



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda

City Council

Tuesday, July 16, 2024

5:30 PM

Council Chambers

This City Council meeting can be viewed live at:
https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=79fb5c6f-d232-4a56-b6a2-50b59d560b77

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. [24-333](#) Presentation and discussion regarding the City of Seguin Insurance Service Organization (ISO) Study - Dale Skinner, Fire Chief
Attachments: [ISO Presentation](#)
 - b. [24-337](#) Presentation and update on the Meadowlake Dam Replacement Project - Steve Parker, City Manager
Attachments: [Meadowlake WCID 07162024](#)
 - c. [24-329](#) Presentation and possible direction to staff on Qualified Childcare Facility Tax Exemption (S.B. 1145) - Alora Wachholz, Deputy Director of Economic Development

Attachments: [Qualified Child-Care Facility Tax Exemption Memo](#)

7. Consent Agenda

- a. [24-341](#) Minutes of the July 2, 2024 City Council Regular Meeting

Attachments: [CC Meeting Minutes July 2, 2024](#)

- b. [24-342](#) Check Report June 29, 2024 to July 12, 2024

Attachments: [Check Report 06292024 -07122024](#)

- c. [24-328](#) Board and/or Committee Appointment - Mayor Donna Dodgen
a. Main Street Advisory Board

Attachments: [Memo Board Appointment - Dustin Jones - Main Street](#)
[Main Street App Dustin Jones_Redacted](#)

- d. [24-311](#) Resolution authorizing the auction of excess vehicles and equipment; and providing an effective date - Steven Purchase, Fleet Manager

Attachments: [PW Auction Memo 7-16-24](#)
[Resolution\(Equipment.Auction\)\(July.24\)](#)

- e. [24-327](#) Resolution approving a contract with Guadalupe County for election services related to the November 5, 2024 General Election; appointing Lisa Hayes as the Elections Administrator; and declaring an effective date - Kristin Mueller, City Secretary

Attachments: [2024 Election Contract Memo](#)
[2024 Election Contract Resolution](#)
[2024 Election Contract](#)
[2024 Election Cost Estimate](#)

- f. [ZC](#)
[04-24 CC](#) Ordinance on second reading to consider a Zoning Change from Single-Family Residential (R-1) to Neighborhood Commercial (NC) for a property located at 503 S. Austin Street, Property ID: 27867 (ZC 04-24)

Attachments: [Staff Memo ZC 04_24](#)
[ZC 04-24 Planning Commission Report and staff report](#)
[ZC 04-24 Ordinance](#)
[ZC0424 ExhibitA CC](#)

- g. [ZC](#)
[05-24 CC](#) Ordinance on second reading to consider a Zoning Change from Single-Family Residential (R-1) to Planned Unit Development (PUD) for a property located at 102 Lenz Dr., Property ID: 195969 (ZC 05-24)

Attachments: [Staff Memo ZC 05_24](#)
[Planning Commission Report & staff report](#)
[ZC 05-24 Ordinance](#)
[ZC0524 ExhibitA CC](#)

- h. [ZC 06-24 CC](#) Ordinance on second reading to consider a Zoning Change from Single-Family Residential (R-1) to Duplex-1 (DP-1) for property located at 415 Troell St., Property ID: 42289, (ZC 06-24)

Attachments: [Staff Memo ZC 06 24](#)
[Planning Commission Report and StaffReport ZC 06 24](#)
[ZC 06-24 Ordinance](#)
[ZC 0624 ExhibitA CC](#)

8. Action Items - Discussion and Possible Motion to Approve

- a. [24-320](#) Discussion and possible action on establishing the boundaries for Seguin TIRZ #1 - Kyle Kramm, Main Street & CVB Director/HPO.

Attachments: [Council Memo - TIRZ Boundaries](#)
[Seguin TIRZ 060424](#)

- b. [24-338](#) Resolution approving a proposal from D&D Sitework and Utilities for emergency road repairs to South Saunders and Medlin Street. - John Donnelly, Public Works Director

Attachments: [SAUNDERS ST. PIPE REPLACEMENT 7-11-24 \(MEMO\)](#)
[Resolution\(D&D.Saunders.Repair\)](#)
[Saunders St Emergency pipe quotes](#)
[Saunders St Emergency Repair Quote 2](#)
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- c. [24-334](#) Resolution to award the bid for the purchase, installation, and start-up of three (3) variable frequency drives at the water plant; and declaring an effective date - Timothy J. Howe, Director - Water / Wastewater Utilities

Attachments: [Council Memo - 7-16-2024](#)
[Resolution 7-16-2024](#)
[Bid Tab \(1\)](#)

- d. [24-330](#) Resolution authorizing an expenditure by the Seguin Economic Development Corporation (SEDC) in an amount not to exceed \$175,000 for professional services to be performed by Pape-Dawson Consulting Engineers, LLC. for the Industrial Real Estate Identification and Feasibility Study - Josh Schneuker, Director of Economic Development

Attachments: [Industrial Real Estate Identification and Feasibility Study Memo](#)
[Council Resolution - Industrial Feasibility Study](#)
[Pape Dawson Industrial Real Estate Study Proposal](#)
[SEDC Resolution 2024-08 Real Estate Feasibility Study](#)

- e. [24-331](#) Resolution authorizing an amendment to the 2023-2024 Seguin Economic Development Corporation Budget - Josh Schneuker, Director of Economic Development
Attachments: [071624 City Council BA3 Memo](#)
[City Council Resolution SEDC Budget Amendment 3](#)
[SEDC Resolution 2024-09 Budget Amendment 3](#)
- f. [24-336](#) Resolution establishing a policy related to invocations at Meetings of City Council; and Declaring an Effective Date. - Mark Kennedy, City Attorney
Attachments: [Resolution \(Prayer\)](#)
[POLICY AND PROCEDURE REGARDING INVOCATIONS\(Seguin\)](#)
- g. [24-326](#) Resolution authorizing the City Manager to execute an Agreement regarding a BuyBoard expenditure to Progressive Commercial Aquatics, LLC. in the amount of \$201,150 related to the Central Park fountain remodel/repairs - Jack Jones, Director of Parks and Recreation.
Attachments: [Memo for the Central Park Fountain Repair and Remodel](#)
[Resolution \(Central.Park.Fountain.Repair\)](#)
[Progressive Commercial Aquatics Proposal for the repair and remodel of the Ce](#)
- h. [24-335](#) Ordinance on first reading amending the Fiscal Year 2024 General Fund Budget of the City of Seguin, Texas - Susan Caddell, Director of Finance
Attachments: [Central Park Fountain memo](#)
[Central Park Fountain](#)
- i. [24-314](#) Ordinance on first reading amending the Seguin Code of Ordinances Chapter 98, Traffic and Vehicles, Article II, Traffic Control Devices, Section 98-40, Designation of No Through Truck Traffic Streets by adding Coral Sky and Saddlehorn Drive to the list; providing for publication of this Ordinance; providing a severability clause; providing for an effective date; and authorizing city staff to prepare this ordinance for submission as a supplement to the code of ordinances. - Melissa Reynolds, P.E., CFM - Director of Engineering & Capital Projects
Attachments: [2024.07.16 Memo Mill Creek No Through Trucks](#)
[2024.07.02 Ordinance No Through Trucks Mill Creek HOA](#)
[No Through Truck Traffic Exhibit](#)
- j. [24-322](#) Ordinance on first reading amending the Seguin Code of Ordinances Chapter 98-107, No parking zones by adding no parking zones on the south side of Vitesco Technologies Drive from North Austin Street; providing for publication of this Ordinance; providing a severability clause; providing for an effective date; and authorizing city staff to prepare this ordinance for submission as a supplement to the code of ordinances - Melissa Reynolds, P.E., CFM - Director of Engineering & Capital Projects

Attachments: [2024-07-16 Memo Vitesco Technologies No Parking](#)
[2024-07-16 Vitesco Technologies Drive No Parking Ordinance](#)
[No Parking Zone Exhibit](#)

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. [24-339](#) CLOSED SESSION - A Closed Session will be held pursuant to sections 551.071(2) and 551.072 of the Texas Government Code (consultation with attorney and deliberation regarding the purchase and/or value of real property) for the City Council to deliberate and/or consult with and seek advice from its attorney(s) regarding the Heideke Street GLO Project. Possible action may follow in Open Session.
- b. [24-340](#) CLOSED SESSION - A Closed Session will be held pursuant to sections 551.071 (consultation with attorney) for the City Council to deliberate and/or consult with and seek advice from its attorney(s) regarding contemplated and/or pending litigation involving the City of Seguin. Possible action may follow in Open Session.

10. Reconvene into Open Session and take action on items as 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 12th day of July 2024 at 3:00 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.