



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda

City Council

Tuesday, June 4, 2024

5:30 PM

Council Chambers

The City Council Meeting can be viewed live at:
https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=b138f86a-c9cb-4f9e-9391-12eb5820a6f6

1. **Call to Order**
2. **Invocation - Mayor Donna Dodgen**
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. [24-260](#) Presentation of a proclamation by Mayor Donna Dodgen to Lila Smethurst.
Attachments: [Lila Smethurst Proclamation](#)
 - b. [24-226](#) Presentation and discussion on the creation of a downtown Tax Increment Reinvestment Zone - Kyle Kramm, Seguin Main Street & CVB Director/HPO.
7. **Consent Agenda**
 - a. [24-268](#) Minutes of the May 21, 2024 City Council Regular Meeting

Attachments: [CC.MeetingMinutes May 21, 2024](#)

- b. [24-271](#) Check Report: May 18, 2024 to May 31, 2024

Attachments: [Check Report 05182024 - 05312024](#)

- c. [24-230](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Albert Uhr for one property in Guadalupe County (Property ID No. 65733) and granting the request for Release effective the date of the passing of this Resolution

Attachments: [Staff Memo_ETJ Release Request from Uhr](#)

[Petition Release_Uhr](#)

[Resolution Release_Uhr](#)

- d. [24-231](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Amy Boeder for one property in Guadalupe County (Property ID No. 190791) and granting the request for Release effective the date of the passing of this Resolution

Attachments: [Staff Memo_ETJ Release Request from Boeder](#)

[Petition Release_Boeder](#)

[Resolution Release_Boeder](#)

- e. [24-232](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by John Semmler for one property in Guadalupe County (Property ID No. 66028) and granting the request for Release effective the date of the passing of this Resolution

Attachments: [Staff Memo_ETJ Release Request from Semmler](#)

[Petition Release_Semmler](#)

[Resolution Release_Semmler](#)

- f. [24-233](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Lisa Pacheco for one property in Guadalupe County (Property ID No. 72239) and granting the request for Release effective the date of the passing of this Resolution

Attachments: [Staff Memo_ETJ Release Request from Pacheco](#)

[Resolution Release_Pacheco](#)

[Petition Release_Pacheco](#)

- g. [24-234](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Jacob Benefield for one property in Guadalupe County (Property ID No. 65947) and granting the request for Release effective the date of the passing of this Resolution

Attachments: [Staff Memo_ETJ Release Request from Benefield](#)

[Resolution Release_Benefield](#)

[Petition Release_Benefield](#)

- h. [24-235](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Dan and Sue Lincoln for one property in Guadalupe County (Property ID No.169557) and granting the request for Release effective the date of the passing of this Resolution
Attachments: [Staff Memo ETJ Release Request from Lincoln](#)
[Petition Release_Lincoln](#)
[Resolution Release_Lincoln](#)
- i. [24-236](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Derwin and Katherine Syzdek for one property in Guadalupe County (Property ID No. 28879) and granting the request for Release effective the date of the passing of this Resolution
Attachments: [Staff Memo ETJ Release Request from Syzdek](#)
[Resolution Release_Syzdek](#)
[Petition Release_Syzdek](#)
- j. [24-237](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Boeck Eugene Otto and Irma Boeck Revocable Living Trust for one property in Guadalupe County (Property ID No. 65667) and granting the request for Release effective the date of the passing of this Resolution
Attachments: [Staff Memo ETJ Release Request from Boeck E](#)
[Petition Release_BoeckE](#)
[Resolution Release_BoeckE](#)
- k. [24-238](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Daniel and Diana Creel for one property in Guadalupe County (Property ID No. 43753) and granting the request for Release effective the date of the passing of this Resolution
Attachments: [Staff Memo ETJ Release Request from Creel](#)
[Petition Release_Creel](#)
[Resolution Release_Creel](#)
- l. [24-272](#) Resolution of the City Council for the City of Seguin, Texas, authorizing submission of a grant application in response to the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS), FY24 COPS Hiring Program Grant.-Kathy Wood, Grants Administrator
Attachments: [06-06-24 City Council MEMO to Submit FY24 COPS Hiring Application](#)
[06-06-24 City Council RESOLUTION to submit FY24 COPS Hiring Grant](#)
- m. [24-270](#) Resolution authorizing the City Manager to execute written Consent to Limited Purpose Assignment of Wastewater Agreement between Lone Oak Farm Municipal Utility District and Lennar Homes / NB Dean 32, LLC; and declaring an effective date | Melissa Reynolds, PE, CFM, MPA - Director of Engineering & Capital Projects

Attachments: [2024-06-04 Memo WW Assignment Agreements](#)
[2024-06-04 Resolution WW Assignment Agreements](#)
[032924 Lmtd Purpose Assign WW Agt to LOFMUD](#)
[041224 Jaro North Lmtd Purpose Assign WW Agt to LOFMUD](#)
[032924 Sequin Consent Assig WW Agt](#)
[041224 Sequin Consent Assig WW Agt Jaro](#)

- n. [24-242](#) Ordinance on second reading amending the Fiscal Year 2024 General Fund budget of the City of Seguin, Texas - Susan Caddell, Director of Finance

Attachments: [MEMO Rudeloff Road Federal Portion](#)
[Rudeloff Road Federal Portion](#)

- o. [24-216](#) Ordinance on second reading amending the designation and use of curb loading zones; authorizing city staff to prepare this Ordinance as a supplement to the Code of Ordinances; providing for a severability clause; providing for publication; and declaring an effective date.

Attachments: [Memo Loading Zones](#)
[Loading Zone Ordinance](#)
[Loading Zones Exhibit](#)

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

- a. [24-273](#) Final Public Hearing Texas Department of Housing and Community Affairs, Community Development Block Grant, Coronavirus Aid, Relief, and Economic Security Act (CDBG-CV) Community Resiliency Program (CRP) Contract 70800001019.- Kathy Wood, Grant Administrator.

Attachments: [06-06-24 City Council MEMO for PUBLIC HEARING on TDHCA Grant](#)

- b. [24-255](#) Public Hearing and Ordinance on first reading amending Chapter 22, Businesses, Article II, Food Service Establishments, to add retail shops and multi-event temporary food establishments; providing a severability clause; providing an effective date; and authorizing city staff to submit this ordinance as a supplement to the City of Seguin Code of Ordinances - Pamela Centeno, Director of Planning & Codes

Attachments: [CC Memo FoodEst Amendments rv](#)
[CC_FoodEstDefinitionsAdded_June2024](#)

- c. [24-263](#) Resolution of the City Council of Seguin Texas approving the execution of a lease-purchase agreement with American National Leasing Company for the lease-purchase of ten 2023 and ten 2024 police vehicles; directing the City Manager to execute all documents in connection with the lease-purchase; and declaring an effective date - Susan Caddell, Director of Finance

Attachments: [Memo to City Council 2024](#)
[Resolution approving financing FY24](#)
[Recaps and agreements for City Council meeting](#)

- d. [24-252](#) Resolution to award the bid for the replacement of a raw water pump and motor at the Seguin Water Treatment Plant for an amount not to exceed \$62,379.04; and declaring an effective date - Timothy J. Howe, Director - Water / Wastewater Utilities
- Attachments:** [Council Memo 6-4-24](#)
[Resolution 6-4-2024](#)
[Customer Quote_NSQ23703_202451712457](#)
- e. [24-256](#) Resolution authorizing the City Manager to enter into a Professional Services Agreement with Freese and Nichols, Inc. for construction management and construction inspection as a professional service for Rudeloff Road Widening Phase I - CSJ#0915-46-045; and declaring an effective date - Melissa Reynolds, P.E., MPA, CFM, Director of Engineering & Capital Projects
- Attachments:** [2024-06-04 Memo Rudeloff I CMCI](#)
[2024-06-04 Resolution Rudeloff CMCI](#)
[Rudeloff CM_Professional Services Agreement_Partially_Executed_v1](#)
- f. [24-257](#) Resolution authorizing the City Manager to execute an Advance Funding Agreement (AFA) between the City of Seguin and the Texas Department of Transportation (TxDOT) for a Transportation Alternatives Set-Aside (TASA) Program Project, Joe Carrillo Street/Countryside Boulevard, CSJ#0915-46-062. Melissa Reynolds, P.E., MPA, CFM, Director of Engineering & Capital Projects
- Attachments:** [2024-06-04 Memo Carrillo Sidewalk AFA](#)
[2024-06-04 Resolution Carrillo Sidewalks AFA](#)
[0915-46-062 Draft AFA Partial Execution](#)
[0945-46-062 Carrillo Sidewalk SPA](#)
[Carillo-Countryside Blvd Sidewalks CSJ 0915-46-062](#)
- g. [24-259](#) Resolution authorizing the City Manager to execute Change Order Number 11 in the amount of \$110,069.57 for additional costs and overruns due to utility upgrades and conflicts, to D&D Contractors, Inc. for Milam Street Reconstruction Project; and declaring an effective date - Melissa Reynolds, P.E., MPA, CFM - Director of Engineering & Capital Projects
- Attachments:** [2024.06.04 Memo Milam Street CO 11](#)
[Resolution Milam Street CO 11](#)
[Change Order No. 11 - HMAC, Humphries, Overruns](#)
- h. [24-264](#) Resolution of the City Council of the City of Seguin, Texas, approving

the funding to complete an "upfit" of ten 2024 Chevrolet Tahoes by Dana Safety Supply in the amount of \$295,730; and declaring an effective date. - Jason Brady, Chief of Police

Attachments: [Upfit Request Memo 2024](#)
[Resolution\(Dana.Upfit\)](#)
[LCRA Quote](#)
[Stop Stick LTD Quote](#)
[Dana Safety Supply Quote](#)
[Dell Computers Quote](#)

- i. [24-254](#) Resolution authorizing the continuation of work with TBA Douglas for Phase 4 (Request for Qualifications and Requests for Proposals) of the Wells Fargo Building Redevelopment Project, located at 101 E. Nolte Street, Seguin, TX - Josh Schneuker, Director of Economic Development

Attachments: [06.04.24 TBA Douglas Phase 4 Continuation of Work](#)
[TBA Douglas Phase 4 Resolution](#)
[TBA Douglas-CoS Phase 4 Proposal](#)
[TBA Douglas-CoS Phase 4 Workplan Detail](#)

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. [24-090](#) Pursuant to Section 551.087 of the Texas Government Code - 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 Jackpot
 - Project DIY
 - Project New Journey
- b. [24-168](#) Pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney) the Seguin City Council will convene into Closed Session to deliberate and/or consult with and seek advice from its attorney(s) regarding:
- Procedural Matters associated with City Council

Possible action may follow in Open Session.

10. **Reconvene into Open Session and Consider Action on Items as a Result of Closed Session, 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 31st day of May 2024 at 3:30 p.m.

Kristin Mueller
City Secretary

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.