



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda City Council

Tuesday, July 1, 2025

5:30 PM

Council Chambers

This meeting can be viewed live at:

[https://cityofseguintx.granicus.com/MediaPlayer.php?
publish_id=f4cbea13-d5ac-41a0-a84c-ceec24ec4c3e](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=f4cbea13-d5ac-41a0-a84c-ceec24ec4c3e)

1. **Call to Order**
2. **Invocation - Pastor Darnell Ward, New Hope Baptist 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. [25-330](#) Recognition of John Donnelly, Director of Public Works, upon his retirement. - Donna Dodgen, Mayor
Attachments: [Retirement Certificate - John Donnelly](#)

7. **Consent Agenda**

- a. [25-395](#) Minutes of the July 1, 2025 City Council Meeting.
Attachments: [CC MINUTES 06172025](#)
- b. [25-397](#) Check Report June 14, 2025 through June 27, 2025.
Attachments: [Check Report 06142025 - 06272025](#)

- c. [25-347](#) Resolution awarding bids for the purchase of 795 & 336 AAC wire and URD EPR primary cable for Electric Utilities; and declaring an effective date. - Adam Ryals, Utility Warehouse Superintendent
Attachments: [Council Memo 7-1-2025](#)
[Resolution 7-1-2025](#)
[Bid Tab.Wire and Cable. AF-2025-52](#)
- d. [25-349](#) Board and/or Commission Appointments. - Donna Dodgen, Mayor
a. Construction Board of Adjustments and Appeals
b. Regional Workforce Education Alliance
Attachments: [Board Appointments - CBOAA.RWEA - July 1, 2025](#)
[CBOAA Applications_Redacted](#)
[BoardApplications.RWEA_Redacted](#)
- e. [25-386](#) Resolution authorizing the purchase of two 2025 Chevrolet Silverado 1500 Crew Cab trucks from Caldwell Country Chevrolet in the amount of \$111,412.00 for the Planning & Codes Department; and providing an Effective Date. - Pamela Centeno, Director of Planning & Codes
Attachments: [CC Memo PlanningTrucks 2025](#)
[Resolution PlanningTrucks 2025](#)
[BuyboardQuote PlanningTrucks](#)
[UpliftingQuote PlanningTrucks 2025](#)
- f. [25-378](#) Resolution amending Resolution 2025R-104 authorizing the submission of a Motor Vehicle Crime Prevention Authority SB224 Catalytic Converter grant application seeking funding for the Police Department to obtain additional license plate reader cameras and an addition year of service for the City's existing cameras. - Kate McCloud, Grants Administrator
Attachments: [26 CC MVPCA Amendment Memo](#)
[Resolution - 26 CC MVPCA Amendment](#)
- g. [25-390](#) Authorization for the City Manager to enter into an agreement with Southwest Elevator Company for the Elevator Modernization at City Hall. - Randy Kell, Director of Facilities
Attachments: [Memo City Hall Elevator Modernization](#)
[Southwest Elevator - City Hall Elevator Modernization Quote](#)
- h. [25-381](#) Authorization to reject all responses to RFQ AF-2025-46 and issue a new RFQ for the 5 Bay Apparatus Enclosure at Fire Station 2. - Randy Kell, Director of Facilities
Attachments: [Memo - Fire Station 2 - 5 Bay Apparatus Re-Bid](#)
[RFQ. AF-2025-46](#)

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

- a. [25-369](#) Public Hearing and Ordinance on first reading to consider amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix to amend the accessory dwelling use provisions, and to the definitions section to amend the definition of accessory dwelling unit. - Pamela Centeno, Director of Planning & Codes
Attachments: [CC Memo UDC AccessoryDwellings July2025](#)
[Ordinance Accessory Dwelling Units 2025](#)
[Planning & Zoning Commission Report](#)
- b. [ZC 14-25 CC](#) Public Hearing and Ordinance on first reading to consider a zoning designation to Single Family Residential (R-2) for a 116.62-acre property located at the 1300 Block of FM 467, Property IDs 58267, 58254, 58215, 58203, 58216, 58263, 58394, 58179, 58180. (ZC 14-25). - Pamela Centeno, Director of Planning & Codes
Attachments: [Staff Memo ZC 14 25](#)
[ZC 14-25 Ordinance](#)
[ZC 14-25 Planning Commission Report & packet](#)
[ZC1425 ExhibitA CC](#)
- c. [25-383](#) Ordinance on first reading amending the Fiscal Year 2025 Utility Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance
Attachments: [TBA Douglas Phase 5 Services memo](#)
[TBA Douglas Phase 5 Services](#)
- d. [25-392](#) Resolution of the City Council of Seguin Texas approving a lease-purchase agreement between the City of Seguin and Government Capital Corporation for the purpose of financing the purchase of police vehicles for the Police Department; authorizing the City Manager to execute the contract; and declaring an effective date. - Susan Caddell, Director of Finance
Attachments: [City Council memo](#)
[Resolution](#)
[Seguin, City of Financing Proposal](#)
- e. [25-388](#) Authorizing the purchase of three (3) 2024 Chevrolet Malibu sedans CID and the purchase ten (10) 2023 Dodge Charger sedans. - Jason Brady, Chief of Police

Attachments: [Charger Justification PDF](#)
[Malibu Justification PDF](#)
[Attachment 1 CITY OF SEGUIN ADMIN LDEE48 DODGE CHARGER V8 RWC](#)
[Attachment 2 SQ-582358-EVP SEGUIN PD ADMIN CHARGERS \(4\)](#)
[Attachment 3 CITY OF SEGUIN PATROL LDEE48 DODGE CHARGER V8 RV](#)
[Attachment 4 SeginPD-4UnityMobileAcc.Kits.AntennasNFacplates_06.18.25 LC](#)
[Attachment 5 SQ-582355-EVP SEGUIN PD PARTOL CHARGERS \(6\)](#)
[Attachment 6 SeguinPD-6DodgeChargers-6XL-200MobileBand106.700.800.VH](#)
[Attachment 7 Quote_2107130 LIDAR](#)
[Attachment 8 Quote_2107132 Mobile Radar](#)
[Attachment 9 SQ-582150-Seguin PD 2022 K9 Tahoes \(2\)](#)
[Attachment 10 axon equipment charger update](#)

- f. [25-384](#) Resolution of the City Council of the City of Seguin, Texas authorizing a contract amendment to the professional engineering services contract with Pape-Dawson Engineers for the Guadalupe Street GLO Drainage Project (a GLO CDBG-MIT Grant Project, Contract Number 22-085-008-D236) for construction phase services; authorizing the City Manager to execute contract amendments with providers; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Attachments: [2025-07-01 Memo Guadalupe Street PSA Amendment](#)
[2025-07-01 Resolution Guadalupe Street PSA Amendment](#)
[North Guadalupe Construction Phase Services ASR](#)

- g. [25-380](#) Resolution authorizing the City Manager to enter into an agreement with Texas Chiller Systems in an amount not to exceed \$1,760,000.00 for the design, purchase, and installation of a new HVAC system at the Seguin Event Center Coliseum. - Randy Kell, Director of Facilities

Attachments: [Memo Coliseum HVAC Replacement](#)
[TCS Submission - Qualifications for HVAC Design Installation \(RFQ# AF-2025-07-01\)](#)
[HVAC Renovation - Request for Proposal Official Draft](#)
[Resolution\(TX.Chiller.Systems\)\(HVAC.Coliseum\)](#)

- h. [25-391](#) Resolution authorizing the City Manager to execute a Capital Improvement Funding Agreement between the City of Seguin and Springs Hill Special Utility District related to the SEDC 121 Project; and declaring an Effective Date. - Mark Kennedy, City Attorney.

Attachments: [Council Memo 7-1-2025 \(SHSUD Cap.Imp.Funding.Agmt\)](#)
[Capital Improvements Agreement \(City.SHSUD\) with Exhibits A-D,F](#)
[250523 Recorded Permanent Utility Easement](#)
[Resolution Approving Cap.Imp.Funding Agreement \(Springs Hill\)](#)

- i. [25-385](#) Resolution of the City Council of the City of Seguin, Texas, authorizing the continuation of work with TBA Douglas for Phase 5 (Developer Contracting) of The Nolte Project, located at 101 E. Nolte Street, Seguin, TX. - Josh Schneuker, Director of Economic Development

Attachments: [07.01.25 TBA Douglas Phase 5 Continuation of Work](#)
[TBA Douglas Phase 5 Resolution](#)
[TBA Douglas CoS Phase 5 Proposal Issued](#)

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. [25-382](#) Section 551.087 (Deliberation Regarding Economic Development Negotiations) to (1) 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; and (2) To deliberate the offer of a financial or other incentive to a business prospect.
- The Nolte Project, 101 E. Nolte Street
- b. [25-396](#) Section 551.071(2) (Consultation with Legal Counsel/City Staff) and 551.072 (Deliberation regarding the purchase and/or value of real property) of the Texas Government Code for property associated with the Link Road 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**

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 27th day of June at 9:00 a.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.