



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public & Virtual - Amended Meeting Agenda City Council

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Tuesday, June 17, 2025

5:30 PM

Council Chambers

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This meeting can be viewed live at:

[https://cityofseguintx.granicus.com/MediaPlayer.php?  
publish\\_id=5ab1f469-6cbd-435e-9aea-b75339472299](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=5ab1f469-6cbd-435e-9aea-b75339472299)

1. **Call to Order**
2. **Invocation - Rev. Caryn Thurman, First Presbyterian 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. **25-346** Recognition of Aaron Krause, Golf Professional, upon his retirement. - Donna Dodgen, Mayor  
**Attachments:** [Aaron Krause Retirement Certificate](#)
- b. **25-363** Pavement Condition Index Data Comparison. - John Donnelly, Public Works Director  
**Attachments:** [PCI RAS DATA Year to Year comparison May 2025](#)
- c. **25-360** Presentation on proposed short-term rental regulations and possible direction to staff. - Pamela Centeno, Director of Planning & Codes  
**Attachments:** [CC Memo STR Presentation June2025](#)

7. **Consent Agenda**

- a. [25-362](#) Minutes of the June 3, 2025 City Council Meeting.  
**Attachments:** [CC Minutes 06032025](#)
- b. [25-377](#) Check Report June 1, 2025 through June 13, 2025.  
**Attachments:** [Check Report 06012025 - 06132025](#)
- c. [25-354](#) Approval of Quarterly Investment Report for Quarter Ended March 31, 2025. - Susan Caddell, Director of Finance  
**Attachments:** [Investment Report for 033125 memo](#)  
[March 31, 2025](#)
- d. [25-366](#) Resolution approving a pre-qualified list to provide professional services to the City on an as needed basis; authorizing the negotiation and execution of contracts with said firms when services are needed; and declaring an effective date. - Ashley Bruns, Purchasing Manager  
**Attachments:** [Council Memo Professional Services List - FINAL](#)  
[Resolution](#)  
[25-366 List](#)
- e. [25-372](#) Resolution authorizing the purchase of a video management system for the West Booster Station Water Utility Project in an amount not to exceed \$50,000 and declaring an effective date. - Ashley Bruns, Purchasing Manager  
**Attachments:** [Memo](#)  
[Resolution](#)  
[Central Technologies, Inc. Quote](#)
- f. [25-370](#) Resolution authorizing the submission of a US Department of Justice, COPS Hiring grant application seeking funding for 6 new School Resource Officer positions. - Kate McCloud, Grants Administrator  
**Attachments:** [25-370 Memo - edited](#)  
[Resolution to Apply COPS](#)  
[COPS Hiring Program Commitment Letter SISD](#)
- g. [25-331](#) Ordinance on second 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](#)

- h. [ZC 13-25 CC](#) Ordinance on second 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](#)

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

- a. [25-374](#) Resolution authorizing the City Manager to enter into an Agreement with Play & Park Structures of Southern Texas regarding a BuyBoard quote in the amount of \$714,320.09 for the purchase and installation of an inclusive playground and fitness stations at Manuel C. Castilla Park; and declaring an effective date. - Jack Jones, Director of Parks and Recreation.

**Attachments:** [Memo regarding a playground project at Manuel C Castilla Park](#)  
[Resolution for new playground at Manuel C Castilla Park](#)  
[City of Seguin - Manuel Castilla Park Playscape](#)  
[City of Seguin - Manuel C. Castilla Park Playground Pricing](#)  
[Picture of the playground being replaced](#)

- b. [25-334](#) Public Hearing and Resolution for permanent closure of a portion of Williams Street between Medlin Street and Jones Avenue; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering and Capital Projects

**Attachments:** [2025-06-17 Memo Williams Street Permanent Closure](#)  
[2025-06-17 Resolution Williams Street Permanent Closure](#)

- c. [25-375](#) City Council approval to waive facility rental fees at the Seguin Events Complex related to the proposed "For the Love of BBQ" Festival that would be held February 12-14, 2026. - Jack Jones, Director of Parks and Recreation.

**Attachments:** [Memo regarding the waiver of facility rental fees at the Seguin Events Complex](#)  
[Proposal to City Council for For the Love of BBQ Festival](#)

9. **Recess the Regular City Council Meeting and convene the Seguin Public Finance Corporation meeting**

- a. [25-376](#) Resolution of the Seguin Public Facility Corporation authorizing the Lily Springs Apartments transaction, including the execution of all documents necessary to carry out the transaction; authorizing the purchase of the land for the transaction and the lease of such land for the transaction; authorizing the Corporation to serve as the General

Contractor; and other matters in connection therewith. - Steve Parker, City Manager

**Attachments:** [Council Memo 5-6-2025 \(Lily Springs\)](#)  
[Lily Springs - Approval Resolution\(10766221.3\)](#)  
[Lily Springs Presentation 12\\_3\\_24\(10558405](#)  
[Lily Springs Overview 112524](#)  
[PFC Financial Projections2](#)

**10. Adjourn the Sequin Public Finance Corporation meeting and reconvene the Regular City Council meeting**

**11. 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. [25-365](#) 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 the purchase and/or value of real property;
1. Property associated with the Link Road Project in Guadalupe County, Texas
  2. Property located along Deerslayer Driver
- Possible action may follow in Open Session.
- b. [25-250](#) Sections 551.071 (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; and (2) To deliberate the offer of a financial or other incentive to a business prospect.
- Downtown Historic District: Leos Marketing, LLC - Corner of W. Donegan and S. Camp Streets, ("The Canopy")

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

- a. [25-371](#) Resolution declaring a necessity for the acquisition of a 4.16 acre permanent utility easement and a 2.70 acre temporary construction easement on a tract of land in the E. Gortari Survey, A-23, Guadalupe County, Texas, conveyed to the Guadalupe Pecan Ranch, Inc., recorded in Volume 639, Page 840 and 844 of the Official Public Records, 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 Deerslayer Drive to increase wastewater service capacity to the area 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 No. Guadalupe Pecan Ranch\(GCWWTPFM\)](#)  
[Exhibit A](#)

### 13. **Adjournment**

#### **CERTIFICATE**

I certify that the above notice of meeting was amended and re-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 13th day of June 2025 at 3:45 p.m.

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**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.