



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda City Council

Tuesday, August 18, 2026

5:30 PM

Council Chambers

This meeting can be viewed live at:

[https://cityofseguintx.granicus.com/MediaPlayer.php?
publish_id=b551ac46-6413-4183-9233-7270743857e0](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=b551ac46-6413-4183-9233-7270743857e0)

1. **Call to Order**
2. **Invocation - Bishop Tim Bird, The Church of Jesus Christ of Latter-day Saints**
3. **Pledge of Allegiance/Salute to the Texas Flag**
4. **Roll Call**
5. **Hearing of Residents:**

Invitation to hear citizens and council members in advance of regular business on items other than what is on the agenda, which shall be limited to five (5) minutes. Due to the Open Meetings Act discussions on matters not on the agenda are not allowed, therefore discussion shall be limited to 1) Statements of specific factual information given in response to any inquiry; 2) A recitation of existing policy in response to an inquiry; 3) A proposal to place the subject on the agenda for a future meeting; 4) For the record, please state your name and address before speaking.

6. **Presentation**

- a. [26-313](#) Recognition of Dale Skinner, Fire Chief, upon his retirement. - Donna Dodgen, Mayor
Attachments: [Dale Skinner - Retirement Certificate](#)
- b. [26-348](#) Recognition of JR Cruz for winning 4th place in the Hurt Man Rescue during the 2026 Texas Lineman's Rodeo. - Donna Dodgen, Mayor
Attachments: [20260811151402](#)

7. **Consent Agenda**

- a. [26-359](#) Minutes of the August 4, 2026 City Council Meeting.
Attachments: [CC.MINUTES.08042026](#)

- b. [26-360](#) Check Report July 30, 2026 to August 12, 2026.
Attachments: [Check Report 07302026 - 08122026](#)
- c. [26-336](#) Authorize the auction of excess vehicles and equipment through JJ Kane Auctions and provide an effective date. - Steven Purchase, Fleet Manager
Attachments: [AUCTION LETTER 8-18-26](#)
- d. [26-347](#) Resolution authorizing an increase to the blanket Purchase Order with O'Reilly Auto Parts and providing an effective date. - Steven Purchase, Fleet Manager
Attachments: [agenda item - oreilly po increase cover sheet](#)
[RESOLUTION \(Increase O'Reilly\)](#)
- e. [26-354](#) Resolution authorizing the purchase of shade-structure canopies for the Seguin Police Department enclosed parking lot in an amount not to exceed \$172,000; authorizing the City Manager to execute all necessary documents; and declaring an effective date. - Rusty Suarez, Assistant Police Chief
Attachments: [Memo_NE](#)
[Shade Structure Resolution](#)
[City of Seguin Police Department](#)
[Seguin PD - ShadePro Site Plan](#)
- f. [26-298](#) Ordinance on second reading amending the Seguin Code of Ordinances Appendix C - Fee Schedules, Chapter 102, Utilities, Article III, Water Rates; and Article IV Wastewater Rates; providing for a severability clause; providing for publication; declaring an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances. - Dan Jackson, Willdan Financial Services and Timothy Howe, Assistant City Manager
Attachments: [Council Memo 8-4-2026](#)
[Ordinance 8-4-2026](#)
[2026 08 04 Seguin City Council Presentation W-WW 2.0 \(2\)](#)
- g. [26-300](#) Ordinance on second reading amending the Seguin Code of Ordinances Appendix C - Fee Schedules, Chapter 102, Utilities, Article II, Electric Rates; providing for a severability clause; providing for publication; declaring an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances. - Steve Moffit, Ramsey Cripe, SEnergy and Timothy Howe, Assistant City Manager
Attachments: [Council Memo - Electric Rates 8-4-2026](#)
[Ordinance - Electric Rates 8-4-2026](#)
[2026-07-14_SEG_Council_Meeting_v2.7](#)

- h. [26-326](#) Ordinance on second reading amending the Fiscal Year 2026 Special Revenue Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance
Attachments: [Green Covers memo](#)
[Greens Cover Memo - City Council with SC edits](#)
[Greens Covers](#)
- i. [ZC](#)
[09-26 CC](#) Ordinance on second reading to consider a zoning change from Single Family Residential (R-1) and Zero Lot Line (ZL) to Planned Unit Development (PUD) for the property located in the 8100 Blk of State Hwy. 123 North, Property IDs: 56244, 52447, 52449, 56245, and 175335 (ZC 09-26). - Pamela Centeno, Director of Planning & Codes
Attachments: [Staff Memo ZC 09 26](#)
[Planning Commission Report and agenda packet ZC 09 26](#)
[ZC0926 ExhibitA CC](#)
[ZC 09-26 Ordinance](#)
- j. [ZC](#)
[10-26 CC](#) Ordinance on second reading to consider a zoning change from Commercial (C) & Multi-Family High Density (MF-3) to Single-Family Residential (R-2) for the property located at the 100 Blk of Timmermann Rd., being 16.842 acres out of Property ID 52343 (ZC 10-26). - Pamela Centeno, Director of Planning & Codes
Attachments: [Staff Memo ZC 10 26](#)
[ZC 10-26 Planning Commission Report and agenda packet](#)
[ZC 10-26 Ordinance](#)
[ZC1026 ExhibitA CC](#)
- k. [ZC](#)
[12-26 CC](#) Ordinance on second reading to consider a zoning change from Single-Family Residential (R-2) and Commercial (C) to Planned Unit Development (PUD) for the properties located at the southwest corner of Pecan Parkway and State Highway 46 North, Property ID's: 52815 & 172978, (ZC 12-26). - Pamela Centeno, Director of Planning & Codes
Attachments: [Staff Memo ZC 12 26](#)
[ZC 12-26 Ordinance](#)
[ZC 12-26 Planning Commission Report and agenda packet](#)
[ZC1226&GLUP0326 ExhibitA CC](#)
- l. [26-335](#) Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, relevant portions of Chapter 50-Fire Prevention and Protection, Chapter 66-Library, Chapter 74-Parks and Recreation, Streets and Other City Facilities, and Appendix A of the Unified Development Code; providing for a severability clause; declaring an effective date; preparing this ordinance for publication; and authorizing City staff to submit this ordinance as a supplement to the Seguin Code of Ordinances. - Greg Dreiss, Fire Marshal; Silvia Christy, Library Director;

Blaire Friar, Destination Seguin Director; Jack Jones, Parks and Recreation Director; and Pam Centeno, Director of Planning and Codes

Attachments: [Memo Library Fee Schedule 2027](#)
[Memo Fire Dept Fee Schedule 2027](#)
[Memo Planning & Codes Fee Schedule 2027](#)
[Memo Parks Fee Schedule 2027](#)
[Comparisons of the Seguin Events Complex Fees](#)
[APPENDIX C FEE SCHEDULE Chapter 74 - Changes for FY27](#)

8. Action Items - Discussion and Possible Motion to Approve

- a. [26-357](#) FY2027 Budget Workshop for City of Seguin Budgets. - City Manager Steve Parker and Finance Director Susan Caddell
- a. General Fund
 - b. Debt Service Fund
 - c. Special Revenue Fund
 - d. Utility Fund
- Attachments:** [Proposed Budget FY27](#)
- b. [26-358](#) Record Vote on a proposed New Tax Rate of \$.5294 per \$100 valuation for FY2027 and provide direction to staff. - Susan Caddell, Director of Finance
- c. [26-345](#) Resolution authorizing the designation of the Nolte-Daniels House located at 102 E. Live Oak St., as a local historic landmark. - Melissa Zwicke, Historic Preservation Planner
- Attachments:** [Staff Memo Nolte-Daniels House](#)
[Application & Historic Photos](#)
[Resolution Landmark Daniels](#)
- d. [26-349](#) Resolution awarding an annual contract to supply road base materials needed by Seguin Utilities and Public Works Department; and declaring effective date. - Terri Lynn Ruckstuhl, Director of Utilities
- Attachments:** [Council Memo 8-18-2026](#)
[Resolution 8-18-2026](#)
[Bid Tab LF-2026-48](#)
[LF-2026-48 Colorado Materials](#)
[LF-2026-48 - Brauntex Materials](#)
- e. [26-352](#) Resolution awarding a bid in the amount of 370,311.70 for the Heideke Sidewalks Project; authorizing the City Manager to enter into a construction contract with Ruboca & Maya Construction, LLC; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Assistant City Manager | City Engineer

Attachments: [2026-08-18 Memo Heideke Sidewalk Project](#)
[2026-08-18 Resolution Heideke Sidewalk Construction Contract](#)
[20260803 Heideke Sidewalks No objection](#)

- f. [26-334](#) Resolution awarding a bid in the amount of \$1,831,407.60 for the Nolan Street Outfall Emergency Repair Project; authorizing the City Manager to enter into a construction contract with Austin Filter Systems, Inc.; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Assistant City Manager | City Engineer

Attachments: [2026-08-18 Memo Nolan Ph II Project](#)
[2026-08-18 Resolution Nolan Ph II Construction Contract](#)
[20260805 Nolan St Outfall Bid Award Letter for Council](#)
[Standard Form of Agreement Signed 2026.08.05](#)

- g. [GLUP](#)
 [03-26 CC](#) Public Hearing and Resolution to consider a General Land Use Plan (GLUP) for a Planned Unit Development (PUD) located at the southwest corner of Pecan Parkway & State Highway 46 North, Property ID's: 52815 & 172978 (GLUP 03-26). - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo GLUP 03 26](#)
[GLUP 03-26 Planning Commission Report and agenda packet](#)
[GLUP Narrative and Land Use Map CC](#)
[Resolution GLUP 03 26 Greenspoint Village](#)
[ZC1226&GLUP0326 ExhibitA CC](#)

9. **Closed Session**

In accordance with Texas Government Code, Subchapter D, Section 551, the City Council may convene in a closed session to discuss any of the following items, any final action or vote taken will be in public:

- a. [26-353](#) Pursuant to Texas Government Code Sections 551.071 (Consultation with Legal Counsel) and 551.087 (Deliberation Regarding Economic Development Negotiations): (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; and (2) To deliberate the offer of a financial or other incentive to a business prospect.
 - Project Symphony
- b. [26-355](#) Pursuant to Texas Government Code Sections 551.071 (Consultation with Legal Counsel) and 551.087 (Deliberation Regarding Economic Development Negotiations), related to staff and council roles in negotiating economic development prospects, including but not limited to negotiations of Chapter 380 Agreements, Chapter 312 Agreements, Agreements

executed by the Seguin Economic Development Corporation, and the negotiation of Planned Unit Developments and Development Agreements.
- Mark Kennedy, City Attorney

10. **Reconvene into Open Session and Take Action on Closed Session Items if necessary**
11. **Adjournment**

CERTIFICATE

I certify that the above notice of meeting was posted in the outside display case at the front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 12th day of August 2026 at 8:30 p.m.

Kristin Mueller
City Secretary

All items on the agenda are eligible for possible discussion and action. The City Council reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.