



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Minutes City Council

Tuesday, April 7, 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 on Tuesday April 7, 2026 at 6:00 p.m. The 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

The invocation was given by Reverend Rachel Joiner from St Mark's Episcopal Church.

IV. Pledges of Allegiance - United States and Texas

V. Citizen Comment Period

Rodrigo Amaya raised concerns about grant processes, meeting security, the former Public Safety Director's compensation, and board appointments, and requested a meeting with the assistant city manager.

Maria Alina Alvarado opposed privatizing river access, citing long personal ties to the springs and raising questions about impacts, liability, and representation.

Sam Young thanked staff for their work, especially on EMS, noted limited city control, and encouraged careful stewardship of taxpayer funds.

CONSENT AGENDA

A motion was made by Council Member Rodriguez, seconded by Council Member Mendoza to approve consent agenda items #1-3 and #6 through #12.

Items #4 and #5 were pulled and considered separately after the Public Hearing.

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 Ordinance 2026-07, on the third of three readings, 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 for a term of five years; containing other provisions relating to the foregoing subject; providing for severability; including procedural provisions; and declaring an effective date.
2. Consider approval of Ordinance 2026-10, on the second of two readings, amending the project plan and reinvestment zone financing plan for the Tax Increment Reinvestment Zone No. 5, Downtown TIRZ, to increase funding in support of an annual downtown operations and project plan; authorizing the City Manager, or designee, to execute the amendment on behalf of the city; including procedural provisions; and declaring an effective date.
3. Consider approval of Ordinance 2026-11, on the second of two readings, amending the City's 2025-2026 Fiscal Year Budget to adjust expenditure accounts for the Tax Increment Reinvestment Zone No. 5; including procedural provisions; and declaring an effective date.
6. Consider approval of Resolution 2026-47R, approving Change Order No. 10 to the Surface Water Treatment Plant Improvements construction contract with Archer Western Construction, LLC, for existing meter flow relocation, in the amount of \$215,204.00, of which \$163,555.04 is to be paid by the city and \$51,648.96 is to be paid by Guadalupe-Blanco River Authority; authorizing the City Manager, or her designee, to execute the change order on behalf of the city; and declaring an effective date.
7. Consider approval of Resolution 2026-48R, awarding a contract to Unity Contractor Services, Inc., for the Thorpe Lane Sidewalk Improvements Project, to reconstruct existing sidewalks and driveways in the amount of \$520,706.71; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
8. Consider approval of Resolution 2026-49R, approving a Contribution In Aid of Construction with Bluebonnet Electric Cooperative, Inc., for Bluebonnet to install overhead and underground electric distribution facilities for the Highway 80 Utility Project, in the amount of \$265,879.18; authorizing the City Manager, or her designee, to approve the Contribution In Aid of Construction on behalf of the city; and declaring an effective date.
9. Consider approval of Resolution 2026-50R, authorizing the resubmission of a taskforce grant application to the Motor Vehicle Crime Prevention Authority to fund one full-time sworn officer position and continuation of Berla software for vehicle infotainment data; authorizing matching funds in the amount of \$32,524.00; authorizing the City Manager, or her designee, to execute

any and all documents as needed to apply for, accept, implement, decline, modify, or cancel the grant, if awarded; and declaring an effective date.

10. Consider approval of Resolution 2026-51R, suspending the effective date proposed by CenterPoint Energy Resources Corp. d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas, South Texas Division, to increase rates under the gas reliability infrastructure program, for 45 days, in order to enable the city's review of data and calculations that provide the basis for the rate increase application; authorizing the city's continued participation in a coalition of cities known as the "Alliance of CenterPoint Municipalities" ("ACM"); and declaring an effective date.
11. Consider approval of Resolution 2026-52R, approving the reallocation of \$457,516.41, from existing project contingency funds under the contract with CH2M HILL (Jacobs) for the San Marcos Wastewater Treatment Plant Miscellaneous Capital Improvements Project, to pay for the removal and replacement of structural steel elements at Clarifier No. 401 and the installation of the new hydraulic drive; authorizing the City Manager, or her designee, to execute the contingency reallocation on behalf of the city, and declaring an effective date.
12. Consider approval of Resolution 2026-53R, approving the reallocation of \$41,079.27 in funds received by the City of San Marcos under the American Rescue Plan Act to support the recovery of the community from COVID-19; authorizing the City Manager, or her designee, to execute any related documents; and declaring an effective date.

PUBLIC HEARINGS

13. Receive a Staff presentation and hold a public hearing to receive comments for or against the use of approximately \$740,000.00 in Community Development Block Grant funding for housing, public facilities, infrastructure, and social services and the proposed allocations of funding to specific programs and projects to be included in the 2026-2027 Community Development Block Grant Action Plan; and provide direction to staff.

Housing and Community Development Manager Carol Griffith presented the annual CDBG allocation process. City of San Marcos expects approximately \$740,000.00; federal caps limit public services to 15 percent which is \$111,000.00 and administration to 20 percent which is \$148,000.00, leaving \$481,000.00 for projects. She noted U.S. Department of Housing and Urban Development (HUD) later notified the City the allocation would be \$774,000.00, but discussion continued using the posted amount.

Public Services – Staff Recommendations

- **BR3T – \$25,000**
- **Business and Community Lenders - \$0**
- **Hays Caldwell Women's Center – \$15,000**
- **Mental Health Court transitional housing – \$5,000**
- **Court Appointed Special Advocates (CASA) – \$23,000**
- **Greater San Marcos Youth Council – \$13,000**
- **Home Center – \$5,000**
- **Central Texas Food Bank – \$10,000**

- **Salvation Army – \$15,000**

Total: \$111,000.00

Projects – Staff Recommendations

Home Repair and Energy Efficiency

- **Habitat for Humanity repairs – \$91,000**
- **Major repairs - affordable housing, City - Planning and Development Services - \$0**
- **Combined Community Action energy efficiency improvements – \$75,000**
- **Mission Able repair program – \$56,000**

Public Park

- **Dunbar Park lighting and bollards – \$75,000**

The Calaboose Museum request for design funding was deemed ineligible.

Mayor Hughson opened the public hearing at 6:24 PM. There were no speakers.

Mayor Hughson closed the public hearing at 6:25 PM .

Mayor Hughson stated she is glad to see the CDBG and HSAB funding coming together at the same time so that agencies can receive advice regarding which funding source to seek.

Deputy Mayor Pro Tem Garza asked about the evaluation process and suggested tools to monitor accessibility and outcomes of funded programs. City Manager Reyes proposed adding standardized deliverables and KPIs to agreements.

Council Member Rodriguez asked about the reduced recommendation for Home Center and county support for the Mental Health Court program. Griffith explained the committee’s effort to balance funding across service types.

Council Member Paselk asked about application trends; Griffith noted increasing applications have resulted in smaller awards.

Council Member Gonzales questioned whether smaller organizations should use HSAB funding instead of CDBG due to federal reporting burdens.

Council discussed potential adjustments including allocating the additional funding we will receive, including increasing Home Center’s allocation and revisiting allocations once CDBG and HSAB recommendations are presented together on July 7.

Staff was directed to publish the recommendations for public comment with the understanding that revisions may be made at the July 7 meeting.

4. Consider approval of Ordinance 2026-12, on the second of two readings, amending Chapter 82, Article 4, Division 4 of the San Marcos City Code and the City’s Schedule of Fees by adding a definitions section, amending the previously numbered Section 82.198 to mention the specific exemption for residents (“Local Area Participants”) and renumbering the existing sections to make room for the new definitions section; providing a savings clause; providing for the repeal of any conflicting provisions; and declaring an effective date

A motion was made by Mayor Pro Tem Scott, seconded by Mayor Hughson to approve Ordinance 2026-12 on the second of two readings.

MOTION TO AMEND: A motion was made by Mayor Hughson, seconded by Council Member Rodriguez to strike “residents (“LOCAL AREA PARTICIPANTS”)” and leave local area participants in the caption.

The motion to amend 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

MAIN MOTION: to approve Ordinance 2026-12 on the second of two readings, as amended.

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

5. Consider approval of Ordinance 2026-13, on the second of two readings, amending Chapter 58, Public Facilities, Parks and Recreation and the City’s Schedule of Fees to establish fees to be charged for managed access to Rio Vista Park, from Memorial Day through Labor Day, on weekends and holidays, with exemptions for residents (“Local Area Participants”), including those who reside within the San Marcos Consolidated Independent School District boundary or living within the 78666 zip code; providing a savings clause; providing for the repeal of any

conflicting provisions; and declaring an effective date.

A motion was made by Mayor Pro Tem Scott, seconded by Council Member Rodriguez to approve Ordinance 2026-13 on the second of two readings.

MOTION TO AMEND: A motion was made by Mayor Hughson, seconded by Council Member Rodriguez to strike “residents (“LOCAL AREA PARTICIPANTS”)” and leave local area participants in the caption.

The motion to amend 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

Council members discussed having a non-digital wristband option for those who prefer not to use cell phones or carry their government issued ID or DL.

Parks and Recreation Director Jamie Lee Case explained that they were obtaining quotes for reusable wristbands that could be applied for online but picked up in-person at the Parks and Recreation Office. The first wristband would be free, with \$5 replacements. The system would be similar to activity center memberships.

Council Member Rodriguez inquired about accommodating multigenerational households where one person might need to apply for multiple family members. Assistant Parks and Recreation Director Jessica Ramos clarified that they planned to allow family applications similar to activity center memberships, though the specific software hadn't been built yet.

Council Member Paselk asked about kiosks for code entry, and Director Case explained that while kiosks existed for paid parking, there were no funds currently for managed access kiosks, though this could be considered in the future.

MAIN MOTION: to approve Ordinance 2026-13 on the second of two readings, as amended.

The motion carried by the following vote:

For: 5 - Mayor Pro Tem Scott, Mayor Hughson, Council Member Gonzalez, Council Member Mendoza and Council Member Paselk

Against: 2 - Deputy Mayor Pro Tem Garza and Council Member Rodriguez

NON-CONSENT AGENDA

14. Consider approval of Resolution 2026-54R, awarding a contract to Liberty Civil Construction, LLC, for the Highway 80 Utility Project, to connect the proposed lift station, force main, and reclaimed transmission main to pipelines previously constructed with the Blanco Riverine Flood Mitigation Project, in the amount of \$13,550,404.24; 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 Council Member Rodriguez, seconded by Council Member Mendoza to approve Resolution 2026-54R.

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

15. Discuss and consider appointments to the following boards and commission:
- A) Construction Board of Appeals
 - B) Neighborhood Commission
 - C) Senior Citizen Advisory Board

The following applicant was nominated for consideration to serve on the Construction Board of Appeals:

Nick Miranda - nominated by Council Member Mendoza.

Following a vote Nick Miranda was approved for appointment to serve on the Construction Board of Appeals.

The following applicant was nominated for consideration to serve on the Neighborhood Commission:

Maycie Metzler - nominated by Mayor Hughson.

Following a vote Maycie Metzler was approved for appointment to serve on the Neighborhood Commission.

The following applicant was nominated for consideration to serve on the Senior Citizens Advisory Board:

Leann Day - nominated by Mayor Hughson.

Following a vote Leann Day was approved for appointment to serve on the Senior Citizens Advisory Board.

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

16. Hold a discussion regarding recovery and reuse of personal property and building components

associated with demolition permits.

Mayor Hughson explained this initiative grew from recent demolitions including the Pennington Funeral Home, emphasizing reuse of items. The program would work with property owners who have completed their own salvage and are ready to demolish, allowing organized recovery of items for nonprofit organizations before demolition begins.

Interim Director of Neighborhood Enhancement Amy Thomaides described working with organizations like Mission Able and Operation Triage that have insurance and experience with demolition work. She noted they had offered opportunities to Habitat for Humanity but hadn't received responses.

Council Member Paselk raised insurance concerns about people working in buildings scheduled for demolition. Mayor Hughson clarified this would be an organized effort working only with established nonprofits, not open public access.

City Attorney Sam Aguirre noted the need to develop standards and exceptions for dangerous structures where public entry wouldn't be appropriate.

Council Member Mendoza suggested providing incentives such as demolition permit discounts for owners who participate in the recovery program.

Council consensus is for staff to develop this program while maintaining flexibility and avoiding unnecessary delays for property owners.

17. Identify discussion topics for the Community Partnership Committee with San Marcos Consolidated Independent School District and Hays County.

Deputy Mayor Pro Tem Garza suggested several topics including formalizing access to school playgrounds and fields during non-school hours, emergency preparedness and community resilience planning, joint use of public facilities and equipment during extreme weather, and the original topic of acquiring tax sale properties for affordable housing.

City Clerk Trevino reported reaching out to both the school district and county to restart the partnership committee, with some initial responses received.

Council Member Paselk suggested inviting Texas State University to join the Partnership. City Manager Reyes and Mayor Hughson stated they had

previously been invited but former President Trauth declined the offer. They might be interested under new leadership and will be asked.

Mayor Hughson explained the historical context of the committee's formation and administrative structure, noting that the city handles posting and minutes while rotating leadership responsibilities among the three entities.

Council agreed to propose the discussed topics when meeting with partners and to explore Texas State's potential interest in joining the committee.

EXECUTIVE SESSION

18. The San Marcos 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:
 - 1. the duties and responsibilities of the Municipal Court Judge; and
 - 2. the City Council appointee evaluation process.

- B. Section 551.072 (Real Property): To deliberate regarding a proposed bequest of land west of the City for park purposes.

A motion was made by Council Member Rodriguez, seconded by Council Member Mendoza to enter into Executive Session at 8:04 PM.

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

The City Council concluded the Executive Session at 8:24 PM.

DIRECTION/ACTION FROM EXECUTIVE SESSION

19. 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:

- A. Section 551.074 (Personnel Matters): To deliberate regarding:
 - 1. the duties and responsibilities of the Municipal Court Judge; and
 - 2. the City Council appointee evaluation process.

- B. Section 551.072 (Real Property): To deliberate regarding a proposed bequest of land west of the City for park purposes.

Mayor Hughson stated council held discussions on items (A(1), A(2), and B.

VI. Question and Answer Session with Press and Public.

There were no questions from the press or public.

VII. Adjournment.

Mayor Hughson adjourned the regular meeting of the City Council on Tuesday, April 7, 2026 at 8:26 PM.

Elizabeth, Trevino, City Clerk

Jane Hughson, Mayor