



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, October 21, 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.

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.

1. Consider approval of Ordinance 2025-42, on the second of two readings, appointing Jeffrey D. Weatherford as Associate Municipal Court Judge for the San Marcos Municipal Court of Record for a term of two years; and declaring an effective date.
2. Consider approval of Ordinance 2025-43, on the second of two readings, amending Chapter 46 of the San Marcos City Code by adding a new Article 4 to formally recognize and codify a tenant's right to organize; providing penalties for violation of the article; providing a savings clause; providing for the repeal of any conflicting provisions; and declaring an effective date.
3. Consider approval of Resolution 2025-195R, approving a contract with Locus Technologies, through the General Services Administration (GSA) Cooperative

Purchasing Program, for software to manage all laboratory certification requirements to meet the National Environmental Laboratory Accreditation Program (NELAP) not to exceed \$139,142.00 for the first year and a recurring annual amount of \$69,142.00, subject to an inflationary increase of five percent annually, to automatically renew for a cumulative maximum contract term of 10 years; 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 2025-196R, approving a purchase of an AT40GW backyard bucket truck, necessary for maintenance and construction projects, from Altec Industries, Inc., through a Sourcewell Purchasing Cooperative Contract, in the amount of \$174,451.00; authorizing the City Manager, or her designee, to execute the documents necessary for the purchase on behalf of the city; and declaring an effective date.
5. Consider approval of Resolution 2025-197R, approving a contract for the purchase of parts and supplies from ACT Pipe and Supply, Inc., through the Buyboard Purchasing Cooperative, for the Centerpoint Road Waterline Project in the amount of \$300,000.00; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
6. Consider approval of Resolution 2025-198R, approving up to four annual renewals of the current one-year contract with Troy Scott Najar, doing business as Evergreen Southwest, to provide the Micro-Solve chemical product which is applied to the City's sanitary sewer collection system to prevent the buildup of fats, oils, and grease, in the estimated amount of \$82,500.00 per year for an estimated total contract amount of up to \$412,500.00; authorizing the City Manager, or her designee, to execute any such renewals on behalf of the city; and declaring an effective date.
7. Consider approval of Resolution 2025-199R, approving the renewal of an agreement with Madden Media LLC, for search engine marketing in the annual amount of \$61,000.00, and up to three one-year renewals for a maximum of five years in the amount of \$244,000.00; authorizing the City Manager, or her designee, to execute the renewals on behalf of the city; and declaring an effective date.
8. Consider approval of Resolution 2025-200R, approving the renewal of an agreement with Madden Media, LLC, to promote tourism with Social Media and CTV Digital Marketing Campaigns in the annual amount of \$89,000.00, and up to three one-year renewals for a maximum of five years in the amount of \$356,000.00; authorizing the City Manager, or her designee, to execute the renewal on behalf of the city; and declaring an effective date.
9. Consider approval of Resolution 2025-201R, approving a contract with AJR Media Group for promoting tourism with Digital Brand Awareness Campaigns in the annual amount of \$200,565.00, and up to four one-year renewals for a total amount of \$1,002,825.00; authorizing the City Manager, or her designee, to execute the contract and any renewals on behalf of the city; and declaring an effective date.
10. Consider approval of Resolution 2025-202R, approving a funding contract with the non-profit San Marcos Sights and Sounds of Christmas, Inc., for the 2025 Sights and Sounds of Christmas signature event and the continued display of holiday lighting after the event, with the City providing funds in an amount not to exceed \$100,000.00, of which half

is from hotel occupancy taxes; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.

11. Consider approval of Resolution 2025-203R, increasing the base salary of City Manager, Stephanie Reyes, by \$8,920.00, effective as of October 1, 2025; and declaring an effective date.
12. Consider approval of Resolution 2025-204R, increasing the base salary of City Attorney, Samuel Aguirre, by \$6,488.00, effective as of October 1, 2025; and declaring an effective date.
13. Consider approval of Resolution 2025-205R, increasing the base salary of City Clerk, Elizabeth Trevino, by \$18,893.00, effective as of October 1, 2025; and declaring an effective date.
14. Consider approval of Resolution 2025-206R, increasing the base salary of Municipal Court Judge, Dallari Landry, by \$11,695.00, effective as of October 1, 2025; 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/citizencommentsignup 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.

15. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-45, annexing into the city in Case No. AN-25-06 approximately 5.42 acres of the following road rights-of-way located in Hays County, Texas: Centerpoint Road east of IH-35, South Old Bastrop Highway west of SH-123, Clovis Barker Road adjacent to UMC Subdivision, Yarrington Road adjacent to the Whisper East Subdivision, Transportation Way and half the width of Lembo Drive, and Transportation Way near the intersection with Centerpoint Road; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-45, on the first of two readings.

NON-CONSENT AGENDA

16. Consider approval of Ordinance 2025-46, on the first of two readings, amending the City's 2024-2025 Fiscal Year Budget to adjust expenditure accounts in the Resource Recovery Fund; including procedural provisions; and declaring an effective date.
17. Consider approval of Resolution 2025-207R, approving a resolution by the board of directors of the Alliance Regional Water Authority (ARWA) authorizing the issuance of contract revenue bonds in the aggregate principal amount of \$12,015,000.00 for the City of San Marcos, Texas in connection with the Regional Water Supply Contract Project, and approving other related matters.
18. Consider approval of Resolution 2025-208R, approving a Conceptual Planning Agreement with Upward Communities for redevelopment in downtown San Marcos known as the

Hopkins Redevelopment Project, including a new City Hall, and a potential public-private partnership, in an amount not to exceed \$767,970.00; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.

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.

19. The City Council will convene in executive session pursuant to the following sections of the Texas Government Code:
- A. Section 551.074 (Personnel Matters): To deliberate regarding matters related to the Meet and Confer Agreements with the San Marcos Police Officers' Association and Professional Firefighters Association.
 - B. Section 551.071: (Consultation with Attorney): To receive legal advice regarding:
 - 1. enforcement of the Wastewater Industrial Pretreatment Program; and
 - 2. the amendment of boundaries and the available options for adding projects to the River Bridge Public Improvement District authorized under terms of a settlement agreement with the original developer of the land.
 - C. Section 551.072 (Real Property): To deliberate regarding the possible sale, lease or exchange of land for development of a new city hall.

DIRECTION/ACTION FROM EXECUTIVE SESSION

20. 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 551.074 (Personnel Matters): To deliberate regarding matters related to the Meet and Confer Agreements with the San Marcos Police Officers' Association and Professional Firefighters Association.
 - B. Section 551.071: (Consultation with Attorney): To receive legal advice regarding:
 - 1. enforcement of the Wastewater Industrial Pretreatment Program; and
 - 2. the amendment of boundaries and the available options for adding projects to the River Bridge Public Improvement District authorized under terms of a settlement agreement with the original developer of the land.
 - C. Section 551.072 (Real Property): To deliberate regarding the possible sale, lease or

exchange of land for development of a new city hall.

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 WEDNESDAY, OCTOBER 15, 2025 AT 5:00 PM

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