESENTATIONS

1. Receive a local award of a certificate from the Texas Police Chiefs Association recognizing the San Marcos Police Department's as an Accreditation Law Enforcement Agency.

CONSENT AGENDA

THE FOLLOWING ORDINANCES, RESOLUTIONS AND OTHER ITEMS MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COUNCIL MEMBER, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

2. Consider approval of Ordinance 2025-22, on the second of two readings, amending the Official Zoning Map of the city in Case No. ZC-25-06 by rezoning approximately 26.77 acres of land generally located on East McCarty Lane south of the intersection between Rattler Road and East McCarty Lane from Character District-4 (CD-4) 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.

3. Consider approval of Ordinance 2025-30, on the second of two readings, annexing into the city approximately 18.25 acres of land, generally located at the 6000 block of IH-35 South, along the southbound IH-35 frontage road, 1,500 feet south of Industrial Fork in Hays County, Texas (Case No. AN-25-01); including procedural provisions; and declaring an effective date.
4. Consider approval of Ordinance 2025-31, on the second of two readings, amending the Official Zoning Map of the city in Case No. ZC-25-01, by rezoning approximately 15.48 acres of land, generally located at the 6000 block of IH-35 South, along the southbound IH-35 frontage road, 1,500 feet south of Industrial Fork, in Hays County, Texas, from Future Development ("FD") District to Heavy Industrial ("HI") District, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and declaring an effective date.
5. Consider approval of Ordinance 2025-32, on the second of two readings, annexing into the city approximately 7.30 acres of land, generally located at the 5900 block of IH-35 South, along the southbound IH-35 frontage road, 1,000 feet south of Industrial Fork in Hays County, Texas (Case No. AN-25-05); including procedural provisions; and declaring an effective date.
6. Consider approval of Ordinance 2025-33, on the second of two readings, amending the Official Zoning Map of the city in Case No. ZC-25-08, by rezoning approximately 7.30 acres of land, generally located at the 5900 block of IH-35 South, along the southbound IH-35 frontage road, 1,000 feet south of Industrial Fork, in Hays County, Texas, from Future Development ("FD") District to Heavy Industrial ("HI") District, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and declaring an effective date.
7. Consider approval of Resolution 2025-151R, approving a revised Title VI Compliance Policy under Title VI of the Civil Rights Act of 1964 in connection with the City's requirements as a recipient of Federal and State Funding, and declaring an effective date.
8. Consider approval of Resolution 2025-152R, adopting the Americans with Disabilities Act (ADA) Complementary Paratransit Plan for the San Marcos Urbanized Area for public transportation services; and declaring an effective date.
9. Consider approval of Resolution 2025-153R, approving a contract with Western Specialty Contractors, through the Texas Interlocal Purchasing System (TIPS), to provide building envelope repairs and restoration to the Dunbar Home Economics School in the estimated amount of \$133,548.00; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
10. Consider approval of Resolution 2025-154R, approving a contract for the purchase of a boom mower from ATMAX Equipment Company, through the Buyboard Purchasing Cooperative Program, in the amount of \$288,521.16 for the Public Works Department for stormwater channel and slope grade mowing operations and maintenance; 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 2025-155R, approving an agreement with Environmental Services Research Institute, Inc. (ESRI), for Geographic Information System (GIS) software and maintenance Services on a sole source basis for the Information Technology Department in the amount of \$209,100.00 for an initial three-year commitment with a one-time fee of \$6,700.00 for a total contract amount of \$215,800.00; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.
12. Consider approval of Resolution 2025-156R, approving a contract with Freeit Data Solutions Inc., through the Texas Department of Information Resources (DIR), for the purchase of licensing and maintenance services for a cybersecurity asset management software solution with an initial one-year term in the amount of \$26,203.20 and up to four additional one-year renewals for a total amount of \$131,016.00; authorizing the City Manager, or her designee, to execute the contract and any renewals on behalf of the city; and declaring an effective date.
13. Consider approval of Resolution 2025-157R, approving a contract with Knight Office Solutions, Inc., through the Texas Department of Information Resources Cooperative, for the procurement of multi-function printer and scanner services to include maintenance and related equipment, supplies, and services for a one-year term in the amount of \$76,771.20 with the option of up to four renewals that include projected yearly increases based on current usage and potential economic changes, for a total contract amount of \$395,566.61; authorizing the City Manager, or her designee, to execute the contract and any renewals on behalf of the city; and declaring an effective date.
14. Consider approval of Resolution 2025-158R, approving Change Order No. 1 to the contract with Guerra Underground, LLC for the Dunbar Water and Wastewater Improvement Project in the amount of \$604,034.24 for a total contract price of \$6,889,344.96; authorizing the City Manager, or her designee, to execute the change order on behalf of the city; and declaring an effective date.
15. Consider approval of Resolution 2025-159R, approving Change Order No. 3 with Jerdon Enterprise LP, for the Sessom Creek Bank Stabilization & Wastewater Replacement Project in the amount of \$115,949.13 for a total contract price of \$2,738,516.97; authorizing the City Manager, or her designee, to execute the change order on the behalf of the city; and declaring an effective date.
16. Consider approval of Resolution 2025-160R, approving and authorizing the filing of an application with the Texas Water Development Board (TWDB) seeking financial assistance in an amount not to exceed \$22,000,000.00 to provide for the costs of construction and financial services related to the Highway 80 Utility Project; designating an authorized representative of the city for purposes of furnishing information and executing required documents in connection with the preparation and filing of the application; designating firms and individuals authorized and directed to aid and assist the city in the preparation and submission of the application and appear on behalf of and represent the city before any hearing held by TWDB on the application; and declaring an effective date.

17. Consider approval of Resolution 2025-161R, approving a Change in Service to the contract with HDR Engineering, Inc., to increase contract capacity and scope to allow the city to expedite the emergency rehabilitation design of the Cape Road Bridge in the amount of \$601,000.00; authorizing the City Manager, or her designee, to execute the Change in Service on behalf of the city; and declaring an effective date.
18. Consider approval of Resolution 2025-162R, authorizing a contract with Schneider Engineering LLC d/b/a SEnergy for engineering services for regulatory tracking and compliance for a term of five years in the cumulative amount of \$104,424.00; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
19. Consider approval of Resolution 2025-163R, approving a license agreement with Paul Byron Starr (Case No. LA-25-01) to allow a portion of an existing driveway and a portion of an existing detached garage to be located within public right-of-way, located at 1115 Belvin Street; authorizing the City Manager, or her designee, to execute the agreement; and declaring an effective date.

PUBLIC HEARINGS

NOTE: Public Hearing sign up procedures have changed:

Persons wishing to participate remotely (speak) during the Public Hearing portion must sign up at www.sanmarcostx.gov/citizencommentssignup before 12:00 PM the day of the meeting. A link will be provided for participation on a mobile device, laptop or desktop computer. If attending in person, no sign up is required.

20. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-36, adopting an operating budget in the amount of \$371,102,562.00 for the fiscal year beginning October 1, 2025 and ending September 30, 2026; authorizing certain adjustments to the budget with the approval of the City Manager; approving fiscal year 2025-2026 Capital Improvements Program Projects in the amount of \$114,815,000.00; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-36 on the first of two readings.
21. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-37, setting the tax rate for the 2025 tax year at 67.69 cents on each \$100.00 of taxable value of real property that is not exempt from taxation; levying taxes for the use and support of the municipal government of the city for the fiscal year beginning October 1, 2025, and ending September 30, 2026; providing a sinking fund for the retirement of the bonded debt of the city; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-37 on the first of two readings.
22. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-38, amending the rates for both residential and multifamily customers of municipal solid waste programs in accordance with section 66.028(a) of the San Marcos City Code; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-38 on the first of two readings.
23. Receive a Staff presentation and hold a Public Hearing to receive comments for or

against Ordinance 2025-39, amending the rates for the Electric Utility Services in accordance with Section 86.177 of the San Marcos City Code; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-39 on the first of two readings.

24. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-40, amending the rates for Water, Wholesale Water, Reclaimed Water, and Wastewater Treatment Utility Services in accordance with Chapter 86 of the San Marcos City Code; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-40 on the first of two readings.
25. Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2025-41, amending the Official Zoning Map of the city by rezoning approximately 0.77 acres of land located on 906 Chestnut Street from Mixed Use (MU) District to Character District-4 (CD-4), 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 2025-41 on the first of two readings.
26. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2025-164R, in accordance with Chapter 372 of the Texas Local Government Code: making findings as to the advisability of the improvements proposed in the petition to create the District Public Improvement District ("The District PID") on approximately 100 acres of land located south of the intersection between East McCarty Lane and Rattler Road, establishing the district; and authorizing management of the district; and providing an effective date; and consider approval of Resolution 2025-164R.

NON-CONSENT AGENDA

27. Consider approval of a Second Supplemental Ordinance to the Master Ordinance Establishing the City Of San Marcos, Texas Waterworks and Wastewater System Revenue Financing Program authorizing the issuance of approximately \$1,000,000 of the City's Water and Wastewater System Revenue Bonds.
28. Consider approval of Resolution 2025-165R, approving a Public Transit System Interlocal Agreement with the Capital Area Rural Transportation System ("CARTS") to provide public transit service and maintenance in the San Marcos urbanized area, with funding to CARTS in the amount of \$2,382,246.00, of which \$621,414.00 is to be paid by the city and the balance to be paid from federal and state sources; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.
29. Consider approval of Resolution 2025-166R, approving a contract for Election Services with the Hays County Elections Administrator for the provision of Election Services for the City's General Election to be held on November 4, 2025 and, if necessary, a Runoff Election to be held in accordance with State law; authorizing the City Manager, or her designee to execute the contract on behalf of the City; and declaring an effective date.
30. Consider approval of Resolution 2025-167R, approving a Joint Election Agreement

between the City of San Marcos and Hays County for the holding of a joint election to be held on November 4, 2025; authorizing the City Manager, or her designee, to execute the agreement on behalf of the City; and declaring an effective date.

31. Consider approval, by motion, and hold discussion regarding the proposed 2026 City Council Meeting Schedule, and provide direction to staff.

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.

32. The City Council will convene in executive session pursuant to the following sections of the Texas Government Code:
- A. Section 551.072 (Real Property): To deliberate regarding:
 - 1. The possible purchase of real property associated with the Old Southside School off of South LBJ between Cheatham Street and IH-35.
 - 2. The lease of City-owned property at 201 South LBJ Drive.
 - B. Section 551.071 (Consultation with Attorney): To receive legal advice regarding:
 - 1. The contract for economic development services with the Hays Caldwell Economic Development Partnership.
 - C. Section 551.074 (Personnel Matters): To deliberate matters related to:
 - 1. The compensation and benefits for the following City Council appointees:
 - a. City Manager;
 - b. Municipal Court Judge;
 - c. City Attorney; and
 - d. City Clerk.
 - 2. The setting of goals for the following City Council appointees:
 - a. City Manager;
 - b. Municipal Court Judge; and
 - c. City Attorney.

DIRECTION/ACTION FROM EXECUTIVE SESSION

33. Consider action, by motion, or provide direction to Staff related to the City Council's Executive Session deliberation under the following sections of the Texas Government Code during the City Council's Work Session or Regular Meeting:
- A. Section 551.072 (Real Property): To deliberate regarding:
 - 1. The possible purchase of real property associated with the Old Southside School off of South LBJ between Cheatham Street and IH-35.
 - 2. The lease of City-owned property at 201 South LBJ Drive.
 - B. Section 551.071 (Consultation with Attorney): To receive legal advice regarding:
 - 1. The contract for economic development services with the Hays Caldwell Economic

Development Partnership.

C. Section 551.074 (Personnel Matters): To deliberate matters related to:

1. The compensation and benefits for the following City Council appointees:

- a. City Manager;
- b. Municipal Court Judge;
- c. City Attorney; and
- d. City Clerk.

2. The setting of goals for the following City Council appointees:

- a. City Manager;
- b. Municipal Court Judge; and
- c. City Attorney.

VI. 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.

To speak during the Question and Answer portion of the meeting:

- *Remote Participation: Sign up at www.sanmarcostx.gov/citizencomment by 12:00 PM on the day of the meeting to receive a Zoom link.*
- *In-Person Participation: If attending in person, no sign up is required.*

NOTICE: In accordance with Section 2.045 of the City Code, speakers must state their name, and must limit their remarks to three minutes. The allotted time will commence from the beginning of the speaker's remarks and will include any time spent in discussion between the speaker and council or board or commission members. Issues taking longer to communicate can be addressed outside the meeting to the city staff or to individual members of the council or board or commission, or submitted in writing.

VII. Adjournment.

POSTED ON TUESDAY, AUGUST 26, 2025 AT 6:15 P.M.

ELIZABETH TREVINO, CITY CLERK

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov