



It's real.

# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public & Virtual Meeting Agenda

### City Council

---

Tuesday, July 2, 2024

5:30 PM

Council Chambers

---

This City Council meeting can be viewed live at:  
[https://cityofseguintx.granicus.com/MediaPlayer.php?publish\\_id=fb0e4126-6ec7-478c-8477-2f94a889d584](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=fb0e4126-6ec7-478c-8477-2f94a889d584)

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. **[24-310](#)** Presentation and potential discussion on the findings of the engineering study for Walnut Springs Spillway and Stream Bank, including options for possible repairs. Melissa Reynolds, P.E., CFM - Director of Engineering & Capital Projects  
**Attachments:** [2024-07-02 Memo Walnut Springs Spillway Project](#)  
[HDR Preliminary Engineering Study - Walnut Springs Spillway and Bank Stabili:](#)
  - b. **[24-316](#)** Presentation and direction from City Council for a Feasibility Study regarding a possible future Recreation Center, Natatorium, and/or an Outdoor Pool - Jack Jones, Director of Parks and Recreation.

**Attachments:** [Memo regarding a Feasibility Study](#)

## 7. **Consent Agenda**

- a. [24-323](#) Minutes of the June 18, 2024 City Council Regular Meeting

**Attachments:** [CC.Meeting.Minutes June 18, 2024](#)

- b. [24-321](#) Check Report June 15, 2024 to June 28, 2024

**Attachments:** [Check Report 06152024 - 06282024](#)

- c. [24-253](#) Resolution awarding six Fix-It Facade Grants to downtown redevelopment projects - Kyle Kramm, Main Street & CVB Director/HPO

**Attachments:** [Council Memo - FY2024 Facade Grants Second Call](#)

[Resolution - Awarding FY2024 Facade Grants](#)

[2024 Fix It Application\\_Court Street Coffee Shop\\_301 N Austin Street](#)

[2024.05.08 Karen Roberson FIX It App Final](#)

[SHMFixitApplication2024](#)

[112 West Court Facade Application](#)

[2024 Fix It Application\\_314 N River Street](#)

[David Kirkland Burnt Bean Co 2024](#)

- d. [24-313](#) Resolution of the City Council of Seguin, Texas, authorizing an annual contract for the purchase of water treatment liquid aluminum sulfate and declaring an effective date. - Ashley Bruns, Purchasing Manager

**Attachments:** [Memo](#)

[Bid Tab](#)

[Resolution](#)

- e. [24-309](#) Resolution of 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](#)

[07-02-24 City Council RESOLUTION to submit Motor Vehicle Crime Prevention](#)

- f. [24-300](#) Ordinance on second reading amending the Fiscal Year 2024 General Fund Budget of the City of Seguin, Texas - Susan Caddell, Director of Finance

**Attachments:** [Sebastopol Restoration memo](#)

[Sebastopol Restoration](#)

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

- a. [24-306](#) Resolution rescinding Resolution No. 2016R-053, previously adopted by the City Council on or about April 2, 2016; and providing an effective

date. - Mark Kennedy, City Attorney

**Attachments:** [Memo.Rescission.2016R.53](#)  
[Resolution \(Rescinding.2016R.53\)](#)  
[Resolution No. 2016R-53 \(1\)](#)

- b. [24-307](#) Resolution authorizing the City Manager to execute an amended and restated five year exclusive franchise agreement with Waste Connections Lone Star Inc. for residential solid waste collection services within the corporate limits of the City of Seguin; and providing for an effective date - Rick Cortes, Deputy City Manager
- Attachments:** [Memo 2024 Residential Solid Waste Contract Amendment](#)  
[Resolution.SolidWaste](#)  
[Seguin Contract 06142024](#)  
[Solid Waste Committee - Presentation 06172024](#)
- c. [24-291](#) Resolution authorizing the City Manager to enter into a Professional Services contract with TRC Engineers, Inc. for professional services related to the Seguin Water Treatment Plant Clarifier project; and declaring an effective date - Timothy J. Howe, Director - Water/Wastewater Utilities
- Attachments:** [Water Plant Clarifier - TRC](#)  
[Resolution 7-2-2024](#)  
[TRC Engineering Proposal - Water Treatment Plant Clarifier](#)
- d. [GLUP](#)  
[01-24 CC](#) Public Hearing and Resolution to consider a General Land Use Plan (GLUP) for a property located at 102 Lenz Dr., Property ID: 195969 (GLUP 01-24)- Pamela Centeno, Director of Planning & Codes.
- Attachments:** [Staff Memo GLUP 01\\_24](#)  
[Resolution GLUP 102LenzDrive final](#)  
[Planning Commission Report & agenda packet](#)  
[Lenz GLUP Final with P&Z Conditions](#)
- e. [ZC](#)  
[05-24 CC](#) Public Hearing and Ordinance on first 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)- Pamela Centeno, Director of Planning & Codes.
- Attachments:** [Staff Memo ZC 05\\_24](#)  
[Planning Commission Report & staff report](#)  
[ZC 05-24 Ordinance](#)  
[ZC0524 ExhibitA CC](#)
- f. [ZC](#)  
[04-24 CC](#) Public Hearing and Ordinance on first 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) - Pamela Centeno, Director of Planning & Codes.

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

- g. [ZC 06-24 CC](#) Public Hearing and Ordinance on first 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)- Pamela Centeno, Director of Planning & Codes.

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

## 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
- b. [24-312](#) Pursuant to 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. [24-318](#) Pursuant to Section 551.071 - Consultation with Attorney: to discuss or deliberate regarding contemplated and/or pending litigation involving the City of Seguin and procedural matters associated with City Council. Possible action may follow in Open Session.

## 10. **Reconvene into Open Session and Take Action 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 28th day of June 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.**