



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda City Council

Tuesday, August 4, 2026

5:30 PM

Council Chambers

This meeting can be viewed live at:

[https://cityofsequintx.granicus.com/MediaPlayer.php?
publish_id=b2ee1f2f-55cf-49b2-a734-6e57a05822a3](https://cityofsequintx.granicus.com/MediaPlayer.php?publish_id=b2ee1f2f-55cf-49b2-a734-6e57a05822a3)

1. **Call to Order**
2. **Invocation - Rev. Roger Hotopp, Grace Lutheran Church**
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**

7. **Consent Agenda**

- a. [26-327](#) Minutes of the July 21, 2026 City Council Meeting.

Attachments: [CC.MINUTES.07212026](#)
- b. [26-329](#) Check Report July 16, 2026 to July 29, 2026.

Attachments: [Check Report 07162026 - 07292026](#)
- c. [26-325](#) Approval of reports for the quarter ended June 30, 2026 for the following organizations that receive Occupancy Tax funding. - Susan Caddell, Director of Finance
 - a. Seguin Conservation Society

- b. Mid-Texas Symphony
- c. Teatro de Artes de Juan Seguin
- d. Seguin-Guadalupe County Hispanic Chamber of Commerce
- e. Seguin Heritage Museum
- f. Guadalupe County Fair Association
- g. Seguin LULAC Council #682
- h. Seguin Art League
- i. The Fields of Huber Ranch, LLC

Attachments: [Quarterly Reports for Quarter Ended June 30, 2026](#)
[Quarterly reports for quarter ended 063026](#)

- d. [26-318](#) Resolution authorizing City Staff to dispose of surplus property that is obsolete, dysfunctional or too costly to repair; and declaring an effective date. - Terri Lynn Ruckstuhl, Director of Utilities
- Attachments:** [Council Memo 8-4-2026](#)
[Resolution 8-4-2026](#)
[Auction Form TWACS Meters](#)
- e. [26-319](#) Resolution of the City Council of the City of Seguin, Texas approving the Fiscal Year 2026-2027 Budget for the Schertz/Seguin Local Government Corporation; and declaring an effective date. - Andrew McBride, General Manager
- Attachments:** [MEMO FOR BUDGET FY2026-27](#)
[SSLGC Budget Resolution for City Council](#)
[FY27 Final Budget Booklet](#)
[SSLGC R26-20 - FY27 Annual Budget](#)
- f. [26-320](#) Resolution ratifying the Schertz/Seguin Local Government Corporation Fiscal Year 2026-2027 Water Rates. - Andrew McBride, SSLGC General Manager
- Attachments:** [MEMO FOR WATER RATES FY2026-27](#)
[SSLGC Water Rates Resolution for City Council](#)
[SSLGC R26-21 - FY27 Water Rates](#)
[WATER RATES WORD DOC 2026-2027](#)
- g. [26-322](#) Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute Change Order No. 8 with EZ BEL Construction, for the Guadalupe Street GLO Drainage Project (a GLO CDBG-MIT Grant Project, Contract Number 22-085-008-D236); and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Assistant City Manager | City Engineer
- Attachments:** [2026-08-04 N Guadalupe GLO CO#8](#)
[2026-08-04 Resolution Guadalupe Street CO](#)
[Change Order Request FORM GLO Seguin N Guad CO 8](#)

- h. [26-323](#) Resolution approving a contract with Guadalupe County for election services related to the November 3, 2026 General Election; appointing Teresa Kiel as the Elections Administrator; and declaring an effective date. - Kristin Mueller, City Secretary

Attachments: [Memo - Guadalupe County Elections Contract](#)
[2026 Election Contract Resolution](#)
[Contract City of Seguin](#)
[Cost Estimate City of Seguin](#)

- i. [26-282](#) Resolution ordering a General Election to be held on November 3, 2026, for the purpose of electing City Council members for Districts 3, 5, 7, 8; ordering that Notice of Election be published; authorizing the City Manager to execute a Joint Election Agreement; and declaring an effective date. - Kristin Mueller, City Secretary

Attachments: [Memo - Resolution Ordering the Election November 3, 2026](#)

8. **Action Items - Discussion and Possible Motion to Approve**

- a. [26-300](#) Ordinance on first 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](#)

- b. [26-298](#) Ordinance on first 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 \(2\)](#)

- c. [26-324](#) Resolution authorizing the City Manager to negotiate and execute a Texas Water Code Section 13.248 Agreement between the City of Seguin and GBRA, pursuant to which a section of GBRA's wastewater CCN will transfer to the City of Seguin; and declaring an effective date. - Tim Howe, Assistant City Manager

Attachments: [Council Memo 8-4-2026](#)
[Resolution 8-4-2026](#)
[13.248.Agreement\(CCN.GBRA.to.Seguin\) 2026-7-10 J.A. CLEAN](#)
[GBRA Sewer Transfer Overview](#)

- d. [26-326](#) Ordinance on first 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](#)
- e. [26-321](#) Resolution to approve authorizing the SEDC Executive Director to execute a Performance Agreement between the Seguin EDC, VME, LLC, and United Alloy Texas, LLC. - Alora Wachholz, Director of Economic Development
Attachments: [01 United Alloy Expansion Performance Agreement \(CC Memo\)](#)
[02 CC Resolution - United Alloy Expansion 2026 PA](#)
[03 FINAL SEDC Performance Agreement VME UAT2026](#)
- f. [26-303](#) Resolution of the City Council of the City of Seguin, Texas authorizing a contract amendment to the professional services contract with Pape-Dawson Engineers for the SH 123 Utility Relocation Project; authorizing the City Manager to execute contract amendments with providers; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Assistant City Manager | City Engineer
Attachments: [2026-08-04 Memo SH 123 CA#1](#)
[2025-08-04 Resolution SH 123 CA#1](#)
[260708 \(P0005978-026\) ASR 3](#)
- g. [26-305](#) Public Hearing and Ordinance on first reading to consider the dissolution of the Convention and Visitors Bureau (CVB) Board. - Blaire Friar, Director of Main Street & Destination Seguin
Attachments: [2026.08.04 MEMO Ordinance DissolveCVBBoard](#)
[Ordinance to Dissolve CVB Board](#)
- h. [ZC](#)
[08-26 CC](#) Public Hearing and Ordinance on first reading to consider a request for a zoning change from Single-Family Residential (R-1) to Duplex High-Density (DP-2) for the property located at 212 E Walnut Street, Property ID: 13541, (ZC 08-26). - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo ZC 08 26](#)
[ZC 08-26 Planning Commission Report and agenda packet](#)
[ZC 08-26 Ordinance](#)
[ZC0826 ExhibitA CC](#)

- i. [GLUP](#)
 [02-26 CC](#) Public Hearing and Resolution to consider a General Land Use Plan (GLUP) for a proposed Planned Unit Development (PUD) for properties located at the 8100 Blk of State Hwy 123 North, Property IDs: 55878, 55879, 56244, 52447, 175355, 56245, 52449, and a portion of 55834 (GLUP 02-26). - Pamela Centeno, Director of Planning & Codes
- Attachments:** [Staff Memo GLUP 02 26](#)
 [Resolution GLUP 02 26 Canvas](#)
 [Canvas GLUP FinalDraft CityCouncil](#)
 [GLUP0226 ExhibitA CC](#)
- j. [ZC](#)
 [09-26 CC](#) Public Hearing and Ordinance on first 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 17335 (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](#)
- k. [ZC](#)
 [10-26 CC](#) Public Hearing and Ordinance on first 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](#)
- l. [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_GreenspointVillage](#)
[ZC1226&GLUP0326_ExhibitA_CC](#)

- m. [ZC](#)
[12-26_CC](#) Public Hearing and possible action on a request for 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](#)

9. **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 29th day of July 2026 at 10:45 A.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.