



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda City Council

Tuesday, June 3, 2025

5:30 PM

City Council

This meeting can be viewed live at:

[https://cityofseguintx.granicus.com/MediaPlayer.php?
publish_id=97894aed-8e07-46ce-be87-441f6c3796b8](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=97894aed-8e07-46ce-be87-441f6c3796b8)

1. **Call to Order**
2. **Invocation - Pastor Chris Larson, New Life Fellowship**
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. [25-335](#) City of Seguin Financial Reports for the Six Months Ended March 31, 2025. - Susan Caddell, Director of Finance

Attachments: [March 31, 2025 Financials](#)
[March 31, 2025 Power Point](#)

7. **Consent Agenda**

- a. [25-342](#) Minutes of the May 20, 2025 City Council Meeting.
Attachments: [CC Minutes 05202025](#)
 - b. [25-348](#) Check Report May 17, 2025 through May 30, 2025.

Attachments: [Check Report 05172025 - 05302025](#)

- c. [25-337](#) Authorize the City Manager to execute Change Order Request CO24788-01 with CorWorth/Restroom Facilities LTD in the amount of \$13,058 to add the CorWorth Management System (CMS) to remotely control and receive alerts for the magnet door locks, lights, and water flow systems for the downtown restrooms at Central Park. - Jack Jones, Director of Parks and Recreation.

Attachments: [Central Park Restroom Change Order Request #1 \(Revised\)](#)
[Seguin Downtown Restroom Change Order add CMS](#)

- d. [25-333](#) Authorize the auction of excess vehicles and equipment listed in the Memorandum from the Fleet Manager to City Council dated June 3, 2025. - Steven Purchase, Fleet Manager

Attachments: [AUCTION LETTER 6-3-25](#)

- e. [25-274](#) Ordinance on second reading amending City of Seguin's Code of Ordinances Appendix C - Fee Schedule, Appendix A - Unified Development Code to include Grading Permit Fees; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering and Capital Projects

Attachments: [2025-05-20 Grading Permit Fee Memo](#)
[2025-05-20 Grading Permit Fee Ordinance](#)

- f. [25-326](#) Ordinance on second reading amending Chapter 18, Buildings and Building Regulations of the Seguin Code of Ordinances; providing for a severability clause; providing an effective date and authorizing city staff to prepare this Ordinance for submission as a supplement to the Code of Ordinances. - Oscar Arevalo, Chief Building Official.

Attachments: [Memo to Council for 2021 Code adoption](#)
[Ordinance Amending Building Codes to Adopt 2021 International Codes \(2\) \(1\)](#)

8. Action Items - Discussion and Possible Motion to Approve

- a. [25-336](#) Resolution approving the Guadalupe Appraisal District real estate acquisition and renovation of 216 E. College Street in Seguin, Texas as future site for Appraisal District operations. - Peter Snaddon, Chief Appraiser, Guadalupe Appraisal District

Attachments: [FINAL Taxing Unit Request for Approval Packet](#)
[FINAL Addendum - Est. Project Funding Amounts by Taxing Unit](#)
[Taxing Unit Approval Resolution Seguin, City of](#)

- b. [25-338](#) Public Hearing and Ordinance on first reading to consider the Voluntary Annexation of approximately 116.62 acres located along the 1300 Blk of FM 467, situated in the A Mansola Survey, Abstract 29, in Guadalupe County, Texas Property Ids. 58179, 58180, 58203, 58215, 58216, 58254,

58263, 58267, and 58394 (VAN04172025). - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo VAN04172025 area 1](#)
[Annex Ordinance VAN04172025 area 1](#)
[CC ExhibitA](#)
[CC ExhibitB](#)
[CC ExhibitC](#)
[CC Location Map](#)

- c. [ZC](#)
 [13-25 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Commercial (C) to Single-Family Residential (R-1) for the property located at 822 N. Austin St., Property ID 22758, (ZC 13-25). - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo ZC 13_25](#)
[Planning Commission Report and agenda packet](#)
[ZC 13-25 Ordinance](#)
[ExhibitA CC](#)

- d. [25-331](#) Public Hearing and Ordinance on first reading establishing an all-way stop at the intersection of Pronghorn Trail and Desert Willow; providing for penalties; providing a severability clause; providing for an effective date; providing for publication of this ordinance; and authorizing City Staff to submit this ordinance as a supplement to the Code of Ordinances. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Attachments: [2025-06-03 Memo Pronghorn Stop Sign](#)
[2025-06-03 Ordinance Pronghorn Stop Sign](#)
[Pronghorn Trail & Desert Willow Accidents](#)

- e. [25-332](#) Public Hearing and Ordinance on first reading establishing an all-way stop at the intersection of Peach Street and Palm Street; providing for penalties; providing a severability clause; providing for an effective date; providing for publication of this ordinance; and authorizing City Staff to submit this ordinance as a supplement to the Code of Ordinances. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Attachments: [2025-06-03 Memo Peach Stop Sign](#)
[2025-06-03 Ordinance Peach Stop Sign](#)

- f. [25-319](#) Resolution renaming the Central Texas Technology Center Advisory Board to the Regional Workforce Education Alliance and approving changes to its By-Laws. - Josh Schneuker, Director of Economic Development

Attachments: [06.03.25 CTTC-RWEA Bylaws Amendments Memo](#)
[06.03.25 CTTC-RWEA Renaming & Bylaw Changes CC Resolution](#)
[RWEA Proposed ByLaws + Edits CLEAN](#)
[RWEA Proposed By-Laws + TRACKED CHANGES](#)

- g. [25-320](#) Resolution approving a Settlement Agreement incorporating a Temporary Construction Easement between the Seguin Economic Development Corporation and Yukon Venture Partners, LLC. - Josh Schneuker, Director of Economic Development

Attachments: [06.03.25 Yukon Settlement Agreement Memo \(City Council\)](#)
[06.03.25 CC Resolution Yukon SEDC Settlement \(Final\)](#)
[SEDC Resolution 2025-05 - Yukon Ventures Settlement Agreement](#)
[Yukon - Settlement Agreement Final](#)
[Assignment of TCE \(Final\)](#)

- h. [25-321](#) Resolution approving the First Amendment to the Performance Agreement between the Seguin Economic Development Corporation and Aceroteca Metals, LLC. - Josh Schneuker, Director of Economic Development

Attachments: [06.03.25 Aceroteca EDPA First Amendment Memo \(City Council\)](#)
[06.03.25 CC Resolution Aceroteca EDPA First Amendment](#)
[SEDC Resolution 2025-06 - Aceroteca Metals Performance Agreement First An](#)
[First Amended Aceroteca Performance Agreement - 2025](#)

- i. [25-322](#) Resolution approving an amendment to the Fiscal Year 2024-2025 Seguin Economic Development Corporation Budget. - Josh Schneuker, Director of Economic Development

Attachments: [06.03.25 SEDC Budget Amendment Memo \(City Council\)](#)
[06.03.25 SEDC Budget Amendment CC Resolution](#)
[SEDC Resolution 2025-07 - FY25 Budget Amendment TSTC Future Campus P](#)

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. [25-343](#) Sections 551.071(2) (Consultation with Legal Counsel/Staff) and 551.087 (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 Vaquero

- Downtown Historic District: Leos Marketing, LLC - Corner of W. Donegan and S. Camp Streets, ("The Canopy")

- b. [25-344](#) Sections 551.071(2) (Consultation with Legal Counsel/Staff) and 551.072 (Deliberation regarding the Purchase and/or Value of Real Property) of the Texas Government Code regarding;
1. The purchase and/or value of real property located along W. Court Street on the SEDC 121 Project in Guadalupe County, Texas. Possible action(s) may follow in Open Session.
 2. The purchase and/or value of real property located along W. Kingsbury on the SEDC 121 and SEDC New Quest Project. Possible action(s) may follow in Open Session.

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

- a. [25-345](#) Resolution declaring a necessity for the acquisition of a 0.59 acre permanent utility easement and a 0.60 acre temporary construction easement on a tract of land out of the J.D. Clements Survey, Abstract No. 11, Guadalupe County, Texas, and being situated on a called 162.83 acre tract of land conveyed to described in deed to Caterpillar Inc. as recorded in Volume 3085, Page 627, and in Document No. 2012001608 of the Official Public Records of Guadalupe County, Texas, as well as a 0.844 acre permanent utility easement and a 1.285 acre temporary construction easement on a tract of land out of the J.D. Clements Survey No. 18, A-11, Guadalupe County, Texas across a called 120.30 acre tract conveyed to Caterpillar, Inc. recorded in Volume 2696, Page 58 of the Official Public Records of Guadalupe County, Texas 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 W. Court Street and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Connie Real, Real Estate Manager

Attachments: [Resolution SEDC 121 & SEDC New Quest](#)
[250214 SEDC PERW REVB CERT](#)
[250214 SEDC TWS REVB CERT](#)
[20240301 PUE P1_138857](#)

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 30th day of May 2025 at 4:00 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.