



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual - Amended Meeting Agenda City Council

Tuesday, August 5, 2025

5:30 PM

Council Chambers

This meeting can be viewed live at:

[https://cityofseguintx.granicus.com/MediaPlayer.php?
publish_id=b9e38876-eaf7-4b6c-b66c-7ecf88cd8e81](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=b9e38876-eaf7-4b6c-b66c-7ecf88cd8e81)

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**

- a. [25-435](#) Presentation and update on the Rudeloff Road Phase I construction project. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

7. **Consent Agenda**

- a. [25-464](#) Minutes of the July 15, 2025 and July 26, 2025 City Council Meetings.

Attachments: [CC MINUTES 07152025](#)
[CC MINUTES 07262025](#)

- b. [25-465](#) Check Report July 12, 2025 through August 1, 2025.

Attachments: [Check Report 07122025 - 08012025](#)

- c. [25-427](#) Board and/or Commission Appointments. - Donna Dodgen, Mayor
a. Regional Workforce Education Alliance
Attachments: [Board Appointment - Gil Ortiz - RWEA - 08052025](#)
[BoardApplication.GilOrtiz.RWEA_Redacted](#)
- d. [25-458](#) Approval of reports for the quarter ended June 30, 2025 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, 2025](#)
[Quarterly Reports for Quarter Ended 063025](#)
- e. [25-404](#) 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, Schneider Engineering and Timothy Howe, Director of Utilities
Attachments: [Council Memo - Electric Rates 7-15-2025](#)
[Ordinance - Electric Rates 7-15-2025](#)
[2025-07-15_SEG_Council Presentation_vfinal](#)
- f. [25-405](#) 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, Director of Utilities
Attachments: [Council Memo 7-15-2025](#)
[Ordinance 7-15-2025](#)
[2025 07 15 Seguin Council Presentation W-WW](#)
- g. [25-440](#) Resolution approving an amendment for phase 2 of the outage management system software implementation; and declaring an effective date - Terri Lynn Ruckstuhl, Senior Utilities Engineer

Attachments: [Council Memo 8-05-2025](#)
[Resolution 8-05-2025](#)
[IT Approved DataVoice OMS Phase 8-5-2025](#)

- h. [25-433](#) Resolution authorizing the purchase of six pad mount transformers in various sizes for replacement inventory and upcoming projects by the Utilities Department; and declaring an effective date - Adam Ryals, Utility Warehouse Superintendent

Attachments: [Council Memo 8.5.25 Six Pad Mount Transformers](#)
[Resolution Six Pad Mount Transformers 8.5.25](#)
[AF-2025-56 Bid Tab](#)

- i. [25-387](#) Resolution approving an amendment to the Tax Abatement Agreement between the City of Seguin and CSP of Texas, LLC to rescind CSP's prior election to enter into the extended abatement time period; authorizing acceptance of the letter serving as the amendment to the agreement; and providing an effective date. - Josh Schneuker, Director of Economic Development

Attachments: [08.05.25 CSP Texas Abatement Amendment Memo](#)
[08.05.25 CSP of Texas Abatement Amendment Resolution](#)
[052225 TX BI COS Notice of Abatement Extension Revocation EXECUTED](#)
[072419 Signed TA Agreement COS CSP](#)

- j. [25-445](#) Authorize the purchase of a 2025 Broce Broom RCT-350 for Public Works Streets Department from Cooper Equipment Company in the amount of \$82,633.00, with an effective date of August 5, 2025. - Adam Rossing, Director of Public Works

Attachments: [Council Coversheet broce broom](#)
[broce broom quote & pic](#)

- k. [25-434](#) Resolution authorizing the purchase of emergency generators for backup power at the City's sanitary sewer lift stations; and declaring an effective date - Joshua Trent, Manager- Water / Wastewater Maintenance

Attachments: [Council Memo Lift Stations Generators Josh Trent](#)
[Resolution Lift Stations Generators Josh Trent](#)
[Holt Generator Quote 1 8-5-25](#)
[Holt Generator Quote 2 8-5-25](#)

- l. [25-444](#) Authorize Downtown Street Closure of the 100 and 200 blocks of W. Gonzales Street and North Camp Street from 5 to 11 p.m. on October 4, 2025; authorize Sale of Alcohol Request; and authorize said authorizations to be Effective immediately. - Blaire Friar, Director of Main Street and Destination Management

Attachments: [2025.08.05 Bike Night Street Closure Memo](#)

- m. [25-447](#) Approve street closure request from the Seguin Matador Band Boosters to close a portion of East Cedar Street between Lamar Street and the easternmost driveway entrance of Faith Lutheran Church on Saturday, September 20, 2025, from 6 a.m. to 11 p.m. for their annual Seguin Marching Festival at Matador Stadium. - Jack Jones, Director of Parks and Recreation.

Attachments: [Memo for Street Closures related to the Seguin Band Boosters for a Marching C](#)

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

- a. [ZC](#)
[17-25 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Commercial (C) for the property located at the 900 BLK of IH 10 W., Property ID: 51493, (ZC 17-25). - Pamela Centeno, Director of Planning and Codes

Attachments: [Staff Memo ZC 17_25](#)

[Planning Commission Report and agenda packet](#)

[ZC 17-25 Ordinance](#)

[ExhibitA CC](#)

- b. [25-450](#) Ordinance on first reading repealing Ordinance No. 07-101 and Ordinance No. 2001-69; Establishing a Savings Clause; providing for severability; and establishing an effective date. - Alora Wachholz, CEcD, MEDP, Deputy Director of Economic Development

Attachments: [Goods In Transit - Repeal Memo](#)

[Ordinance Repealing Goods in Transit Ordinances](#)

[Ordinance 07-101 Goods in Transit](#)

[Ordinance 2011-69](#)

- c. [25-446](#) Ordinance on first reading, amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, relevant portions of Chapter 66-Library and Chapter 74-Parks and Recreation; 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. - Silvia Christy, Library Director; Jack Jones, Director of Parks and Recreation; and Bruce Allen, Golf Course Manager

Attachments: [Memo Library fee schedule](#)

[Memo for proposed Parks, Golf, and Seguin Events Complex fee changes 2025](#)

[Fees Ordinance \(CHs 66.74\)](#)

[Landa Park Golf Course Current Rates](#)

[Comparisons of the rental fees at the Coliseum with rental fees of nearby facilities](#)

- d. [25-428](#) Authorize the City Manager to enter into a Professional Services Agreement with Hunden Partners in the amount of \$95,000 to complete a Tourism Master Plan for the City of Seguin. - Blaire Friar, Director of Main

Street & Destination Management

Attachments: [2025.07.08 Council Memo Tourism Master Plan](#)
[Hunden Cost Proposal](#)
[Hunden Scope of Work & Agreement - Seguin Tourism Master Plan](#)

- e. [25-441](#) Resolution of the City Council of Seguin Texas, awarding an annual contract for the purchase of Aclara Electric RF meters, Water Meter Transmitting Units, and Data Collection Units to Techline Inc.; and declaring an effective date. - Timothy J. Howe, Director of Utilities
Attachments: [Council Memo 8-5-2025](#)
[Resolution 8-5-2025](#)
[City of Seguin AF-2025-57 - TECHLINE](#)
- f. [25-439](#) Resolution awarding the bid for the construction of the IH-10 & FM 464 Waterline Extension Project to M&C Fonseca Construction Co. Inc.; and declaring an effective date - Terri Lynn Ruckstuhl, Senior Utilities Engineer.
Attachments: [Council Memo 8-05-2025 DRAFT](#)
[Resolution 8-05-2025 DRAFT](#)
[TriHydro Letter 202507 IH10 FM464 WtrLnExt](#)
- g. [25-460](#) Authorize the City Manager to execute a Letter Agreement Concerning Consent to Retail Water Service to a 68.101-Acre property located at Highway 123 and Timmerman Road. - Mark Kennedy, City Attorney
Attachments: [Memo RE Morales Tract CCN Consent](#)
[2025.06.19 Letter Agreement with Seguin re Consent to Retail Water Service to](#)
- h. [25-451](#) Resolution approving the Fiscal Year 2025-2026 Budget for the Schertz/Seguin Local Government Corporation; and declaring an effective date. - Andrew McBride, General Manager
Attachments: [MEMO FOR BUDGET FY2025-26](#)
[Council Resolution SSLGC Budget](#)
[FY26 Proposed Budget](#)
[SSLGC R25-20 - FY26 Budget](#)
- i. [25-452](#) Resolution approving the Water Rates adopted by the Schertz/Seguin Local Government Corporation for Fiscal Year 2025-2026; and declaring an effective date. - Andrew McBride, General Manager
Attachments: [MEMO FOR WATER RATES FY2025-26](#)
[Council Resolution - SSLGC Water Rates](#)
[SSLGC R25-21 - FY26 Water Rates](#)
[WATER RATES WORD DOC 2025-2026](#)
- j. [25-453](#) Recognize April 8, 2025 as the certified date of substantial completion and as the official date of production start for the Guadalupe Water Treatment

Plant for purposes of cost allocation under the Tri-Lateral Agreement between SSLGC, the City of Seguin, and the City of Schertz.

Attachments: [MEMO FOR COST ALLOCATION AMENDMENT](#)

[Guadalupe Projects Cost Allocation excerpt](#)

[SSLGC R25-22 - Cost Allocation Amendment](#)

- k. [25-430](#) Resolution authorizing the City Manager to execute an amendment to the interlocal agreement between Guadalupe County and the City of Seguin for the funding of the Cordova Road Reconstruction Project funded by the Alamo Area Metropolitan Planning Organization; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Attachments: [2025-08-05 Cordova Road ILA Memo](#)

[First Amendment to Cordova Road ILA - SVT Review 6-3-2025 \(final\)](#)

- l. [25-454](#) Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into a Professional Service Agreement in the amount of \$399,604 HDR Engineering, Inc. for the Walnut Springs Channel Stabilization Project; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

Attachments: [2025-08-05 Memo Walnut Springs PSA](#)

[2025-08-05 Resolution Walnut Springs PSA](#)

[Walnut Springs Bank Stabilization PSA HDR](#)

- m. [25-455](#) Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute Change Order No. 18 with D&D Contractors in the amount of \$440,425.87 for sanitary sewer improvements; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

Attachments: [2025-08-05 Memo Milam Street CO](#)

[2025-08-05 Resolution Milam Street CO 18](#)

[Change Order 18](#)

- n. [25-456](#) Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute Change Order No. 1 with Texas Sterling Construction in the amount of \$2,379,015.16 for the Rudeloff Road Phase I Roadway Improvement Project CSJ 0915-46-045; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

Attachments: [2025-08-05 Memo Rudeloff I CO edited](#)

[2025-08-05 Resolution Rudeloff I CO #1](#)

[Rudeloff Rd. PH I - Change Order #1](#)

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. [25-438](#) Section 551.071(2) (Consultation with Legal Counsel) and 551.072 (Deliberation Regarding the Purchase and/or Value of Real Property) of the Texas Government Code, regarding the purchase and/or value of real property associated with the SEDC 121/ SEDC New Quest project, FM 466 Roundabout and Waterline Relocation project, and Geronimo Creek Wastewater Treatment Plant Force Main project in Guadalupe County, Texas. Possible action may follow in Open Session.

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

- a. [25-449](#) Resolution declaring a necessity for the acquisition of a 0.271 acre permanent utility easement on a tract of land situated in the John Sowell Survey No. 16, Abstract No. 35, Guadalupe County, Texas; described in a General Warranty Deed to Bob Seeger in Document No. 20229907517 in the Official Public Records of Guadalupe County, Texas, and being more particularly described by meters and bounds and shown in Exhibit "A" attached hereto and incorporated herein for all purposes 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 ground appurtenances along FM 466 and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful.

Attachments: [Resolution No. \(FM 466 Roundabout\) Seeger](#)
[250408 Bob Seeger Water Easement](#)

- b. [25-448](#) Resolution declaring a necessity for the acquisition of a 0.214 acre permanent utility easement on a tract of land situated in the John Sowell Survey No. 16, Abstract No. 35, Guadalupe County, Texas; described in a Special Warranty Deed to QPL, Inc. in Document No. 202299003514 in the Official Public Records of Guadalupe County, Texas, and being more particularly described by metes and bounds and shown in Exhibit "A" attached hereto and incorporated herein for all purposes 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 ground appurtenances along FM 466 and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful.

Attachments: [Resolution No. \(FM 466 Roundabout\) QPL](#)
[250408 QPL Water Easement](#)

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 1st day of August 2025 at 4:30 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.