



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, July 7, 2026

6:00 PM

City Council Chambers

630 E. Hopkins St.

<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

Citizen Comment Sign-Up Information:

Sign-up online form opens at 12:00 PM the Thursday before the meeting.

Closes at 5:30 PM on the day of the meeting.

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 5:30 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 by motion, of the following meeting minutes:
 - A. May 5, 2026 - Regular Meeting Minutes
 - B. June 3, 2026 - Special Meeting Minutes
 - C. June 10, 2026 - Special Meeting Minutes
 - D. June 16, 2026 - Work Session Meeting Minutes
2. Consider approval of Ordinance 2026-25, on the second of two readings, amending Chapter 2, Article 3, Boards, Committees and Commissions, of the San Marcos City Code to add a new Division 23, establishing a Historic Preservation Plan Oversight Committee and amending Section 2.067 of the Code to allow persons to serve on the

committee and another city board or commission; providing for the repeal of any conflicting provisions; providing a savings clause; and declaring an effective date.

3. Consider approval of Resolution 2026-98R, approving an agreement with McCamant Consulting Services, LLC for the provision of Wholesale Power and Utility Consulting Services in the estimated amount of \$92,400.00 with up to \$7,700.00 in reimbursable expenses annually and authorizing three additional one-year automatic extensions for a total allowable term of four years; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.
4. Consider approval of Resolution 2026-99R, approving a Professional Services Agreement with BGE, Inc., to provide professional design and engineering services for the North Side 12-inch Water Connection Project approved in the Capital Improvements Program in an amount not to exceed \$500,000.00; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.
5. Consider approval of Resolution 2026-100R, approving a contract with Ardurra Group, Inc., for engineering design, bid and construction phase services for the Highway 80 - Davis Lane Utility Improvements Project, in an amount not to exceed \$165,640.00; 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 2026-101R, naming the city's new wastewater treatment and water reclamation facility to be constructed southeast of the city as the "FM 1978 Water Reclamation Facility"; authorizing the City Manager, or her designee, to approve the use of the FM 1978 Water Reclamation Facility name on behalf of the city; and declaring an effective date.
7. Consider approval of Resolution 2026-102R, approving the name "River Road Water Reclamation Facility" for the city's existing wastewater treatment facility located at 720 River Road; authorizing the City Manager, or her designee, to approve the use of the River Road Water Reclamation Facility name on behalf of the city; and declaring an effective date.
8. Consider approval of Resolution 2026-103R, approving and authorizing the filing of an application with the Texas Water Development Board ("TWDB") seeking financial assistance in an amount not to exceed \$23,000,000.00 for the construction and financial services related to the Blanco Vista Elevated Storage Tank; 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.
9. Consider approval of Resolution 2026-104R, approving a First Amendment to Commercial Aviation Ground Lease with 2080 Airport Drive, LLC, a First Amendment to Airport Redevelopment Lease Agreement for Commercial Use with Sykes-Vaughan Investments, LLC, and an Assignment and Assumption of Ground Leases from 2080

Airport Drive, LLC to Berry Aviation, Inc.; authorizing the City Manager, or her designee, to execute said instruments on behalf of the city; and declaring an effective date.

10. Consider approval of Resolution 2026-105R, authorizing a request for reimbursement from the Texas Department of Transportation for 100 percent of the cost of the Airport Control Tower Improvements for the San Marcos Regional Airport in the estimated amount of \$130,000.00; 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.
11. Consider approval of Resolution 2026-106R, approving Change Order No. 3 to the contract with Guerra Underground, LLC for the Dunbar Water and Wastewater Improvement Project for asphalt paving repair upgrades in the amount of \$476,665.00 for a total contract price of \$7,397,390.07; authorizing the City Manager, or her designee, to execute the Change Order on behalf of the city; and declaring an effective date.
12. Consider approval of Resolution 2026-107R, approving the sale of a used 2014 Spartan ERV 100-ft Aerial Ladder Truck to Austin Community College to be utilized for fire academy training and hands-on instructional purposes in the amount of \$321,000.00; authorizing the City Manager, or her designee, to execute documents necessary to complete the sale on behalf of the city; and declaring an effective date.
13. Consider approval of Resolution 2026-108R, approving an Interlocal Agreement with the San Marcos Consolidated Independent School District for the City's provision of police officers to the school district to serve as School Resource Officers; authorizing the City Manager, or her designee, to execute said agreement on behalf of the city; and declaring an effective date.
14. Consider approval of Resolution 2026-109R, approving a contract with CommServPros, LLC, through the Texas Interlocal Purchasing System, for fiber installation from the Redwood Electrical Substation to the Wastewater Treatment Plant and for the City Hall Complex Fiber Replacement Project in the amount not to exceed \$350,000.00; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
15. Consider approval of Resolution 2026-110R, approving an agreement with Industrial Disposal Supply for the purchase of a 2027 TYMCO Model 600 Regenerative Air Street Sweeper, through the Houston-Galveston Area Council Purchasing Cooperative, for street maintenance operations in the amount of \$372,985.00; 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 2026-111R, approving an Interlocal Agreement with the City of Euless, Texas, to enable the City of San Marcos and the City of Euless to utilize each other's vendor contracts for goods and services; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.

17. Consider approval of Resolution 2026-112R, approving a contract with Emergicon for fire and emergency management services billing and collection services, through an interlocal purchasing agreement with the City of Euless, Texas, for an estimated fee of up to \$350,000.00 per year; authorizing the City Manager, or her designee, to execute the contract on behalf of the City; and declaring an effective date.
18. Consider approval of Resolution 2026-113R, approving an Interlocal Agreement with Texas State University for a temporary fire suppression service interconnection with the city's water system to allow for elevated storage tank maintenance by Texas State University; authorizing the City Manager, or her designee, to execute the Interlocal Agreement on behalf of the city; and declaring an effective date.
19. Consider approval of Resolution 2026-114R, approving revisions to Amendment No. 3 to the 2024 Regional Wastewater Treatment Plant Cost Sharing Agreement to remove Mulberry Meadows as a participating developer; authorizing the City Manager, or her designee, to execute the amendment to Resolution 2026-35R on behalf of the city; and declaring an effective date.
20. Consider approval of Resolution 2026-125R, approving a contract with Focused Advocacy, LLC for state legislative consulting services; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.

PUBLIC HEARINGS AND ASSOCIATED RESOLUTIONS

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.

21. Hold a public hearing regarding and consider approval of Ordinance 2026-26 amending Sections 34.805 and 78.103 of the San Marcos City Code and the city's fee schedule to establish payment processing fees for electronic payment of short term rental permit fees and hotel occupancy taxes; providing for the repeal of any conflicting provisions; providing a savings clause; and declaring an effective date; and consider approval of Ordinance 2026-26 on the first of two readings.
22. Receive a Staff presentation and hold a public hearing to receive comments for or against Resolution 2026-115R, approving a Development Agreement with JLCB 710 Investments, LLC providing standards for the development of approximately 643 acres of land, including an approximately 25-acre tract owned by the city for a new water reclamation facility, generally located northeast of the intersection of State Highway 123 and Farm to Market 1978; authorizing the City Manager, or her designee, to execute the Development Agreement on behalf of the city; and declaring an effective date; and consider approval of Resolution 2026-115R.
23. Hold a public hearing regarding and consider approval of Resolution 2026-116R, providing no objection to the submission of an application for Low-Income Housing Tax Credits to the Texas Department of Housing and Community Affairs for the Riverstone Multifamily Housing Project (Case No. LIHTC-2019-01(A)) located at 2005 Crystal River

Parkway (formerly 1430 Wonder World Drive); approving findings related to the application; imposing conditions for such non objection; providing authorizations for execution or submission of documents related to the application; and declaring an effective date; and consider approval of Resolution 2026-116R.

24. Receive a Staff presentation and consider approval of Resolution 2026-117R, approving a Cooperation Agreement with Texas Housing Foundation pursuant to Section 392.059 of the Texas Local Government Code in connection with the Riverstone multifamily apartment development at 2005 Crystal River Parkway providing for the annual payment in lieu of property taxes to the city in the amount of \$100,000.00 per year, with annual increases of two percent; authorizing the City Manager, or her designee, to execute the Cooperation Agreement on behalf of the city; and declaring an effective date; and consider approval of Resolution 2026-117R.
25. Receive a Staff presentation and hold a public hearing and consider approval of Resolution 2026-118R, amending the terms of the River Bridge Ranch Public Improvement District (PID), by reducing the PID boundaries and increasing the estimated costs for public improvements from \$10,000,000.00 to \$60,000,000.00; in accordance with Chapter 372 of the Texas Local Government Code; and declaring an effective date; and consider approval of Resolution 2026-118R.
26. Consider approval of Resolution 2026-119R, approving a Financing and Reimbursement Agreement with Lennar Homes of Texas Land and Construction, Ltd., a Texas Limited Partnership, in connection with the River Bridge Ranch Public Improvement District (PID); authorizing the City Manager, or her designee, to execute said documents on behalf of the city; and declaring an effective date.
27. Consider approval of Resolution 2026-120R, determining costs of the proposed public improvements in the River Bridge Ranch Public Improvement District (PID); approving a proposed assessment roll for Improvement Area #1; and making related findings and determination with respect to an increase in the estimated cost of authorized improvements from \$10,000,000.00 to \$60,000,000.00, in accordance with Chapter 372 of the Texas Local Government Code; authorizing the City Manager, or her designee, to execute said documents on behalf of the city; and declaring an effective date.

NON-CONSENT AGENDA

28. Consider approval of Ordinance 2026-27, on the first of two readings, appointing William Henry as the Presiding Municipal Court Judge for the San Marcos Municipal Court of Record to fill the vacancy ending October 31, 2026 and continuing for a two-year term thereafter; including procedural provisions; and providing an effective date.
29. Consider approval of Resolution 2026-121R, approving a Change in Service to the agreement with Burns & McDonnell Engineering Company, Inc. authorizing the next phase of Design-Build Services for the FM 1978 Water Reclamation Facility project in the estimated amount of \$42,000,000.00; authorizing the City Manager, or her designee, to execute the Change in Service and to finalize any non-material revisions on behalf of the city; and declaring an effective date.

30. Consider approval of Resolution 2026-122R, approving a Contribution in Aid of Construction agreement with Bluebonnet Electric Cooperative, Inc., for Bluebonnet to install overhead electric distribution facilities for the FM 1978 Water Reclamation Facility Project in the amount of \$2,550,000.00; authorizing the City Manager, or her designee, to negotiate final terms of and execute the agreement on behalf of the city; and declaring an effective date.
31. Receive a Staff presentation providing: 1) comments received and staff recommendations for the Action Plan allocating \$774,306.00 in Community Development Block Grant (CDBG) Entitlement funding for Program Year 2026-2027; and 2) recommendations from the Human Services Advisory Board (HSAB) on the allocation of \$750,000.00 in Human Services Grant funding for Fiscal Year 2026-2027; discuss allocations for CDBG and HSAB grants; and provide direction to staff.
32. Receive a Staff presentation summarizing comments received related to proposed funding allocations, and consider approval of Resolution 2026-123R, adopting the Community Development Block Grant (CDBG) Action Plan that provides for the allocation of \$774,306.00 in CDBG Entitlement funds for Program Year 2026-2027; authorizing the City Manager, or her designee, to act as the official representative of the city in matters related to the CDBG program and Action Plan; and declaring an effective date.
33. Consider approval of Resolution 2026-124R, approving the Hays Central Appraisal District's purchase of land and construction of an office building in the City of Kyle for an amount not to exceed \$15,000,000.00; and declaring an effective date.
34. Discuss and consider appointments to the Hopkins City Center/New City Hall Steering Committee; and provide direction to Staff.
35. Discuss and consider an appointment to the Comprehensive Plan Oversight Committee.
36. Discuss and consider appointments to the following Boards and Commissions:
 - A) Economic Development San Marcos Board
 - B) Main Street Board
 - C) Neighborhood Commission
 - D) Parks and Recreation Board
 - E) Zoning Board of Adjustments
37. Hold a discussion regarding merging the Homelessness Committee and Criminal Justice Reform Committee to establish a Safety Committee, and provide direction to the City Manager.

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.

38. 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 the appointment of a new presiding judge for the San Marcos Municipal Court.
 - B. Section 551.071 (Consultation with Attorney): To receive legal advice regarding the Petition for Declaratory Judgment and Application for Temporary Restraining Order, Temporary Injunction, and Permanent Injunction filed by Hays County Emergency Services District No. 9 against San Marcos/Hays County Emergency Medical Services, Inc. in Cause No. 26-2025-DCE, 453rd Judicial District, Hays County, regarding the distribution of assets of the corporation.
 - C. Section 551.071 (Consultation with Attorney): To receive legal advice regarding an officer involved shooting on June 26, 2026.

DIRECTION/ACTION FROM EXECUTIVE SESSION

39. Consider action, by motion, or provide direction to Staff regarding 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 the appointment of a new presiding judge for the San Marcos Municipal Court.
 - B. Section 551.071 (Consultation with Attorney): To receive legal advice regarding the Petition for Declaratory Judgment and Application for Temporary Restraining Order, Temporary Injunction, and Permanent Injunction filed by Hays County Emergency Services District No. 9 against San Marcos/Hays County Emergency Medical Services, Inc. in Cause No. 26-2025-DCE, 453rd Judicial District, Hays County, regarding the distribution of assets of the corporation.
 - C. Section 551.071 (Consultation with Attorney): To receive legal advice regarding an officer involved shooting on June 26, 2026.

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, JUNE 30, 2026 AT 7:30 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