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# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public & Virtual Meeting Agenda

### City Council

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Tuesday, January 21, 2025

5:30 PM

Council Chambers

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This meeting can be viewed live at:

<https://cityofseguintx.legistar.com/>

1. **Call to Order**
2. **Invocation - Pastor Brahm French, Life Changing 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**
  - a. **[25-039](#)** Certificate of Recognition presented to City of Seguin Electric Crew for recent lifesaving efforts. - Dale Skinner, Seguin Fire Chief  
**Attachments:** [Certificate of Appreciation Electric Crew \(2\)](#)
  - b. **[24-659](#)** Recognition of Wayne Scrimshire upon his retirement. - Donna Dodgen, Mayor
  - c. **[25-022](#)** Presentation and possible direction regarding a large picnic pavilion project being organized and led by the Leadership Seguin 2025 Class to be constructed at Manuel C. Castilla Park. - Jack Jones, Director of Parks and Recreation and the Leadership Seguin 2025 Class.

**Attachments:** [Memo regarding a presentation for a large picnic pavilion project at Manuel C C; Leadership Seguin 2025 - City Council Presentation](#)

7. **Consent Agenda**

- a. [25-047](#) Minutes of the January 7, 2025 City Council Regular Meeting.  
**Attachments:** [CC Meeting Minutes January 7, 2025](#)
- b. [25-048](#) Check Report January 4, 2025 through January 17, 2025.  
**Attachments:** [Check Report 01042025 - 01172025](#)
- c. [25-046](#) Board and/or Committee Appointments. - Mayor Donna Dodgen  
a. Ethics Commission  
**Attachments:** [Board Appointments January 21, 2025](#)
- d. [25-030](#) Resolution authorizing an annual contract for the purchase of water and wastewater treatment chlorine; and declaring an effective date. - Ashley Bruns, Purchasing Manager  
**Attachments:** [Chlorine Contract. Council Memo 2025](#)  
[Chlorine.Resolution 2025](#)
- e. [25-033](#) Resolution approving the terms and conditions of an Interlocal Agreement between 791 Purchasing Cooperative, providing for a cooperative purchasing program for goods and services; designating the City Manager as Official Representative of the City of Seguin relating to the program. - Ashley Bruns, Purchasing Manager  
**Attachments:** [Agenda Item Memo](#)  
[Resolution.791](#)  
[Master Interlocal 791 Purchasing Cooperative Ver 052022](#)
- f. [25-029](#) Resolution authorizing the submission of a Department of Homeland Security, Federal Emergency Management Agency, Hazard Mitigation Grant Program grant application to fund structural drainage improvement to Washington St. - Kate McCloud, Grants Administrator  
**Attachments:** [Agenda Item Memo - HMGP Severe Storms](#)  
[Resolution to Apply TDEM HMGP](#)
- g. [25-004](#) Resolution authorizing the City Manager to approve purchases not to exceed \$605,000 for the FY25 Architecture Infrastructure Refresh CIP initiative. - Shane McDaniel, Chief Information Officer  
**Attachments:** [IT Memo - Systems Architecture refresh](#)  
[516565491 Seguin - Nutanix 5yr Comp FDSPS - 20241213\[67\]](#)  
[SHI Quote-25689805](#)  
[Resolution \(FY25 Refresh CIP Initiative\)](#)

- h. [25-042](#) Resolution authorizing the City Manager to execute a purchase order for \$70,723.25 utilizing State and Local Government Cybersecurity Grant Program (SLCGP) funding with city match for awarded cyber enhancement initiative. - Shane McDaniel, Chief Information Officer  
**Attachments:** [IT Memo - SLCGP grant data backups](#)  
[1454693491 Seguin - Cohesity Cold 1yr - 20241223](#)  
[Resolution \(Data Backup.VAR.DIR\)](#)
- i. [24-449A CC](#) Ordinance on second reading to consider amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix and Definitions, to add "Outdoor Entertainment Venues (Large and Small)" as a new use. - Pamela Centeno, Director of Planning and Codes  
**Attachments:** [CC Memo UDC OutdoorEntertainment Jan2025](#)  
[UDC 24-449A Outdoor Entertainment Venue-PZ Commission Report](#)  
[Ordinance OutdoorEntertainmentVenues 2024 FinalDraft](#)
- j. [24-664](#) Ordinance on second reading to consider amendments to the City of Seguin's Unified Development Code Section 2.16 to amend the requirements and process for a variance to the distance requirements for businesses that sell alcoholic beverages. - Pamela Centeno, Director of Planning and Codes  
**Attachments:** [CC Memo Section 2 16 UDC](#)  
[Planning Commission Report UDC 2.16](#)  
[Ordinance AlcoholVariance UDC 2 16 FinalDraft](#)  
[Existing Ordinance Section 2 16](#)
- k. [24-688](#) Ordinance on second reading amending the Fiscal Year 2025 Special Revenue Fund Budget of the City of Seguin, Texas. - Susan Caddell, Director of Finance  
**Attachments:** [Stempel Rd and Downtown Restrooms memo](#)  
[Stempel Rd and Downtown Restrooms](#)
- l. [24-690](#) Ordinance on second reading to consider amendments to the Seguin Code of Ordinances, Section 6-2, Alcoholic Beverages, Sale near Church, School or Hospital, to update the measurement methods in accordance with the Texas Alcoholic Beverage Code. - Pamela Centeno, Director of Planning and Codes  
**Attachments:** [CC Memo Section6 2 CofOrdinances](#)  
[Ordinance AlcoholDistance FinalDraft](#)
- m. [ZC](#)  
[15-24 CC](#) Ordinance on second reading to consider a zoning change from Agricultural Ranch (AR) and Public (P) to Neighborhood Commercial (NC) for the property located at Huber Rd., Property ID: 51283 and 51187, (ZC 15-24). - Pamela Centeno, Director of Planning & Codes

**Attachments:** [Staff Memo ZC 15 24](#)  
[ZC 15-24 Planning Commission Report and packet](#)  
[ZC 15-24 Ordinance](#)  
[ExhibitA\\_CC](#)

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

- a. [25-027](#) Public Hearing and Resolution authorizing and creating Walnut Springs Public Improvement District within the Corporate City Limits of the City of Seguin, Texas in accordance with Chapter 372 of the Texas Local Government Code; authorizing a dissolution agreement; resolving other matters incident and related thereto; and providing an effective date. - Mark Kennedy, City Attorney
- Attachments:** [1. Creation Resolution](#)  
[2. Secretary Certificate - Creation Resolution](#)  
[5. Dissolution Agreement](#)
- b. [25-028](#) Resolution approving and authorizing the execution of a Professional Services Agreement between the City and the Developer of the Walnut Springs Public Improvement District; and resolving other matters related thereto. - Mark Kennedy, City Attorney
- Attachments:** [3. PSA Resolution](#)  
[4. Secretary Certificate - PSA Resolution](#)  
[6. Professional Services Agreement](#)
- c. [24-680](#) Resolution of the City Council of Seguin, Texas authorizing the lease of 60 Club Car Golf Carts for Starcke Park Golf Course; and declaring an effective date. - Bruce Allen, Golf Manager.
- Attachments:** [Club Car Contract Memo](#)  
[Golf Cart Lease Summary](#)  
[Club Car Proposal](#)  
[EZ-GO Proposal](#)  
[Yamaha Proposal](#)  
[Resolution - 2025 Club Car Lease](#)
- d. [25-001](#) Resolution awarding the bid for the construction of the Groundwater Surface Water Loop Project to JM Pipeline, LLC.; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.
- Attachments:** [Council Memo 1-21-2025](#)  
[Resolution 1-21-2025](#)  
[Bid Award Recommendation and Bid Tab - AF-2025-23 GW-SW Loop](#)
- e. [25-013](#) Resolution awarding the bid for the construction of the River Oak Wastewater Improvements Gravity Main Project to Qro Mex Construction

Company, Inc.; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

**Attachments:** [Council Memo 1-21-2025](#)

[Resolution 1-21-2025](#)

[Trihydro Award Recommendation Letter](#)

- f. [25-005](#) Resolution authorizing the City Manager to enter into a Professional Services Agreement with Trihydro Corp., for the construction administration and inspection services related to the River Oak Wastewater Improvements Project; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.
- Attachments:** [Council Memo 1-21-2025](#)  
[Resolution 1-21-2025](#)  
[202412\\_RiverOakWW\\_Inspections PROPOSAL](#)
- g. [25-049](#) Resolution declaring a necessity for the acquisition of a permanent utility easement and temporary construction easement on a parcel of land in the Anastacio Survey, Abstract No. 29, Guadalupe County, Texas, being a portion of Lot 1, Action Fuels 1 Subdivision, described in deed to Refuel Operating Company, LLC recorded in Document No. 202199037163 of the Official Public Records of Guadalupe County, Texas for the purpose of the installation, construction, operation, maintenance, repair, upgrade and removal of multiple water, wastewater and reuse water transmission lines and related above and below group appurtenances on the River Oaks Wastewater Project and authorizing the institution of condemnation proceedings to acquire said property interest to the extent negotiations are unsuccessful. Council may opt to hold portion(s) of this item in Closed Session, pursuant to Sections 551.071 and 551.072 of the Texas Government Code. Any actions will be taken in Open Session. - Mark Kennedy, City Attorney
- h. [25-050](#) Resolution declaring a necessity for the acquisition of a permanent utility easement and temporary construction easement on a parcel of land in the E. Gortari League Survey No. 16, Abstract No. 23, Guadalupe County, Texas, being a portion of a called 21.503 acre tract of land described in deed to EGZ, LLC recorded in Document No. 202199027183 of the Official Public Records of Guadalupe County, Texas for the purpose of the installation, construction, operation, maintenance, repair, upgrade and removal of multiple water, wastewater and reuse water transmission lines and related above and below group appurtenances on the River Oaks Wastewater Project and authorizing the institution of condemnation proceedings to acquire said property interest to the extent negotiations are unsuccessful. Council may opt to hold portion(s) of this item in Closed Session, pursuant to Sections 551.071 and 551.072 of the Texas Government Code. Any actions will be taken in Open Session. - Mark Kennedy, City Attorney

**9. Closed Session**

- a. [25-023](#) Section 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. (2) to deliberate the offer of a financial or other incentive to a business prospect.
- Project High Tech
  - Project Wheelhouse
  - Project Bahn Blitzen
  - Project Vast
- b. [25-024](#) Section 551.072 - Deliberation Regarding Real Property: to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
- Project High Tech
- c. [25-025](#) Section 551.071 - Consultation with Attorney: to receive attorney advice and consultation regarding the rights, duties, and obligations of the SEDC in regard to the Economic Development Performance Agreement with Yukon Venture Partners, LLC.
- d. [25-031](#) Section 551.071(2) and 551.072 - Consultation with Attorney and Deliberation Regarding Real Property; to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person for Real Property located along FM466, SH123, Highway 46 at FM725, Water Tower Road, and Signal Hill Road associated with the Geronimo Creek Force Main project and/or the Rivers Oaks Wastewater project in Guadalupe County, Texas. Possible action(s) may follow in Open Session.

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

- a. [25-026](#) Possible discussion and action regarding the Economic Development Performance Agreement between the SEDC and Yukon Venture Partners, LLC. - Josh Schneuker, Director of Economic Development

**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 17th day of January 2025 at 2:45 p.m.

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**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.