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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, August 20, 2024

5:30 PM

Council Chambers

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This City Council meeting can be viewed live at:  
[https://cityofseguintx.granicus.com/MediaPlayer.php?publish\\_id=af119fcd-2222-42da-a278-67c866f6836a](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=af119fcd-2222-42da-a278-67c866f6836a)

1. **Call to Order**
2. **Invocation - Pastor Dan Cave, Faith 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. **Consent Agenda**
  - a. **24-390** Minutes of the August 6, 2024 City Council Regular Meeting  
**Attachments:** [CCMeeting.Minutes August 6, 2024](#)
  - b. **24-391** Check Report August 2, 2024 to August 16, 2024  
**Attachments:** [Check Report 08032024 - 08162024](#)
  - c. **24-408** Board and/or Committee Appointments - Mayor Donna Dodgen
    - a. CTTC Advisory Committee
    - b. Library Foundation

**Attachments:** [BoardApplication.CTTCAdvisory.SergioJaurrieta\\_Redacted](#)  
[BoardApplication.LibraryFoundation.JoePatterson\\_Redacted](#)

- d. [24-395](#) Resolution of the City Council for the City of Seguin, Texas, authorizing submission of a grant application in response to the Motor Vehicle Crime Prevention Authority Grant Program
- Attachments:** [07-02-24 City Council MEMO to Submit Motor Vehicle Crime Auth Grant v2](#)  
[07-02-24 City Council RESOLUTION to submit Motor Vehicle Crime Prevention](#)
- e. [24-343](#) Ordinance on second reading to create Tax Increment Reinvestment Zone #1 - Kyle Kramm, Main Street & CVB Director/HPO.
- Attachments:** [Council Memo - TIRZ Creation](#)  
[Seguin TIRZ #1 Adoption Ordinance](#)  
[Exhibit A - TIRZ #1 Boundary Map](#)  
[Exhibit B - Seguin Prelim TIRZ Plan](#)
- f. [24-357](#) Ordinance on second reading adopting a 100% property tax exemption for qualifying child-care facilities as authorized under Texas Tax Code Section 11.36 and Article VIII, Section 1-R of the Texas Constitution; providing a repealing clause; providing a severability clause; and establishing an effective date - Alora Wachholz, Deputy Director of Economic Development
- Attachments:** [08-06-2024 Council - Qualified Child-Care Facility Tax Exemption Ordinance - F](#)  
[ORD 2024-XX Child-care Facility Tax Exemption](#)

## **7. Adjourn from Regular Session and Open the Budget Workshop**

- a. [24-396](#) City Council FY2025 Budget Workshop
- a. General Fund
  - b. Debt Service
  - c. Special Revenue Fund
  - d. Utility Fund

## **8. Adjourn from Budget Workshop and Open Regular Session**

## **9. Action Items - Discussion and Possible Motion to Approve**

- b. [24-351](#) 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, Director - Water / Wastewater Utilities
- Attachments:** [Council Memo 8-6-2024](#)  
[Ordinance 8-6-2024](#)  
[2024 08 06 Seguin Willdan Council Presentation](#)
- c. [24-409](#) Ordinance on first reading amending the Seguin Code of Ordinances Appendix C - Fee Schedule, Chapter 102, Utilities, Article II, Electric Rates for FY

2024-2025, providing for an effective date - Ramsey Cripe, Schneider Engineering and Clarence Smith, Director of Electric Utilities through Rick Cortes, Deputy City Manager

**Attachments:** [2024 Electric Rate Memo](#)  
[Ordinance Amending Appendix C to set 2025 electric rates](#)  
[2024-08-20\\_SEG\\_Council Presentation COS\\_v1.3](#)

- d. [24-392](#) Ordinance on first reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, relevant portions of 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 - Jack Jones, Director of Parks and Recreation.

**Attachments:** [Memo for the proposed Parks fees 2024-2025](#)  
[APPENDIX C FEE SCHEDULE - Changes for FY25](#)  
[Ordinance.App.C.Park.Fees](#)

- e. [24-404](#) Resolution authorizing the City Manager to enter into an Agreement with Sullivan Contracting Services regarding a Choice Partners quote in the amount of \$162,106.97 for demolition, excavation, plumbing, electrical, fencing, grading, and general site cleanup work at the Seguin-Saegert Pickleball Complex; and declaring an effective date - Jack Jones, Director of Parks and Recreation

**Attachments:** [Memo regarding work to be done by Sullivan Contracting Services](#)  
[Proposal # 1624175 COS- Pickleball Site work & Restroom Tie In](#)  
[Resolution \(Sullivan Contracting Services\)\(SS.Pickleball.Complex\)](#)

- f. [24-385](#) Resolution awarding a bid in an amount not to exceed \$1,916,973.74 to E-Z Bel Construction, LLC for the Lawson Street Reconstruction Project through the Texas Department of Agriculture's Texas Rural Business Fund Grant; Authorizing the City Manager to enter into a Construction Contract with E-Z Bel Construction, LLC; and declaring and effective date - Josh Schneuker, Director of Economic Development

**Attachments:** [08-20-2024 City Council Memo \(Lawson Street Reconstruction Project Award\)](#)  
[Council Resolution - Lawson St Reconstruction Project Award](#)  
[20240807 Lawson-Award Letter - Bid Tab and Analysis](#)  
[EZBEL Construction](#)

- g. [24-410](#) Discussion and possible direction regarding 1.) the City's social media policy, and 2.) policies and practices associated with public meetings. - Steve Parker, City Manager

**Attachments:** [12. Computer Use Policy](#)

## 10. Closed Session

- a. [24-394](#) Pursuant to sections 551.071(2) and 551.072 of the Texas Government Code (consultation with attorney/staff and deliberation regarding the purchase and/or value of real property) a Closed Session will be held regarding property along or

near Jay Road, Rio Nogales Street, West Kingsbury and North Heideke Street in Guadalupe County, Texas. Possible action may follow in Open Session.

- b. [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. Possible action may follow in Open Session.
- Project Jackpot
  - Project DIY

11. **Reconvene into Open Session and take action on items as a result of Closed Session, if necessary**

12. **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 16th day of August at 4:50 p.m.**

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**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.**