



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual - Amended Meeting Agenda City Council

Tuesday, June 17, 2025

5:30 PM

Council Chambers

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 Seguin 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\(GCWWTPEM\)](#)
[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.

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.

CERTIFICATE OF APPRECIATION

This certificate is awarded to

AARON KRAUSE

**In grateful appreciation of 33 years of service
to the City of Seguin.**

I, STEVE PARKER, CITY MANAGER OF SEGUIN, TEXAS, AND MEMBERS OF THE SEGUIN CITY COUNCIL, WISH YOU
GOOD HEALTH AND GREAT SUCCESS IN YOUR RETIREMENT.

SEGUIN
TEXAS

It's real.

6-17-25



Steve Parker, City Manager

Date



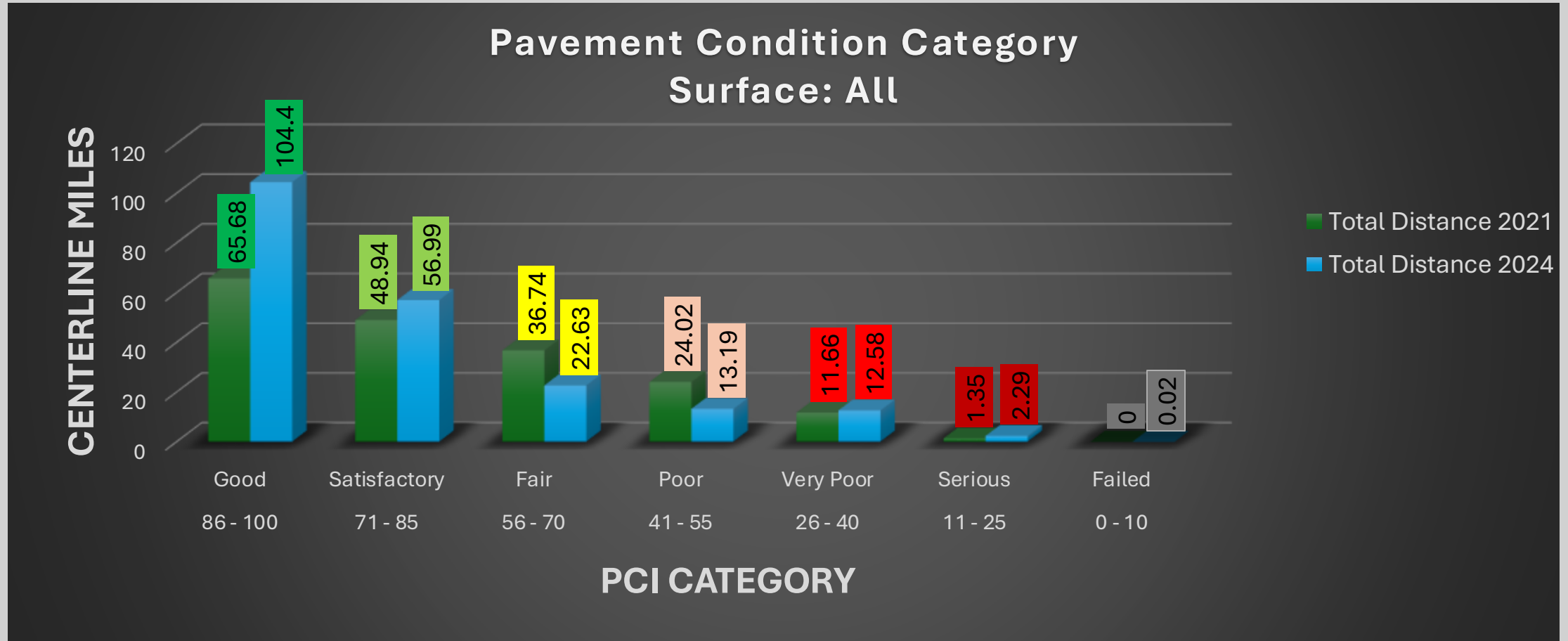
PCI Data Comparison



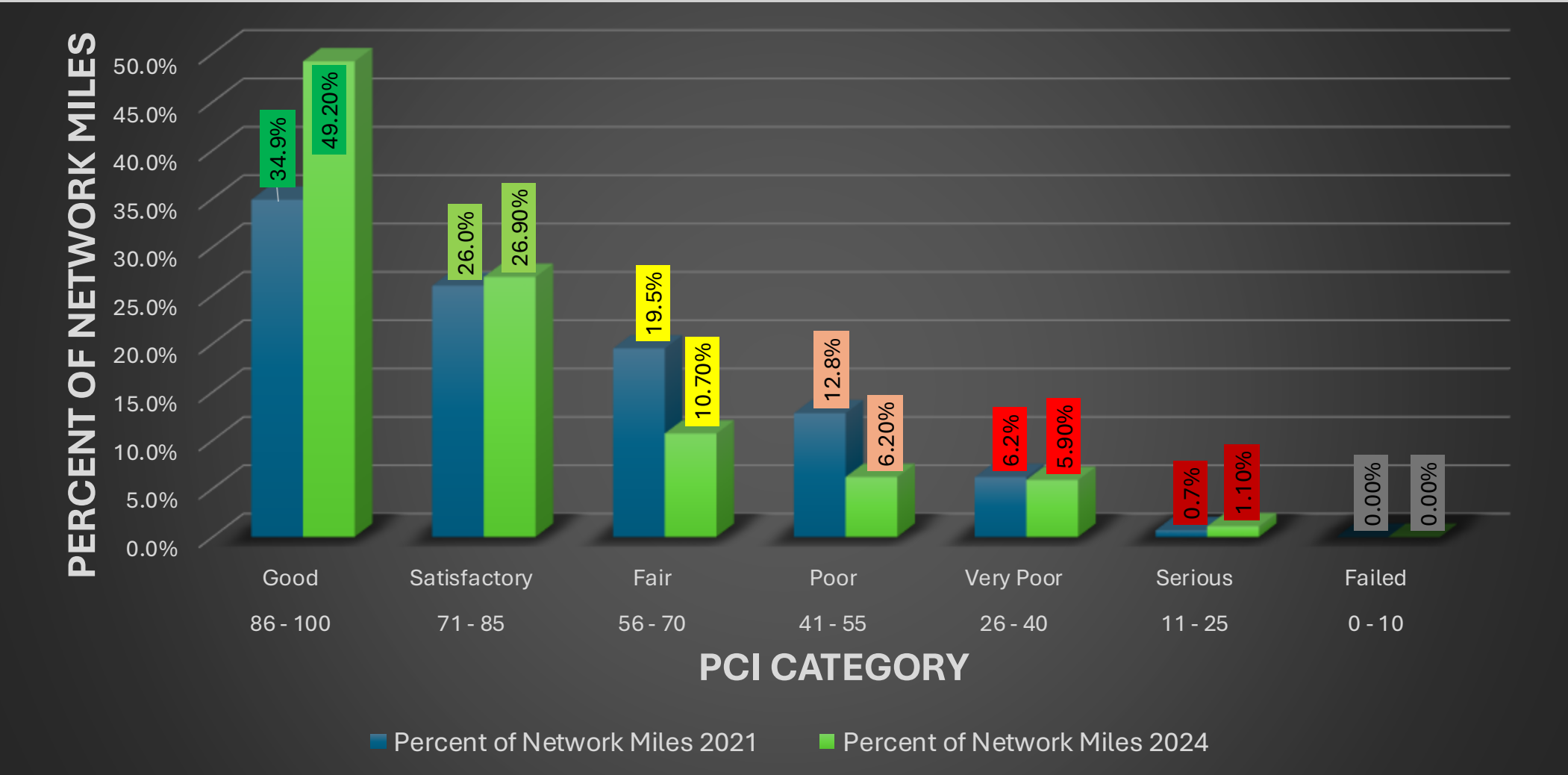
Network PCI Summary

Pavement Condition Index	Condition Description	Total Distance 2021	Total Distance 2024	Difference in Total Distance	Percent of Network Miles 2021	Percent of Network Miles 2024	Difference in Percent of Network Miles
86 - 100	Good	65.68	104.4	38.72	34.9%	49.20%	14.30%
71 - 85	Satisfactory	48.94	56.99	8.05	26.0%	26.90%	0.90%
56 - 70	Fair	36.74	22.63	-14.11	19.5%	10.70%	-8.80%
41 - 55	Poor	24.02	13.19	-10.83	12.8%	6.20%	-6.60%
26 - 40	Very Poor	11.66	12.58	0.92	6.2%	5.90%	-0.30%
11 - 25	Serious	1.35	2.29	0.94	0.7%	1.10%	0.40%
0 - 10	Failed	0	0.02	0.02	0.00%	0.00%	0.00%
		188.39	212.10	23.71	100.00%	100.00%	

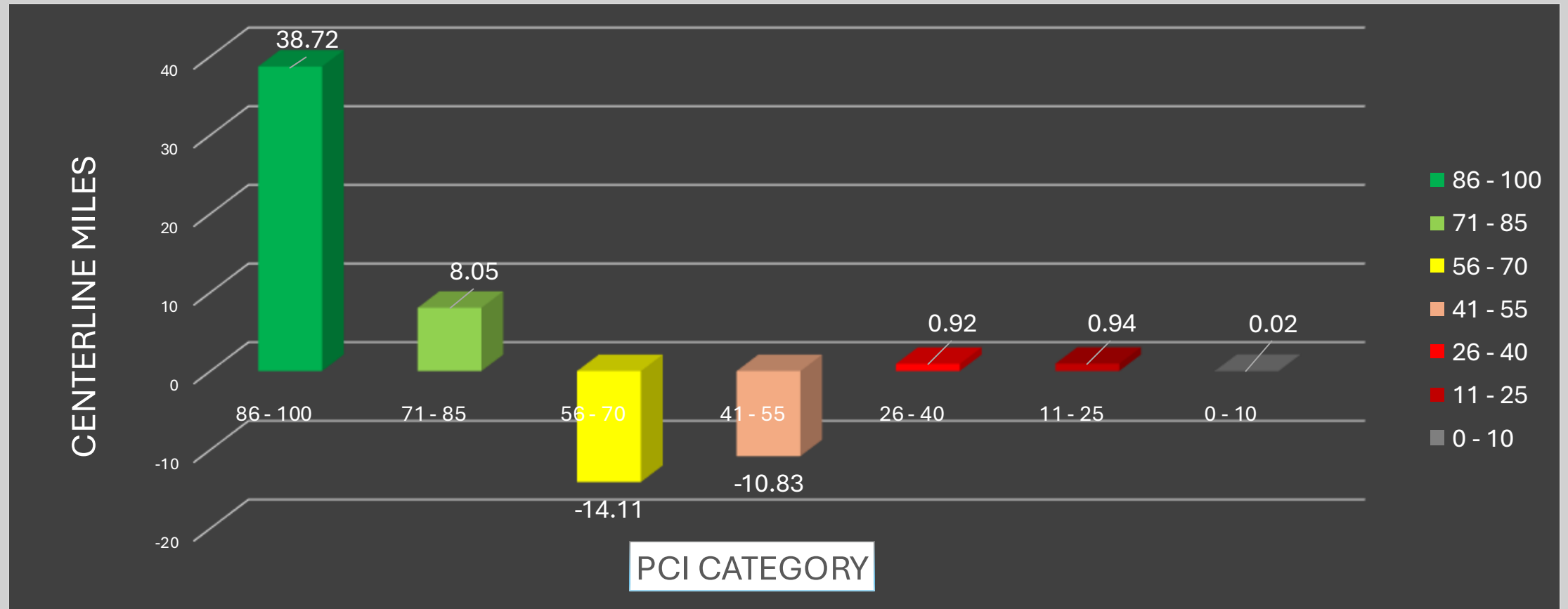
Pavement Condition Center Line Miles



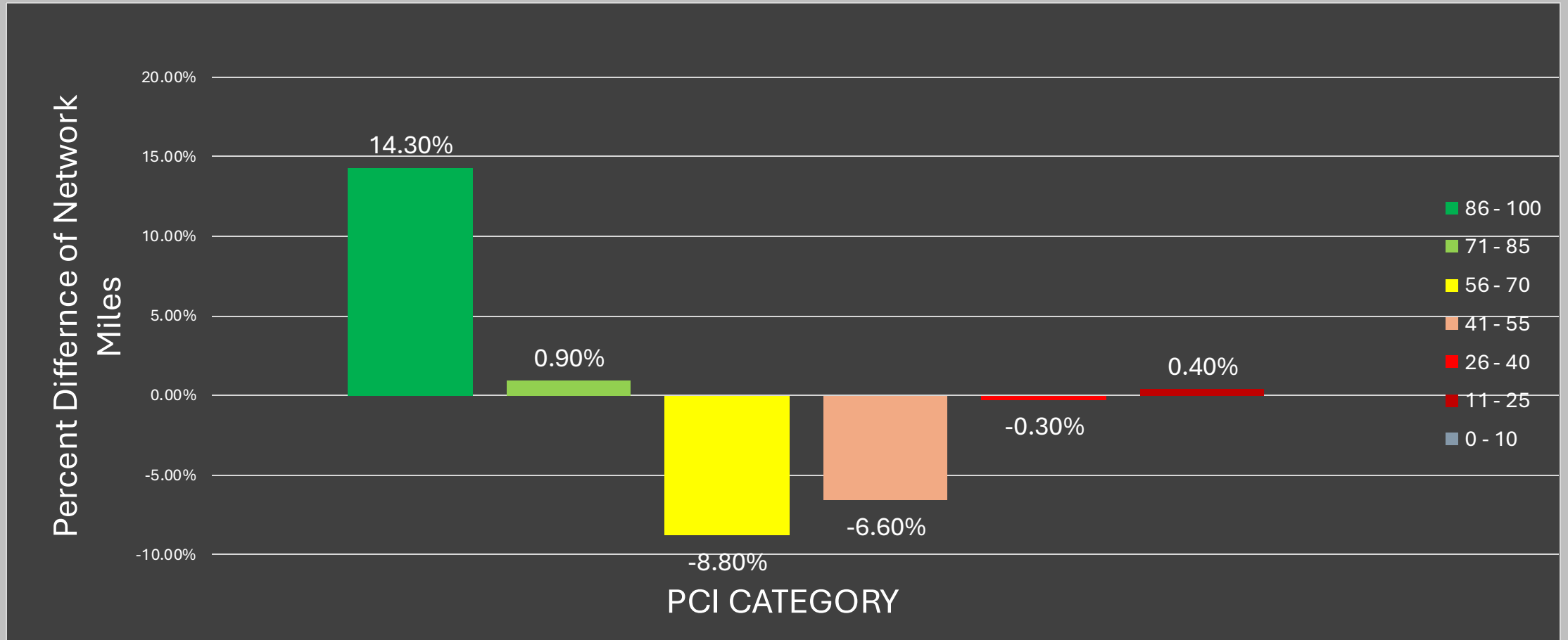
Network Miles Percent Comparison



Difference by PCI Category Total Distance from 2021 and 2024



Difference of PCI Category from years 2021 and 2024



MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **Presentation on Proposed Short-term Rental (STR) Regulations**
Date: June 11, 2025

Historical Background

In 2024, following concerns voiced by residences impacted by short-term rentals in their neighborhood, staff made a presentation to City Council about short-term rentals (STRs) in Seguin. Direction was given by City Council to create an advisory committee to discuss and propose regulations for short-term rentals. The committee was comprised of representatives from the City Council, the Planning & Zoning Commission, and city staff. The committee also included two representatives from the community: a citizen impacted by neighboring short-term rentals, and a citizen that manages numerous short-term rentals in Seguin and the surrounding areas.

The advisory committee had several meetings in 2024 to discuss and propose short-term rental regulations that would impose certain limitations on short-term rentals to ensure that the neighborhoods they operate in are not negatively impacted. The committee also proposed an annual permitting process in which the short-term rentals could be inspected and monitored for compliance with the proposed regulations. Staff will present the advisory committee's recommendations during the City Council meeting on June 17, 2025.

Action Requested

There is no formal action at this time. However, staff is requesting direction from City Council to move forward in July 2025 with a public hearing and possible adoption of a draft ordinance that would create regulations and an annual permitting process for short-term rentals operated within the city limits.

Recommendation

Staff is recommending that a public hearing be held on July 1, 2025 to receive citizen input for the proposed ordinance. Staff is also recommending that the regulations and permitting process as proposed by the rental advisory committee be considered for possible adoption on first reading at the City Council meeting on July 1, 2025.

Attachments

N/A



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, June 3, 2025

5:30 PM

City Council

1. Call to Order

Mayor Dodgen called the meeting to order at 5:30 P.M.

2. Invocation - Pastor Chris Larson, New Life Fellowship

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Excused: 1 - Councilmember John Carlsson

Present: 7 - Councilmember Joe Rea, Councilmember David Eveld, Councilmember Jim Lievens, Councilmember Paul Gaytan, Councilmember Monica N. Carter, Councilmember Bill Keller, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents:

Library Director Silvia Christy and Assistant Library Director Hannah Farmer invited everyone to participate in the 2025 Summer Reading Program. The theme this year is Color Our World. They challenged the community to beat the registration record from last year of 1,611 participants. Their goal is to have 2,000 participants this summer. The opening party for the Summer Reading Program is this Saturday from 10am - 12pm. She said that all events and prizes are provided by the Friends of the Library, City of Seguin, and with funds from the Dollar General grant that was awarded to them. Ms. Farmer thanked local businesses, like Marcos Pizza and Sonic, for also donating prizes. She said that research has shown the importance of reading while kids are on summer break and that it actually helps to increase their math scores. She said that the library's job is to make it fun for them to read and it is the community's job to model reading behavior so they want adults to participate as well. She said that there are weekly events, like Austin Reptile, Master Jugglers, teen programs, interactive movies and even adult programs, like an escape room and comedy night. She announced that the last day to sign up for the Summer Reading Program is August 7th.

Julian Leal, 849 Prexy Dr., stated that it was important for an officer to step in and show his intelligence during an encounter that involves using a police dog so that the police dog does not get hurt. Also, he stated that whomever is building on San Antonio Ave, near Creekside, are not building carefully as they are using weights to hold down signs and it is breaking down the street.

City Manager Steve Parker announced that he has selected Blaire Friar as the new CVB and Main Street Director and the entire staff was excited to see this happen. Blair has been with the City since February of 2020 and has been a rockstar performer since. Blaire holds a Master of Science in International Sustainable Tourism and a Bachelor of Science in Hospitality Management, both from the University of North Texas. She has also completed industry accreditations such as the Certified Tourism Executive (CTE) and Texas Destination Marketer (TDM) programs through the Texas Travel Alliance and the Texas Association of Convention & Visitor Bureaus (TACVB) respectively. In 2020, Blaire was named the Rising Star by the Texas Travel Alliance, and in 2022 she received the Texas Trailblazer Award from the Texas Association of Convention & Visitor Bureaus. Most recently Blaire has served on the Board of Directors for the Seguin Chamber of Commerce and the Texas Travel Alliance. In 2024, she was appointed to serve as the Treasurer for the Board of Directors for the Texas Association of Convention & Visitor Bureaus. She is a self-proclaimed sustainability enthusiast, well versed in the topics of sustainable tourism and destination development and looks forward to helping Seguin and the downtown district grow in the years to come. Mr. Parker said that he is so excited to see where she will take this downtown when compared to the excellent trajectory that we are already on.

Director of CVB and Main Street Blair Friar jokingly apologized for all the acronyms that Mr. Parker had to read and invited everyone to attend the Summer Concert Series. The concert series continues kicks off with Kerr Creek Band on June 8th, then is followed with Karess on June 15th and an unplugged acoustic performance by Bobby Pulido. The final concert on June 29 will feature the San Antonio Symphonic Band playing a variety of patriotic, classical, and big band music. The concerts are held at Central Park on Sundays at 7:00 p.m. Different food vendors will be rotating for each concert, so the menu will change each week.

Councilmember Keller saluted his wife, Kitty Keller, for their 50th wedding anniversary coming up this Saturday. He said they were very young and had no money when they were first married and that life has blessed them with many things, but the best thing they have been blessed with is each other.

Councilmember Biesenbach announced that the Rivermonsters start their season today and invited everyone to attend one of their home games as it is always a good time.

Mayor Donna Dodgen agreed and said that she attended the Rivermonster's meet and greet event and it was wonderful and she announced that the Rivermonsters have cheerleaders this year. Mayor Dodgen read a proclamation proclaiming May 4-10, 2025 as "Professional Municipal Clerks Week" in Seguin and thanked City Secretary Kristin Mueller and Deputy City Secretary Kim Allison for the work they do. Additionally, she informed that Workforce Solutions Alamo is hosting their job fair on Wednesday, June 4th from 9:00 a.m. to noon at the Seguin Public Library. Additionally, the Alamo Area Metropolitan Planning Organization and Texas Department of Transportation (San Antonio) will present updates on key projects along US 90, I-35, I-10, and Loop 1604 on Thursday, June 5th at 5:30 p.m. at the Seguin Public Library. Lastly, Mayor Dodgen wished Public Works Director John Donnelly an early Happy Birthday and announced that this is the last one that he will spend as a City employee as he is retiring.

6. Presentation

- a. [25-335](#) City of Seguin Financial Reports for the Six Months Ended March 31,

2025. - Susan Caddell, Director of Finance

Finance Director Susan Caddell presented the Seguin Financial Reports for the Six Months Ended March 31, 2025. She informed that March is 50% through the budget year and that Revenues are 70% of budget and Expenditures are 52% of budget. It is budgeted to use \$6,229,047 of fund balance and all departments are under budget. For the General Fund Revenues have increased by 7.7% and Expenditures have increased by 15.9%. Property Tax revenue is up by \$1,577,886 or 8.1%, Building Permits revenue increased by \$409,521 or 32.1%, and Sales Tax revenue is up by \$380,332 or 5.6% over prior year. As for expenditures over prior year, the Police Department increased by \$453,747 and Fire/EMS increased by \$448,701, largely due to the increase in salaries and benefits. Mrs. Caddell informed that the Utility Fund Revenues are at 50.7% of budget and Expenditures are 48% of budget. It is budgeted to use \$7,122,058 of fund balance, and all Departments are under budget. The report on Other Funds did not include the Golf Fund due to the course being closed this year. Lastly, she reported that the Sales Tax Revenue for Seguin is up 5.64% over prior year.

7. Consent Agenda

A motion was made by Councilmember Jason Biesenbach, seconded by Councilmember Bill Keller, that the following items be approved on the Consent Agenda. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

- a. [25-342](#) Minutes of the May 20, 2025 City Council Meeting.
These Minutes were approved.
- b. [25-348](#) Check Report May 17, 2025 through May 30, 2025.
This Check Report was acknowledged.
- 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.
This Action Item was approved.
- 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

This Action Item was approved.

- 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

This Ordinance was adopted.

Enactment No: 25-031

- 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.

This Ordinance was adopted.

Enactment No: 25-032

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

Councilmember Jim Lievens announced that he is abstaining from voting on this item as he is on the Board of Directors for the Appraisal District. He introduced Chief Appraiser Peter Snaddon, who he said was very well respected by the board and staff and who is very analytical and data driven in nature. He said that to deal with the explosive growth in population, the Guadalupe County Appraisal District must maintain and grow its quality staff and start to look for ways to best expand physical resources to better serve the public. While two other options were presented, the board felt they did not meet the long-term needs. The option that Mr. Snaddon will present next was approved by the Board of Directors by 6-1 vote. This would need to be approved by 3/4 of the 28 taxing entities in Guadalupe County.

Peter Snaddon, Chief Appraiser with Guadalupe County Appraisal District said they began to realize they were running out of space in April 2024. He said that his office handles over 20,000 appeals each year and with the population of Guadalupe County nearing 200,000 that is anticipated to continue to increase. He explained that their lobby during appeal season is very clustered and that their small parking and ingress/egress on HWY-123 makes it difficult to get out. The workstations are crowded, restrooms are inadequate, and the IT workstation, mailroom, and breakroom are all undersized. They have converted closets to office spaces and lost the public resource room because they had to convert it into their second panel room, but they really need three or four panel rooms. He said that the population of Guadalupe County is projected to be 300,000 by 2045.

Mr. Snaddon said that purchasing 216 E. College Street, the old Mary B Erskine School, was the best option to help meet the Appraisal District's current and future needs. He showed the conceptual designs for how they would utilize the building. He said that the purchase and remodel would result in a 16.3% increase in annual taxing unit funding. The projections for City of Seguin was \$56k annually. And that the sale of the current facility, dedication of unspent funds and dedication of earned interest could all be used as cost mitigations for tax payers.

Mayor Donna Dodgen reminded that this location was added to the Tax Increment Reinvestment Zone (TIRZ) but if it became a County facility, it would be taken off the tax roll. She asked if the County would be interested in partnering with the City to help alleviate some of the loss of that, which could be up to \$1M and Mr. Snaddon answered that he believes that they would be open to that. Mayor Dodgen asked about keeping the facade and Mr. Snaddon answered they were not making any changes to the outside of the building other than cleaning it up. She asked about the rest of the use of the four acre property and if it could be something that the community could use and benefit from also. Mr. Snaddon said he would like to see a walking trail and bench amenities but also offered that the school has a gymnasium and a kitchen that could be rented out or utilized by the taxing units. Mayor Dodgen said there are places that are looking for an incubator space to start a small business and doing something like that would help to offset the loss of TIRZ revenue.

Councilmember Biesenbach said he was concerned about the tax implication for losing what it could become. And said that it would be good if the County is willing to partner and help out in other ways.

Councilmember Gaytan stated that he thought it was a fantastic idea. He said the facility operated as a school for many years and is on an iconic street in Seguin. He said that having the building remain a public use is good for the neighborhood and would not cause significant disruption.

Councilmember Eveld agreed on this being a great use for the building and commented that he was surprised to hear that the gym was in good shape. Mr. Snaddon said yes, but it doesn't have its own restroom facilities before it can be rented out.

Mr. Snaddon thanked Mr. Parker and Real Estate Manager Connie Real for their help during the negotiations.

Councilmember Keller asked if there has been any public input on the purchase of the facility and Mr. Snaddon replied that had not been, but discussions on social media and that the Tax Code requires a 3/4 approval for this resolution to pass, so 21 of 28 entities.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Gaytan, that this Resolution be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Rea, Councilmember Eveld, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Abstain: 1 - Councilmember Lievens

Enactment No: 2025R-122

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

Councilmember Biesenbach stepped away from the dais at 6:28 P.M.

Director of Planning & Codes Pamela Centeno informed the City received a voluntary annexation petition requesting annexation of 116.62 acres of land located on the west side of FM 467, just south of Arroyo Ranch Subdivision. The property consists of 9 tracts of land. The developer has planned the properties within a proposed single-family residential subdivision. She stated that it is the same developer as Arroyo Ranch and that there are some existing substreets that will make connections into this area. If the properties are annexed into the City limits, City staff is prepared to present the zone change request for R-2 zoning at the next Planning and Zoning Commission meeting.

Councilmember Biesenbach returned to the dais at 6:31 P.M.

Councilmember Gaytan stepped away from the dais 6:31 P.M.

Mayor Dodgen opened the Public Hearing at 6:31 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:31 P.M.

Lievens asked if only the annexation was being considered tonight and Mrs. Centeno confirmed.

A motion was made by Councilmember Lievens, seconded by Councilmember Eveld, that this Ordinance be approved on first reading. The motion carried by the following vote:

Excused: 2 - Councilmember Carlsson, and Councilmember Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

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

Councilmember Gaytan returned to the dais at 6:33 P.M.

Councilmember Lievens stepped away from the dais at 6:33 P.M.

Director of Planning and Codes Pamela Centeno informed that the City received a zoning change request for a portion of the property located at 822 N. Austin Street. The majority of the property is zoned R-1, consistent with the existing home on the property. A small portion of the property is zoned Commercial. The current lot configuration includes portions of the lots to the west that were acquired after the initial property. She informed that staff verified that the small western portion of the property that is zoned Commercial remained unfenced until recently. It appears that the zoning followed the original lot lines and the original fence. The property owner has recently fenced the entirety of the tract that he owns for residential use and has requested a zoning change to R-1 to bring the entire property into a singular zoning designation in order to build an accessory structure. The Planning and Zoning Commission voted 6-0-0 to recommend approval of the zoning change request to SingleFamily Residential (R-1).

Councilmember Lievens returned to the dais at 6:35 P.M.

Mayor Dodgen opened the Public Hearing at 6:35 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:35 P.M.

A motion was made by Councilmember Gaytan, seconded by Councilmember Rea, that this Zoning Ordinance be . The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

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

Director of Engineering and Capital Projects Melissa Reynolds informed that staff received a request for an all-way stop at the intersection of Pronghorn Trail and Desert Willow due to safety concerns related to observation of near-miss crashes and pedestrian traffic. The speed limit on both streets is 30 mph. Neither street is identified on the Master Thoroughfare Plan, but function as a collector street. An engineering review was conducted in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal. Additionally, an intersection of two residential neighborhood collector streets of similar design and operating characteristics warrants multi-way stop control to improve traffic operational characteristics of the intersection. Pronghorn Trail and Desert Willow meet Section 2B.07.05.D of the TMUTCD for establishing a multi-way stop. No traffic count data was collected for this intersection. Mrs. Reynolds stated that staff

recommends that an all-way stop be installed at the intersection of Pronghorn Trail and Desert Willow.

Mayor Dodgen opened the Public Hearing at 6:37 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:37 P.M.

A motion was made by Councilmember Keller, seconded by Councilmember Rea, that this Ordinance be approved on first reading to the City Council, due back on 6/17/2025. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

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

Director of Engineering and Capital Projects Melissa Reynolds informed that staff received a request for an all-way stop at the intersection of Peach Street and Palm Street due to safety concerns related to speeding on Peach Street. The intersection has four approaches and is currently controlled by stop signs on Palm Street. The speed limit on Peach Street and Palm Street is 30 mph. Neither street is identified on the Master Thoroughfare Plan (MTP). However, both streets directly connect to roadways classified as collectors on the MTP (King Street and College Street). An engineering review was conducted in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal. However, Peach Street and Palm Street do not meet the minimum vehicular volume required per Section 2B.07 of the TMUTCD. The intersection crash history was reviewed by staff, of which no crashes were reported since 2021. Mrs. Reynolds stated that staff does not recommend that an all-way stop be installed at the intersection, as installing traffic control when it is not warranted may lead to non-compliance, furthering any safety concerns at the intersection. Additionally, the TMUTCD states that stop signs should not be used for speed control.

Mayor Dodgen opened the Public Hearing at 5:40 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 5:40 P.M.

Councilmember Biesenbach said it would be difficult to drive fast on Palm Street and the stop signs on College being on every other street is consistent with what we have been doing.

Councilmember Biesenbach made a motion, seconded by Councilmember

Leivens, to accept staff's recommendation and not approve the request for an all-way stop at the corners of Peach Street and Palm Street. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

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

Director of Economic Development Josh Schneuker explained that Central Texas Technology Center 9CTTC) is a higher education facility located on the grounds of the New Braunfels National Airport. The facility opened in 20024 and expanded in 2016 and is a great example of a long-standing partnership between the communities of Seguin and New Braunfels to address regional workforce development needs. The CTTC Advisory Board was created in 2004 and established by both city councils to assist in the administration of CTTC and its programs and consists of ten members - five appointed by New Braunfels City Council and five appointed by Seguin City Council. The Board's original bylaws were adopted in 2004 and amended in 2009 and 2023. Since 2023, the CTTC Advisory Board has recognized that their role has evolved to supporting workforce development beyond the walls of the CTTC facility and across the region. Board members expressed concern that a focus limited to the operations of the CTTC facility did not fully align with their goals. To address this concern, the Board held a stretegic planning session. Following the session, the Board vote to unanimously approve a series of recommendations, including bylaw amendments and a name change to better reflect its revised role and purpose. The CTTC Advisory Board voted for their name to be changed to Regional Workforce Education Alliance (RWEA), their new Mission Statement - "To be a strategic group for clear communication, aligned efforts, collaboration, and targeted support for workforce education.", and their new Vision Statement - "To capitalize on opportunities that support industry and lead to an increased quality of life and positive generational change." They also voted to revise their bylaws to reflect changes in board membership structure, ex-officio classifications, terms and attendance policies, officer roles and and responsibilities. Mr. Schneuker reported that the City of New Braunfels approved these changes at its May 12, 2025 City Council meeting.

A motion was made by Councilmember Eveld, seconded by Councilmember Carter, that this Resolution be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-123

- 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

Director of Economic Development Josh Schneuker reminded that the SEDC and Yukon agreement dates back to April 2022. Yukon develops cold storage warehouse facilities and plans to develop one in Seguin. Per the terms of the Performance Agreement, the facility would be at least 150,000 square feet with a minimum capital investment of \$30,000,000. SEDC committed to providing Yukon with a performance-based cash grant structured to be distributed in three installments, contingent on meeting specific milestones. SEDC has paid out one of the three planned installments. After amending the original agreement to extend construction deadlines twice, SEDC determined that Yukon's failure to commence construction by the new December 31, 2024 deadline constituted a default under the amended Performance Agreement. Both parties authorized termination of the Agreement and the recapture of the initial grant payment of \$83,333.33. Since then, both parties have been engaged in negotiations and have reached a mutually agreeable solution. In lieu of repaying the \$83,333.33 grant, Yukon will cause its affiliate, BGO-Yukon Seguin LLC, to grant and deliver to the SEDC, who will transfer those rights to the City of Seguin, a Temporary Construction Easement. The easement will support the Lawson Street Reconstruction Project. In return, the SEDC will waive its right to recapture the previously disbursed grant to Yukon. Mr. Schneuker stated that the value of the easement is near equal to amount that would have been recaptured.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Rea, that this Resolution be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-124

- 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

Director of Economic Development Josh Schneuker reminded that City Council approved their first agreement with Aceroteca Metals, LLC in August 2023. Aceroteca committed to making a capital investment of at least \$5,000,000 for the construction of a new 59,000 square foot facility and the creation of at least 20 new full-time jobs with a total minimum annual payroll of \$1.2M. In exchange for meeting these performance agreements, the SEDC agreed to provide Aceroteca with a five-year, 0% interest loan of \$200,000, to be paid back in monthly installments. Additionally, 2.5% of the loan amount was authorized by the SEDC to be forgiven upon successful completion of the facility and an additional \$15,000 would be forgiven if they were able to meet the job creation and annual payroll thresholds identified on or before December 31, 2024. Over the course of the facility's development, Aceroteca has experienced major staffing changes, as is common for international companies who are new to a region and

building an operations team. When SEDC staff reached out to Aceroteca in early 2025 to request a completed annual incentive compliance record, they were informed by the new Seguin division CEO that the company had been experiencing significant delays with getting their machinery up and running and had been unable to hire the intended number of employees by the deadline outlined in their performance agreement and requested a one-year extension to meet the deadline for the employment and payroll obligations. This request was presented to the SEDC Board of Directors as the first amendment to this agreement and the SEDC approved the request.

A motion was made by Councilmember Keller, seconded by Councilmember Rea, that this Resolution be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Evelt, Councilmember Lievens, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-125

i. [25-322](#)

Resolution approving an amendment to the Fiscal Year 2024-2025 Seguin Economic Development Corporation Budget. - Josh Schneuker, Director of Economic Development

Director of Economic Development Josh Schneuker stated that staff has requested a budget amendment to the SEDC Budget for Fiscal Year 2024-2025. The proposed amendment includes a transfer of \$7.3M from the SEDC Operating Fund for the purchase of land related to the TSTC Future Campus Project. Additionally, a transfer of \$19,500 to the NewQuest Water Main Project to cover additional costs associated with the project. The SEDC approved the requested budget amendment at their May 15, 2025 meeting.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Evelt, that this Resolution be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Evelt, Councilmember Lievens, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-126

9. **Closed Session**

Mayor Dodgen convened into Closed Session at 6:56 P.M.

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**

Mayor Dodgen reconvened into Open Session at 7:45 P.M.

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

A motion was made by Councilmember Lievens, seconded by Councilmember Gaytan, that this Resolution be approved. The motion carried by the following

vote:**Excused:** 1 - Councilmember Carlsson**Presiding:** 1 - Mayor Dodgen**Aye:** 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-127

25-361

Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Chan & Kim Properties, related to the acquisition of approximately 0.25 acres of permanent utility easement, and 0.25 acres as a temporary construction easement, for the SEDC 121 Project, as presented in Closed Session.

A motion was made by Councilmember Lievens, seconded by Councilmember Rea, that this Action Item be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson**Presiding:** 1 - Mayor Dodgen**Aye:** 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach**11. Adjournment**

Mayor Dodgen adjourned the meeting at 7:49 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary



CITY OF SEGUIN

It's real.

Check Report

By Check Number

Date Range: 06/01/2025 - 06/13/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: 1F-COS Pooled Cash						
00-5069	4IMPRINT INC	06/10/2025	EFT	0.00	463.12	22022
00-5938	ACCURATE UTILITY SUPPLY LLC	06/10/2025	EFT	0.00	3,000.00	22023
00-5341	AJR MEDIA GROUP	06/10/2025	EFT	0.00	4,476.00	22024
00-3090	ALAMO GROUP (TX) INC	06/10/2025	EFT	0.00	444.42	22025
00-2198	AMCS GROUP INC	06/10/2025	EFT	0.00	520.39	22026
00-2767	AMERICAN LUBE SUPPLY	06/10/2025	EFT	0.00	469.80	22027
00-6220	AMERICAN NATIONAL LEASING COMPANY	06/10/2025	EFT	0.00	348,430.00	22028
00-2305	AMIGOS LIBRARY SERVICES	06/10/2025	EFT	0.00	2,950.00	22029
00-6	ANGEL PEST CONTROL, INC.	06/10/2025	EFT	0.00	1,589.98	22030
00-5295	ANIXTER INC	06/10/2025	EFT	0.00	12,512.90	22032
00-5413	ARBER INC.	06/10/2025	EFT	0.00	495.00	22033
00-4827	ASSOCIATED CONSTRUCTION PARTNERS LTD	06/10/2025	EFT	0.00	1,076,350.00	22034
00-3920	AUSTIN ARMATURE WORKS, LP	06/10/2025	EFT	0.00	18,377.28	22035
00-4716	BAD ELF, LLC	06/10/2025	EFT	0.00	8,089.89	22036
00-3973	BASELINE CORPORATION	06/10/2025	EFT	0.00	5,850.00	22037
00-383	BD HOLT CO	06/10/2025	EFT	0.00	4,770.86	22038
00-242	BECKER'S FEED & FERTILIZER, INC	06/10/2025	EFT	0.00	603.00	22039
00-4031	BEN E KEITH COMPANY	06/10/2025	EFT	0.00	4,537.48	22040
00-892	BOUND TREE MEDICAL, LLC	06/10/2025	EFT	0.00	9,324.49	22041
00-4318	BRADY INDUSTRIES OF TEXAS, LLC A BRADYPLU	06/10/2025	EFT	0.00	671.62	22042
00-5580	BRENNTAG SOUTHWEST INC	06/10/2025	EFT	0.00	10,400.00	22043
00-3031	C3 ENVIRONMENTAL SPECIALTIES LP	06/10/2025	EFT	0.00	19,878.00	22044
00-4705	CARACHEO, GASPER	06/10/2025	EFT	0.00	61,750.00	22045
00-906	CARTER'S TIRE CENTER	06/10/2025	EFT	0.00	363.32	22046
00-27	CARTER'S TIRE CENTER INC	06/10/2025	EFT	0.00	549.68	22047
00-1053	CDW GOVERNMENT LLC	06/10/2025	EFT	0.00	52,106.56	22048
00-2003	CENTERLINE SUPPLY LTD	06/10/2025	EFT	0.00	339.40	22049
00-4696	COMPLIANCE ASSOCIATES LP	06/10/2025	EFT	0.00	2,376.00	22050
00-4494	CORE & MAIN	06/10/2025	EFT	0.00	610.00	22051
00-4721	CRAWFORD ELECTRIC SUPPLY INC	06/10/2025	EFT	0.00	206.00	22052
00-3445	D H PACE CO INC	06/10/2025	EFT	0.00	2,143.75	22053
00-2404	DATA PROJECTIONS INC	06/10/2025	EFT	0.00	26,740.88	22054
00-3463	Dr. Tania Glenn & Associates PA	06/10/2025	EFT	0.00	1,260.00	22055
00-5084	DRAGONFLY APPAREL & BRANDING LLC	06/10/2025	EFT	0.00	757.40	22056
00-4878	DURST, RODNEY D SR.	06/10/2025	EFT	0.00	1,162.39	22057
00-4436	DYNASTY ENTERPRISES, LLC	06/10/2025	EFT	0.00	125.00	22058
00-3497	EDUCATION SERVICE CENTER, REGION 20	06/10/2025	EFT	0.00	170.00	22059
00-3687	ELLIOTT ELECTRIC SUPPLY INC	06/10/2025	EFT	0.00	679.00	22060
00-6192	ENVISIONWARE INC.	06/10/2025	EFT	0.00	6,938.57	22061
00-4079	EVERBRIDGE INC	06/10/2025	EFT	0.00	3,500.00	22062
00-57	EWALD KUBOTA, INC	06/10/2025	EFT	0.00	3,451.52	22063
00-3975	FERGUSON US HOLDINGS, INC	06/10/2025	EFT	0.00	976.84	22064
00-4757	FOUX, MICHAEL	06/10/2025	EFT	0.00	745.00	22065
00-351	FREESE & NICHOLS, INC.	06/10/2025	EFT	0.00	142,205.54	22066
00-4420	FUTURA SYSTEMS, INC.	06/10/2025	EFT	0.00	700.00	22067
00-476	G A POWERS CO LLC	06/10/2025	EFT	0.00	3,887.42	22068
00-3086	GATEWAY PRINTING & OFFICE SUPPLY INC	06/10/2025	EFT	0.00	7.97	22069
00-4398	GRAPHICAL NETWORKS LLC	06/10/2025	EFT	0.00	1,607.00	22070
00-361	GRAYBAR ELECTRIC CO INC	06/10/2025	EFT	0.00	158.20	22071
00-4774	GRIFFITH FORD SEGUIN, LLC	06/10/2025	EFT	0.00	572.20	22072
00-4743	GRISWOLD INDUSTRIES	06/10/2025	EFT	0.00	8,257.00	22073
00-4278 Rx	GUADALUPE COUNTY HOSPITAL BOARD	06/10/2025	EFT	0.00	3,259.66	22074
00-5598	GUADALUPE FAMILY HEALTH PA	06/10/2025	EFT	0.00	360.00	22075
00-6128	GUADALUPE PRINTING & SOLUTIONS LLC	06/10/2025	EFT	0.00	165.50	22076

Check Report

Date Range: 06/01/2025 - 06/13/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00-375	HACH COMPANY	06/10/2025	EFT	0.00	2,747.70	22077
00-2957	HANDY MANDY CUSTOM EMBROIDERY	06/10/2025	EFT	0.00	82.00	22078
00-3527	HARRELL'S LLC	06/10/2025	EFT	0.00	5,792.20	22079
00-4761	HERNANDEZ, CARLOS	06/10/2025	EFT	0.00	4,180.00	22080
00-3640	IMPACT PROMOTIONAL SERVICES LLC	06/10/2025	EFT	0.00	1,223.97	22081
00-4456	IMPERIAL BAG & PAPER CO, LLC	06/10/2025	EFT	0.00	351.56	22082
00-790	INDUSTRIAL DISPOSAL SUPPLY COMPANY	06/10/2025	EFT	0.00	37.74	22083
00-2256	INFOSEND INC	06/10/2025	EFT	0.00	267.85	22084
00-1389	INGRAM LIBRARY SERVICES, INC	06/10/2025	EFT	0.00	2,042.24	22085
00-5228	J & C WELDING SUPPLY	06/10/2025	EFT	0.00	59.85	22086
00-4572	JEC CONCRETE & LANDSCAPE, LLC	06/10/2025	EFT	0.00	2,678.00	22087
00-3807	K FRIESE & ASSOCIATES INC	06/10/2025	EFT	0.00	6,578.52	22088
00-788	KBS ELECTRICAL DISTRIBUTORS, INC.	06/10/2025	EFT	0.00	11,911.20	22089
00-4768	KONG, DANXIA	06/10/2025	EFT	0.00	585.00	22090
00-3194	KRIEWALDT, MICHAEL	06/10/2025	EFT	0.00	10,500.00	22091
00-3797	LIBERTY FLAGS	06/10/2025	EFT	0.00	660.70	22092
00-5664	LOU'S GLOVES INC.	06/10/2025	EFT	0.00	785.00	22093
00-2681	M & S ENGINEERING LLC	06/10/2025	EFT	0.00	9,720.00	22094
00-2776	MCE TECHNOLOGY	06/10/2025	EFT	0.00	1,895.00	22095
00-4872	MCGINNIS LOCHRIDGE, LLP	06/10/2025	EFT	0.00	200.50	22096
00-4375	MEALER, BOBBY G.	06/10/2025	EFT	0.00	2,000.00	22097
00-5428	MERCHANT JOB TRAINING & SAFETY INC	06/10/2025	EFT	0.00	550.00	22098
00-4051	MILLER, BRANDY P, PHD, PC	06/10/2025	EFT	0.00	300.00	22099
00-4158	MORSCO SUPPLY, LLC	06/10/2025	EFT	0.00	11.07	22100
00-4769	O'BRYANT, JONATHAN MICHAEL	06/10/2025	EFT	0.00	660.00	22101
00-3794	ODP BUSINESS SOLUTIONS, LLC	06/10/2025	EFT	0.00	2,276.80	22102
00-4273	ON DUTY HEALTH - TEXAS, PLLC	06/10/2025	EFT	0.00	38,016.00	22103
00-5636	ONLINE INFORMATION SERVICES INC	06/10/2025	EFT	0.00	1,609.26	22104
00-81	O'REILLY AUTO PARTS	06/10/2025	EFT	0.00	4,955.38	22105
00-2974	PAPE-DAWNSON CONSULTING ENGINEERS, LLC	06/10/2025	EFT	0.00	84,939.32	22107
00-4472	PHOENIX I RESTORATION AND CONSTRUCTION,	06/10/2025	EFT	0.00	13,425.90	22108
00-5610	PHYSICAL THERAPY & REHAB CONCEPTS PC	06/10/2025	EFT	0.00	1,500.00	22109
00-1298	PROFESSIONAL TURF PRODUCTS LP	06/10/2025	EFT	0.00	47,372.78	22110
00-4247	PVS DX INC	06/10/2025	EFT	0.00	4,002.00	22111
00-4585	QUIDDITY ENGINEERING, LLC	06/10/2025	EFT	0.00	18,215.95	22112
00-98	R D OFFUTT CO	06/10/2025	EFT	0.00	1,005.15	22113
00-4579	RANCH AND HOME SUPPLY, LLC	06/10/2025	EFT	0.00	1,559.40	22114
00-4781	RAPID FIRE SAFTEY & SECURITY	06/10/2025	EFT	0.00	1,875.22	22115
00-4785	REVENUE OPTIMIZATION SOLUTIONS, LLC	06/10/2025	EFT	0.00	6,000.00	22116
00-3508	ROADWAY ASSET SERVICES LLC	06/10/2025	EFT	0.00	24,401.00	22117
00-5929	SAN ANTONIO BELTING & PULLEY CO., INC.	06/10/2025	EFT	0.00	335.64	22118
00-5527	SEGUIN ART LEAGUE	06/10/2025	EFT	0.00	5,988.61	22119
00-2500	ServiceWear Apparel Inc	06/10/2025	EFT	0.00	1,759.33	22120
00-5438	SIDDONS MARTIN EMERGENCY GROUP LLC	06/10/2025	EFT	0.00	15,309.12	22121
00-6140	SKYBLUE UTILITIES INC	06/10/2025	EFT	0.00	500,263.75	22122
00-3726	SOUTHERN TIRE MART LLC	06/10/2025	EFT	0.00	2,014.04	22123
00-4364	STUART C IRBY CO.	06/10/2025	EFT	0.00	66.75	22124
00-4138	TBA SAN ANTONIO LLC	06/10/2025	EFT	0.00	7,573.00	22125
00-591	TEATRO DE ARTES DE JUAN SEGUIN	06/10/2025	EFT	0.00	1,000.00	22126
00-4017	TECH LOGIC CORPORATION	06/10/2025	EFT	0.00	924.66	22127
00-594	TECHLINE, INC	06/10/2025	EFT	0.00	70,074.24	22128
00-3319	TELLUS EQUIPMENT SOLUTIONS LLC	06/10/2025	EFT	0.00	155.65	22129
00-3518	TEXAS MATERIALS GROUP INC	06/10/2025	EFT	0.00	86,066.85	22130
00-740	TEXAS MUNICIPAL LEAGUE IRP	06/10/2025	EFT	0.00	3,038.36	22131
00-1400	THE LIBRARY STORE INC	06/10/2025	EFT	0.00	143.36	22132
00-3761	THE POUNDS GROUP, LLC	06/10/2025	EFT	0.00	80,452.96	22133
00-5951	THEIS, RICHARD R PHD	06/10/2025	EFT	0.00	300.00	22134
00-4517	T-MOBILE USA INC.	06/10/2025	EFT	0.00	2,518.76	22135
00-4215	TRC ENGINEERS, INC.	06/10/2025	EFT	0.00	64,820.30	22136
00-3601	TRIHYDRO CORPORATION	06/10/2025	EFT	0.00	100,246.85	22137
00-4431	USALCO, LLC	06/10/2025	EFT	0.00	16,112.56	22138

Check Report

Date Range: 06/01/2025 - 06/13/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00-2476	WASTE SYSTEMS EQUIPMENT INC	06/10/2025	EFT	0.00	2,632.54	22139
00-5989	WILLDAN FINANCIAL SERVICES	06/10/2025	EFT	0.00	3,240.00	22140
00-4295	WRICO CORPORATION	06/10/2025	EFT	0.00	338.25	22141
00-3828	YAMAHA MOTOR FINANCE CORPORATION USA	06/10/2025	EFT	0.00	1,540.00	22142

Bank Code 1F Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	322	119	0.00	3,146,225.87
	322	119	0.00	3,146,225.87

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	322	119	0.00	3,146,225.87
	322	119	0.00	3,146,225.87

Fund Summary

Fund	Name	Period	Amount
900	COS POOLED CASH	6/2025	3,146,225.87
			3,146,225.87

CITY OF SEGUIN

To: City Council
From: Susan Caddell, Director of Finance
Date: June 2, 2025
Subject: Investment Report for Quarter Ended March 31, 2025



It's real.

Historical Background

According to the Public Funds Investment Act, Tex. Gov't Code Ann., Chapter 2256 and the City of Seguin's Investment Policy, quarterly investment reports are required to be provided to the City Council.

Attached you will find the investment report for the quarter ended March 31, 2025. The investments range from the City pool accounts to bank accounts and escrow funds. All investments are allowed within the City of Seguin's Investment Policy. Average interest rates have decreased since last quarter by .3019%.

The total of all investments increased from December 31 to March 31 by \$139,420,419. We received the funds from the 2025 Certificates of Obligation in the amount of \$144,600,000 in February. The columns labeled TWDB are either the escrow or investments for the funds received from the Texas Water Development Board Bonds for the Geronimo Creek Wastewater Treatment Plant expansion. The escrow funds will be released to the City periodically, but we are still required to report them on our investment reports. Interest earnings increased from the quarter ended December 31, 2024 by \$149,730. Interest rates have decreased by .8565% from March 31, 2024 while interest earnings have increased by \$848,955. The total of all investments increased by \$204,740,794 from March 31, 2024.

Action Requested

City Council must approve the quarterly investment report.

Staff Recommendation

Staff recommends approval of the investment report.

ATTACHMENTS


Investment report for quarter ended September 30, 2024.

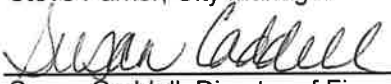
Investment Report - City of Seguin January 1, 2025 - March 31, 2025

Description*	TEXPOOL	LOGIC	TX Class	TX Class-TWDB	TWDB21-Escrow	TWDB23-Escrow	BANK-CK	TOTAL
Par \$ Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Beginning Book Value 01-01-25	5,584,833	107,144,159	214,183,091	149,175,569	1,189,082	22,831,795	6,721,662	506,830,191
Ending Book Value 03-31-25	3,873,513	150,811,812	325,445,268	139,787,976	1,200,961	23,051,816	2,079,263	646,250,610
Beginning Market Value 01-01-25	5,585,615	107,162,588	214,199,289	149,186,851	1,189,082	22,831,795	6,721,662	506,876,882
Ending Market Value 03-31-25	3,873,552	150,829,307	325,462,084	139,795,199	1,200,961	23,051,816	2,079,263	646,292,182
Purchase Date	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Call Date	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maturity Date	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Call Yield	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maturity Yield	4.3606%	4.5013%	4.4914%	4.4914%	3.9414%	3.9414%	0.4000%	3.7325%
Estimated Interest Accrued/(Bank Fees) this Period	49,587	1,523,491	3,112,177	1,612,407	11,879	226,445	3,810	6,539,796
% of Portfolio as of 03-31-25	0.60%	23.34%	50.36%	21.63%	0.19%	3.57%	0.32%	100%

CERTIFICATION

We certify the investment activity and strategies described in this report are in compliance with the City's Investment Policy and State law.


 Steve Parker, City Manager


 Susan Caddell, Director of Finance

MEMORANDUM

To: Mayor and City Council Members
Steve Parker, City Manager

From: Ashley Bruns, Purchasing Manager

Subject: Pre-Qualified Professional Services Selections

Date: June 17, 2025

The City Seguin currently maintains a list of prequalified professional service providers for tasks under the following categories:

- Roadway Schematic Planning and Design
- Bridge Planning, Design, and Inspections
- Structural Engineering, Analysis, and Design
- Electrical Engineering Services
- Land Appraisal & Land/Easement Acquisition
- Architecture
- Land Surveying
- Water and Wastewater Utility Engineering, Analysis, and Design
- General Civil Engineering
- Traffic Engineering
- Transportation Planning
- Civil Project Construction Management & Inspection
- Geotechnical Engineering and Material Testing Services
- Stormwater Engineering

PURCHASING

In February 2025, the City of Seguin solicited proposals through a request for qualifications to expand the City's current list of pre-qualified professional services providers.

The RFQ was opened in April 2025, and a total of 108 responses were received and 87 firms are being recommended for inclusion in the prequalified list under the various professional services categories. Staff recommends approval and will be available to answer questions at the June 17, 2025, regular City Council meeting.

**CITY OF SEGUIN
STATE OF TEXAS**

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, TEXAS
APPROVING A PREQUALIFIED 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**

WHEREAS, the City of Seguin, in order to be more responsive to projects as they arise, is developing a Prequalified List for Professional Services.

WHEREAS, the recommended Prequalified List was accomplished by a variety of staff teams who considered Statements of Qualification submitted in response to an RFQ that was duly advertised and processed by the Finance Department;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Seguin, Texas as follows:

SECTION ONE. The City Council hereby approves the attached Prequalified List to provide professional services to the City in the selected categories in the attached selection list on an as-needed basis.

SECTION TWO. The City Manager is hereby authorized to negotiate and execute contracts with any of said firms when needed within the limits of the City Manager's spending authority and the City Council may, otherwise, approve negotiated contracts with any of said firms, as appropriate.

SECTION THREE. This resolution is effective upon its passage and approval.

PASSED AND APPROVED on June 17, 2025.

Donna Dodgen
Mayor

ATTEST:

Kristin Mueller
City Secretary

Firms	Roadway	Bridge	Structural	Electrical	Land Appraisal	Architecture	Landscape	Land Surveying	Water/WW	General Civil	Traffic	Transportation	Const Mgmt	Geotech	Stormwater
6S Engineering, Inc.													X		
Adurra Group, Inc.	X		X									X			X
Alfred Benesch & Company	X														
American Structurepoint, Inc.	X	X									X	X			X
Architexas						X									
Arias & Associates														X	
Asakura Robinson							X								
Austin survey Company								X							
B2Z Engineering, LLC	X	X												X	X
Bain Medina Bain	X						X	X		X					X
Baseline Corp.								X							
BGE, Inc	X	X	X					X	X	X	X	X	X		X
Binkley & Barfield, Inc.	X														
Braun Intertec Corp														X	
Brown Rynolds Watford Architects						X									
Burditt Consultants, LLC						X	X								
CBRE					X										
CDS Muery	X	X			X		X	X		X	X			X	X
Circle V							X								
CMT Technical Services														X	
Cobb, Fendley & Associates, Inc	X	X		X	X			X	X	X	X	X	X		X
Cotliers Engineering & Design, Inc.	X							X	X	X				X	
CP&Y, Inc													X		
DeShazo Group											X				
Dillo Development Services LLC								X							
Doucet and Associates, Inc	X							X	X	X			X	X	X
Dunaway Associates, LLC	X						X			X					
Ecosystem Planning and Restoration, LLC															X
ECS Southwest LLP														X	
Element Architects						X									
EMPACT Engineering															
Fisher Heck Architects						X									
Floodace, LLC															X
Ford Powell & Carson						X									
Freeland Turk	X														
Freese & Nichols	X	X	X			X	X		X	X	X	X	X		X
Garver	X	X						X	X		X		X		X
Geosyntec Consultants															X
Half Associates	X	X	X		X		X	X	X	X	X	X	X		X
HDR Engineering	X	X	X		X				X		X	X	X		X
HMT Engineering and Surveying	X									X					X
IDCUS Inc.	X										X				X
Iteris, Inc											X				
Johnson, Mirmiran & Thompson, Inc.	X	X									X		X		X
Kasberg, Patrick & Associates, LP (Covey Planning + Landscape Architecture	X					X	X			X		X			X
Kasberg, Patrick & Associates, LP						X	X								
KFW Engineers											X				X
K Friese	X								X			X			X
Kimley-Horn	X	X	X				X		X		X	X			X
Lamb-Star Engineering, LLC	X							X		X					
Lee Engineering, LLC											X				
Levy Dykema						X									
Lina T. Ramey and Associates, Inc.								X							
LJA Engineering	X	X			X						X				
Lockwood, Andrews & Newman															X
Lopez Salas Architects						X									
Lowery Property Advisors					X										
Maestas & Associates, LLC								X							X
McGray & McGray Land Surveyors, Inc.								X							
Mend Collaborative							X								
Michael Baker International, Inc	X	X											X		X
MRB Group									X	X					X

M & S Engineering, LLC				X											
NEWTON Architecture						X									
Pape-Dawson	X	X	X		X		X		X	X	X	X	X		X
Parkhill, Smith & Cooper						X	X								
Parra & Co	X									X					X
Pawelek & Moy	X									X					
PBK			X			X									
PGAL, Inc	X		X			X									
Pinnacle Consulting Management Group, Inc.					X										
Poznecki-Camarillo	X							X							
Professional Service Industries (PSI)														X	
Quiddity	X								X		X		X		X
Raba Kistner														X	
Rakowitz Engineering										X					X
RMA Architects						X									
Rodriguez Transportation Group (RTG)	X							X			X				
RPS Infrastructure	X								X		X	X			X
RS&H	X										X	X	X		X
RVK Architecture						X	X								
Schaumburg & Polk, Inc.										X					X
Scheibe Consulting, LLC	X									X					X
Schneider Engineering, Ltd. (SEnergy)				X						X					
SCI Engineering, Inc.														X	
Sherwood Survey & SUE								X							
Southwest Engineers					X										
Stateside Right of Way Services, LLC					X										
Strand Associates	X	X								X		X			X
Studio 16.19, llc							X								
Sunland Group, Inc.						X									
Surveying & Mapping								X		X					
T2 Utility Engineers (T2 UES)										X					
Terracon														X	
Texas Values					X										
TJKM											X	X			
TRC Engineers									X	X			X		X
Tri-Hydro								X	X	X			X		X
TSG Architects						X									
TSK Architects						X									
TTL Inc														X	
Unitech Consulting Engineers, Inc.	X	X	X					X		X	X				X
UES Professional Solutions 45, LLC														X	
Utility Engineering Group									X						
Vickrey	X												X		X
Volkert Inc	X	X									X		X		
West Texas Consultants										X					
Westwood Professional Services, Inc.	X						X	X							X
WGA Consulting Engineers	X								X	X			X		X
Willdan Financial Services									X						
WSB	X				X		X	X		X		X		X	
WSP USA, Inc											X	X			
ZAMORA, LLC (ZWA)								X							
Zaron Engineering										X					

MEMORANDUM

To: Mayor and City Council Members
Steve Parker, City Manager

From: Justin Ramirez, IT Operations Manager

Through: Tim Howe, Director of Utilities
Shane McDaniel, Chief Information Officer
Rick Cortes, Deputy City Manager

Date: June 17, 2025

Subject: Resolution authorizing the purchase of City approved IP-based video management system and supporting network server for the West Booster Station water utility project

Historical Background

The City's Information Technology Department has been working alongside the City's project implementation team involved with the new West Booster Station Water Utilities facility currently under construction. As part of the planning and risk assessment process, the need for video surveillance cameras to be strategically installed throughout the facility and a supporting video surveillance server to store camera recordings was identified to ensure ongoing protection of this critical facility. Rather than incorporating the procurement of video surveillance system materials into the contractor's scope of work, it was agreed that the City's Information Technology Department would manage the procurement and configuration of a supporting video surveillance server and video surveillance cameras, which will be installed to the City's specification through the West Booster Station contractor's scope of work. This decision was based on the need to ensure compatibility with the City's existing security infrastructure and to allow centralized control and future scalability.

Action Requested

The goal of this request is to seek approval to move forward with the purchase of materials and software licensing for nine (9) IP-based video surveillance cameras and a supporting video surveillance server as part of the West Booster Station CIP initiative.

Procurement Methodology & Funding Source

Central Technologies, Inc. has provided the City's Information Technology Department with a quote utilizing the BuyBoard Purchasing Cooperative contract in the amount of \$48,990.72 for the West Booster Station's video surveillance system mat and software licensing. BuyBoard is a national purchasing cooperative that complies with all State of Texas bidding requirements.

Funding for this project is provided through Utility Fund Certificates of Obligation.

Staff Recommendation

Staff recommends approval awarding the bid to Central Technologies, Inc. for the sum of \$48,990.72 plus \$1009.28 in contingency for a not to exceed amount of \$50,000.00. I will be available to answer any questions at the June 17th meeting of City Council.

Attachments

Central Technologies, Inc. Quote 021086 Version 1

CITY OF SEGUIN

RESOLUTION NO. _____

STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, TEXAS, AUTHORIZING THE PURCHASE OF A VIDEO MANAGEMENT SYSTEM FOR THE WEST BOOSTER STATION WATER UTILITY PROJECT IN AN AMOUNT NOT TO EXCEED \$50,000.00 AND DECLARING AN EFFECTIVE DATE

WHEREAS, the water utility risk assessment called for video management systems as part of the security of Seguin's public water supply and distribution system; and

WHEREAS, the City received a quote from Central Technologies, Inc. in the amount of \$48,990.72; and

WHEREAS, the City sometimes utilizes BuyBoard, a national purchasing cooperative, to execute contracts in compliance with Texas bidding requirements; and

WHEREAS, City staff recommends accepting the BuyBoard quote of \$48,990.72 submitted by Central Technologies, Inc.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Seguin, Texas:

Part 1. The bid for the video management system is hereby awarded to Central Technologies, Inc. for the sum of \$48,990.72.

Part 2. The City Council of Seguin, Texas hereby approves contingency money in the amount of \$1009.28 for a not to exceed amount of \$50,000.00.

Part 3. This Resolution is effective from and after the date of its passing.

PASSED AND APPROVED this 17th day of June 2025.

DONNA DODGEN, MAYOR

ATTEST:

Kristin Mueller
City Secretary



We have prepared a quote for you

Avigilon - water pump station project

Quote # 021086
Version 1

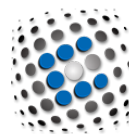
Prepared for:

City of Seguin

Steve Parker
sparker@seguintexas.gov

Products

Description		Price	Qty	Ext. Price
15C-H5A-3MH	3X5MP; WDR; 270 degree max field of view; Lightcatcher; 3.3-5.7MM; Camera Only	\$1,497.60	5	\$7,488.00
20C-H5A-4MH	4X5MP; WDR; 360 degree max field of view; Lightcatcher; 3.3-5.7MM; Camera Only	\$1,792.05	2	\$3,584.10
5.0C-H6SL-DO1-IR	5.0 MP; WDR; LightCatcher; Day/Night; Outdoor Dome; 3.4-10.5mm f/1.6; Integrated IR	\$590.85	1	\$590.85
6.0C-H6ADH-DO1-IR	2x 3MP H6A Dual Head Outdoor Camera	\$1,014.65	1	\$1,014.65
H5AMH-DO-COVR1-SMOKE	Dome bubble and cover; for outdoor surface mount or pendant mount; smoked. For use with the Avigilon H5A Multisensor	\$129.53	7	\$906.71
WLMT-1001	Wall Mount for large pendant camera	\$78.86	7	\$552.02
H5AMH-AD-PEND1	Outdoor pendant mount adapter. For use with the Avigilon H5A Multisensor	\$129.53	7	\$906.71
PLMT-1001	POLE MOUNT FOR LRGE PENDT WLMT-1001	\$74.75	5	\$373.75
CRNMT-1001	CORNER MNT FOR LRGE PENDT WLMT-1001	\$94.25	1	\$94.25
H4AMH-AD-IRIL1	IR Illuminator Ring for H4 Multisensor	\$253.11	7	\$1,771.77
WLMT-1021	Mount; Pendant Arm; 20cm Long; 1.5 NPT	\$68.25	1	\$68.25
H6SL-MT-NPTA1	NPT Adapter for H6SL Dome Cameras	\$27.95	1	\$27.95
H6SL-DD-SMOK1	Replacement smoked transparent cover for H6SL outdoor dome camera. Reduces light transmission by 50%. Not recommended for low light applications where the integrated IR illuminator is used. Includes dome bubble and camera cover.	\$22.75	1	\$22.75
JBOX-1201	Junction Box for Dual Head Cameras	\$68.25	1	\$68.25
ACC-ENT-SMART-1YR	ACC Enterprise Smart Plan; 1 year	\$20.86	9	\$187.74
UNITY8-ENT	Unity Enterprise camera channel	\$205.73	9	\$1,851.57
NVR6-PRM-FORM-D-72TB-S22-NA	NVR6 PRM FORM D 72TB 2U Rack Mnt; WS22; 5Y Onsite 4HMC; NA	\$26,975.00	1	\$26,975.00



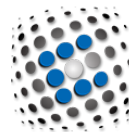
Products

Description	Price	Qty	Ext. Price
NVR6-AINVR2- KIT;10G SFP+ LR Tsc;NVR6/AINVR2 FORM D FORM-D-SFPPLUS -LR	\$1,253.20	2	\$2,506.40

Subtotal: **\$48,990.72**

Purchasing Vehicle

Description	Qty
BUYBOARD BUYBOARD CONTRACT - 696-23 - Radio Communications CONTRACT - 696- 23	1



Avigilon - water pump station project

Prepared by:

Knoxville HQ

Todd Troxler
214-734-9780
todd@centralinc.com

Prepared for:

City of Seguin

3027 N Austin St
Seguin, TX 78155
Steve Parker
(830) 379-3212
sparker@seguintexas.gov

Quote Information:

Quote #: 021086

Version: 1
Delivery Date: 05/21/2025
Expiration Date: 06/30/2025

Quote Summary

Description	Amount
Products	\$48,990.72

Total: \$48,990.72

Knoxville HQ

Signature:

Name: Todd Troxler

Title: VP of Sales

Date: 05/21/2025

City of Seguin

Signature:

Name: Steve Parker

Date:

CITY OF SEGUIN**TO:** City Council**FROM:** Susan Caddell/Steve Parker**DATE:** June 11, 2025**SUBJECT:** Authorize the submission of a grant application to the Department of Justice COPS Hiring FY25.**It's real.****Historical Background**

The Department of Justice, COPS Hiring Program is currently accepting grant applications for the FY25-26. The purpose of this grant is to provide funding directly to law enforcement agencies to hire and/or rehire additional career law enforcement officers to increase their community policing capacity and crime prevention efforts.

City staff would like to submit a grant application to this program for funding to create 6 new School Resource Officers positions to be placed within the Seguin ISD schools.

The grant will cover up to \$125,000 for each officer requested/awarded over a three-year period. This will cap the total amount of funding for 6 officers to \$750,000. The estimated total for 3 years of 6 officers' salaries is \$1,267,538.52, plus benefits. The grant award would provide decreasing funding over the 3-year period. If awarded we would expect \$375,000 Year 1, \$300,000 in Year 2, and \$75,000 in Year 3 for a total of \$750,000 in federal funding at the end of the 3rd year. The grant also requires that the city maintain these new positions for 12 months following the end of the grant.

Seguin Independent School District (SISD) has agreed to provide funding to cover the officer's salary above the grant cap during the grant period, in the amount of \$517,538.52 in a signed letter of support for this application. The city will cover the officer's fringe benefits to fulfil the grant match requirement, totaling approximately \$580,000. If the grant is awarded this agreement with will need to formalized with an MOU within 90 days of the grant award.

Action Requested

City Council must approve the resolution to authorize the submission of this grant application.

Procurement Methodology & Funding Source

If the grant is awarded, \$750,000 of the funding will be secured through the grant. Seguin ISD will provide \$517,538.52 towards the officers' salaries, and the City will provide approximately \$580,000 in fringe benefits for the officers over the 3 year grant period.

Procurements will be made according to the City of Seguin Purchasing Policy and the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for

Federal Awards, which is codified in Part 200 of Title 2 of the Code of Federal Regulations.

Hiring processes must comply with all federal regulations regarding Equal Employment Opportunity, Employment Eligibility, Background Investigations, etc.

Staff Recommendation

Staff recommend approval of the resolution to authorize the submission of the grant application.

Attachments

1. Resolution authorizing the submission of the grant application
2. Letter of Support from Seguin ISD

STATE OF TEXAS

RESOLUTION NO. _____

CITY OF SEGUIN

**A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, TEXAS, AUTHORIZING THE
SUBMISSION OF A GRANT APPLICATION IN RESPONSE TO THE DEPARTMENT OF
JUSTICE, COPS HIRING GRANT PROGRAM**

WHEREAS, the City of Seguin Police Department is desiring to enhance the safety and protection of all Seguin Independent School Districts student, staff, and faculty; and

WHEREAS, the Department of Justice, COPS Hiring has announced a grant application for FY2025-2026 to provide funding directly to law enforcement agencies to hire and/or rehire additional career law enforcement officers to increase their community policing capacity and crime prevention efforts; and

WHEREAS, the City is submitting a grant application with a funding request not to exceed \$750,000 for School Resource Officers (SRO); and

WHEREAS, the City of Seguin has authorized the City Manager to apply for, accept, reject, alter, or terminate a grant on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SEGUIN, TEXAS,

1. The City of Seguin authorizes the submission of an application to the Department of Justice, COPS Hiring grant program.
2. The City of Seguin directs and designates the City Manager as the City's Authorized Official to act in all matters in connection with this application and City's participation in the Grant Program.
3. Expenditures of the grant shall be administered in compliance with the COPS Hiring guidelines, terms and condition of the grant award including all matching funds, if applicable. The City Manager will ensure that the grant funds are expended in accordance with grant guidelines. In the event of loss or misuse of grant funds, the City of Seguin will return all funds to the Department of Justice, COPS Hiring Program
4. This Resolution shall be in full force and effect immediately from and after its passage.

Passed and approved this 17th day of June, 2025.

DONNA DODGEN
MAYOR

ATTEST:

Kristin Mueller, City Secretary

Dr. Ruben Carrillo ★ Chief of Technology and Security

6/9/2025

Mr. Hugh T. Clements, Jr.
COPS Office Director
U.S. Department of Justice
Office of Community Oriented Policing Services
145 N Street NE
Washington, DC 20530

RE: City of Seguin Police Department
FY25 COPS Hiring Program Grant Application

Dear Mr. Clements,

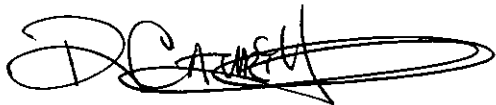
My name is Dr. Ruben Carrillo, and I am writing to you on behalf of Seguin Independent School District. We are in full support of the Seguin Police Department's application for a \$750,000 grant for the FY25 COPS Hiring Program for six new School Resource Officers. Seguin, Texas, is one of the 25 Fastest-Growing Cities in the United States for communities with a population of more than 38,000 out of 1,875 communities. This explosive growth presents enormous challenges for the city as we continue to develop more than 58 new subdivisions in the next two years. Seguin has historically been a rural, underserved community with a median household income of \$61,896 and is unable to support additional taxes to fund additional law enforcement officers.

The COPS Hiring grant would enable our city to hire six new School Resource Officers to increase our staff to a total of 72 officers. This would allow the Seguin Police Department to deploy six full-time officers as School Resource Officers at Seguin public schools. Without this funding, we are unable to fund these strategic positions that are greatly needed in our community.

The Seguin ISD is fully committed to providing a cost match of \$517,538.52 in support of this grant proposal, demonstrating our dedication to the success and sustainability of the proposed project. The Seguin Independent School District recognizes the importance of having School Resource Officers at its schools and plans to fully staff these additional officers in the future, as the City of Seguin will continue to grow. The district values the strong relationship School Resource Officers build with students, staff, and families, which contributes to both safety and student well-being. Seguin Independent School District will continue to remain committed to working with the Seguin Police Department as well in the future to bring more ideas to focus on school safety.

Seguin Independent School District is committed to the City of Seguin and fully supports a strong police force. Without this funding, much-needed additional officers would not be able to assist our growing community. We appreciate your support in this application for the City of Seguin Police Department.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dr. Carrillo', with a large, stylized flourish extending to the right.

Dr. Rubén Carrillo
Chief of Technology and Security
Seguin ISD

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Melissa Reynolds, P.E., MPA, CFM, City Engineer

Through: Rick Cortes, Deputy City Manager

Subject: Ordinance establishing an all-way stop at the intersection of Pronghorn Trail and Desert Willow

Date: June 3, 2025

Historical Background

Engineering staff received a request for an all-way stop at the intersection of Pronghorn Trail and Desert Willow due to safety concerns related to observation of near-miss crashes and pedestrian traffic.

The intersection has four approaches and is currently controlled by a stop signs on Pronghorn Trail. The speed limit on Pronghorn Trail and Desert Willow is 30 mph. Neither street is identified on the Master Thoroughfare Plan (MTP). However, Pronghorn Trail is a functional collector street based on the typical average daily traffic.

An engineering review with traffic counts was conducted in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD).

An engineering review was conducted in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal. Additionally, an intersection of two residential neighborhood collector streets of similar design and operating characteristics warrants multi-way stop control to improve traffic operational characteristics of the intersection. Pronghorn Trail and Desert Willow meet Section 2B.07.05.D of the TMUTCD for establishing a multi-way stop. No traffic count data was collected for this intersection. The intersection crash history was reviewed by staff and is provided as an attachment.

Action Requested

Staff recommends that an all-way stop be installed at the intersection of Pronghorn Trail and Desert Willow. Currently, drivers experience confusion and hesitation due to stop sign placement on the higher classification roadway. Regulatory signage placed at the intersection will regulate the flow of vehicles and pedestrians.

Procurement Methodology & Funding Source

There are no funding impacts to approval of this ordinance.

It's real.



Transportation Group
Street Signs - Neighborhood Scale

● Stop Sign

Staff Recommendation

Staff recommends that an all-way stop be installed at the intersection of Pronghorn Trail and Desert Willow.

ATTACHMENTS

1. 2025-06-03 Ordinance Pronghorn Stop Sign
2. Pronghorn Trail and Desert Willow Accidents

CITY OF SEGUIN

ORDINANCE NO.

STATE OF TEXAS

AN ORDINANCE OF THE SEGUIN CITY COUNCIL 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

WHEREAS, the City Council has determined that installation of traffic control devices is necessary in order to protect the health, safety, and welfare of the citizens; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good of the government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin:

Part 1. A stop intersection is hereby created at the intersection of Pronghorn Trail and Desert Willow within the City of Seguin.

Part 2. The City's Director of Public Works is hereby authorized to designate the intersection of Pronghorn Trail and Desert Willow as a stop intersection in accordance with this Ordinance and is further directed to erect appropriate signs or other markings giving notice thereof.

Part 3. Violations of this Ordinance shall be punished in accordance with the penalty provisions of the City of Seguin Code of Ordinances.

Part 4. In accordance with Section 3.10 of the Seguin City Charter, this Ordinance shall become effective upon ten (10) days following passage on second reading and shall be published in a newspaper of general circulation.

Part 5. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

PASSED AND APPROVED on first reading on June 3, 2025.

PASSED AND APPROVED on second reading on June 17, 2025.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary

Minor Collisions - Noone Transported by EMS

Record List - Total:1

Incident	Nature	Clearance Code	Agency	Reported	Disposition	Incident address
25-P08163	COL Minor	RPT	SPD	08:53:40 04/09/25	INF	Desert Willow & Pronghorn Trl

No Major Collisions - Person Transported by EMS

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 13-25 (822 N. Austin- Prop ID 22758)**
Zoning Change from C to R-1
Date: May 27, 2025

Background

The City of Seguin received a zoning change request for a portion of the property located at 822 N. Austin Street. The property is approximately 0.59 acres. The majority of the property is zoned R-1, consistent with the existing home on the property. A small portion of the property is zoned Commercial. The current lot configuration includes portions of the lots to the west that were acquired in 1983. The residential lot has been in this configuration since 1983. Zoning was adopted in Seguin in 1989. Staff has verified that the small western portion of the property that is zoned Commercial remained unfenced until recently. It appears that the zoning followed the original lot lines and the original fence. The property owner has recently fenced the entirety of the tract that he owns for residential use and has requested a zoning change to R-1 to bring the entire property into a singular zoning designation for residential use. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Downtown Core district of the Future Land Use Plan. Single-family residential uses are supported in the district based on the consistency of the scale of the tract and existing residential tracts in the area. This is an existing single-family residential lot with split zoning. The portion subject to rezoning is not large enough for a commercial use.
- There are residential and commercial land uses and zoning districts on the block, which is consistent with city blocks near the Downtown Historic District. This property has an existing residential use, which is one of six homes on the block. There are also two commercial buildings on the block.
- The portion of the property subject to the request is located on W. Humphreys Street.

Action Requested

Staff is requesting action on the applicant's request to rezone a portion of the subject property to Single-Family Residential (R-1).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on May 13, 2025. Following a public hearing the Commission voted 6-0-0 to recommend approval of the zoning change request to Single-Family Residential (R-1).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 13-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance



PLANNING & CODES

Planning and Zoning Commission Report

ZC 13-25

A request for Zoning Change 13-25 from Commercial (C) to Single Family Residential (R-1) for a property located at 822 N Austin St, Property ID 22758 was considered during a public hearing at the Planning & Zoning Commission meeting on May 13, 2025.

Kyle Warren, planner, presented the staff report. He stated that the owner wanted to go forward with a zone change to unify his property under the R-1 zoning type, and to potentially build a residential accessory structure.

He then stated the area in question is a 0.05-acre portion of a 0.59-acre lot surrounded by single-family residential zoning with commercial zoning to the west. The property is in the Downtown Core of the FLUP which supports Single Family Residential zoning if compatible in scale with other lots. The property has access off both N Austin St. and W Humphreys St.

Mr. Warren stated that the request is consistent with the FLUP as the lots surrounding the property were similar in scale. It also follows a logical and orderly pattern with surrounding properties being zoned Commercial and Single Family residential as well.

No public comment letters received in favor or against.

No questions were asked of Mr. Warren by the commission.

Chair Felty asked if the applicant could come forward to speak.

The regular meeting recessed, and a public hearing was held. The applicant, Peter Blum approached the commission. Chair Felty then said that he appreciated what Mr. Blum was doing to revitalize the house at 822 N. Austin, and that that was all he had for him.

The regular meeting was reconvened for action and a vote was made.

After consideration of the staff report and all information given regarding Zoning Change (ZC 13-25), Commissioner Kelly Schievelbein moved that the Planning and Zoning Commission recommended approval of the zoning change from Commercial (C) to Single Family Residential (R-1) for a property located at 822 N Austin Street. Commissioner Yesenia Rizo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL (R-1)



Francis Serna,
Planning Assistant

MOTION PASSED

6-0



ATTEST: Kyle Warren,
Planner



PLANNING & CODES

ZC 13-25 Staff Report 822 N. Austin St Zoning Change C to R-1

Applicant:

Peter Blum
822 N Austin Street
Seguin, TX 78155

Property Owner:

Peter Blum and Diana Esteves
822 N Austin Street
Seguin, TX 78155

Property Address/Location:

822 N Austin Street
Seguin, TX 78155

Legal Description:

LOT: 23 & 27 N 12' OF E 30
OF; E 30' OF 28 BLK: 249
ADDN: FARM .59 AC
Property ID: 22758

Lot Size/Project Area:

Approx. 0.053 acres out of a
.59 acre tract

Future Land Use Plan:

Downtown Core

Notifications:

Mailed: May 1, 2025
Newspaper: April 23, 2025

Comments Received:

None at time of publication

Staff Review:

Kyle Warren
Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A zoning change request from Commercial (C) to Single-Family Residential (R-1).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Residential Dwelling
N of Property	R-1	Residential Dwelling
S of Property	R-1	Residential Dwelling
E of Property	R-1	Residential Dwelling
W of Property	C	Travel agency

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change request for the property located at 822 N. Austin St. The site is currently zoned Commercial (C) and Single-Family Residential (R-1) and contains a single-family home. The applicant is seeking to rezone the property for the purpose of unifying the lot as one zoning type so accessory structures to Single family homes can legally be permitted there.

Consistency with the future land use plan – Single family homes are supported in the Downtown Core FLUP if consistent in scale and form with other downtown tracts.

Compatible with existing and permitted uses of surrounding property – Yes, proposed use would be residential. This lot contains an existing residential home, and existing residential use can be seen along N. Austin Street and W. Humphries Street.

Adverse impact on surrounding properties or natural environment – None specifically identified.

Proposed zoning follows a logical and orderly pattern – Yes, residential zoning allows for continued residential use, while unifying the lot in a singular zoning type.

Other factors that impact public health, safety, or welfare – None specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property at the corner of W. Humphries and N. Austin Streets has contained its original zoning designation since the adoption of zoning in 1989. The lot it is located on however is mostly residentially zoned with 100' feet of frontage on N Austin Street and 258 feet of depth. Only .05 acres out of the .59 acres of the property is zoned commercial. This site has been a single-family home in use since Seguin's adoption of zoning.

CODE REQUIREMENTS:

Code requirements in Section 3.4.3 (Land Use Matrix) of the City's Unified Development Code require the property to be zoned R-1 Single-Family Residential if an accessory structure is to be built at the location.

A zoning change request to Single-Family Residential (R-1) would allow residential use by right and would bring the site into conformance for any proposed accessory structure of the existing home.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is bordered by Commercial (C) zoning and use to the west and Single-Family Residential (R-1) zoning and use to the north, east, and south. N. Austin Street has eight other residential lots, adjacent to or near the property in question.

COMPREHENSIVE PLAN (FUTURE LAND USE PLAN):

The property is located within the Downtown Core district of the City's FLUP. Residential developments within The Downtown Core should be consistent in scale with other downtown tracts. The Downtown Core includes Seguin's historic center, where residential and commercial uses mix vertically and horizontally.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

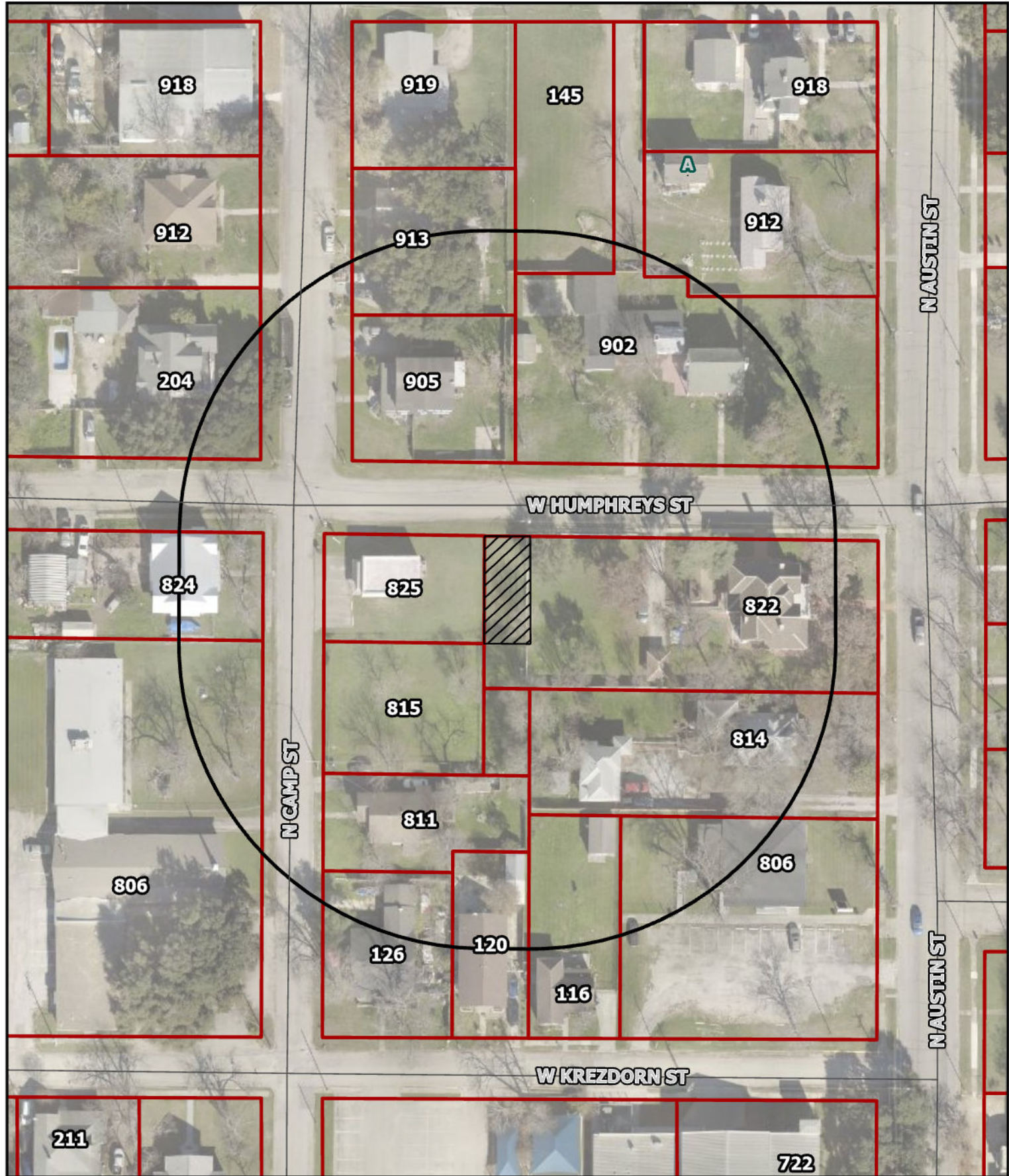
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property has an existing frontage on both N. Austin Street and W. Humphreys Street.

LOCATION MAP

ZC 13-25 822 N AUSTIN ST.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



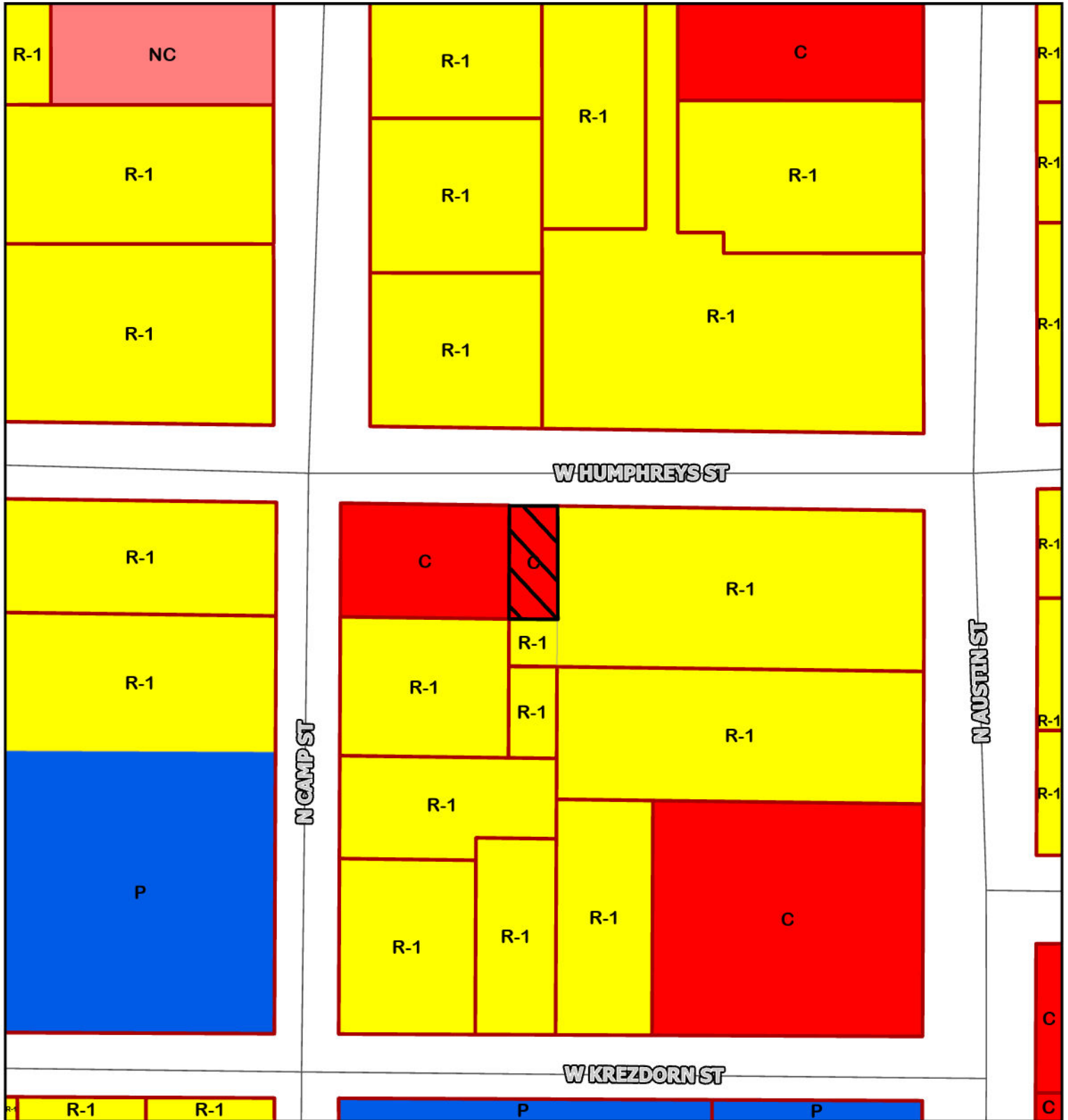
 Site Location

1 inch = 83 feet

Printed: 4/10/2025

ZONING MAP

ZC 13-25 822 N AUSTIN ST.



Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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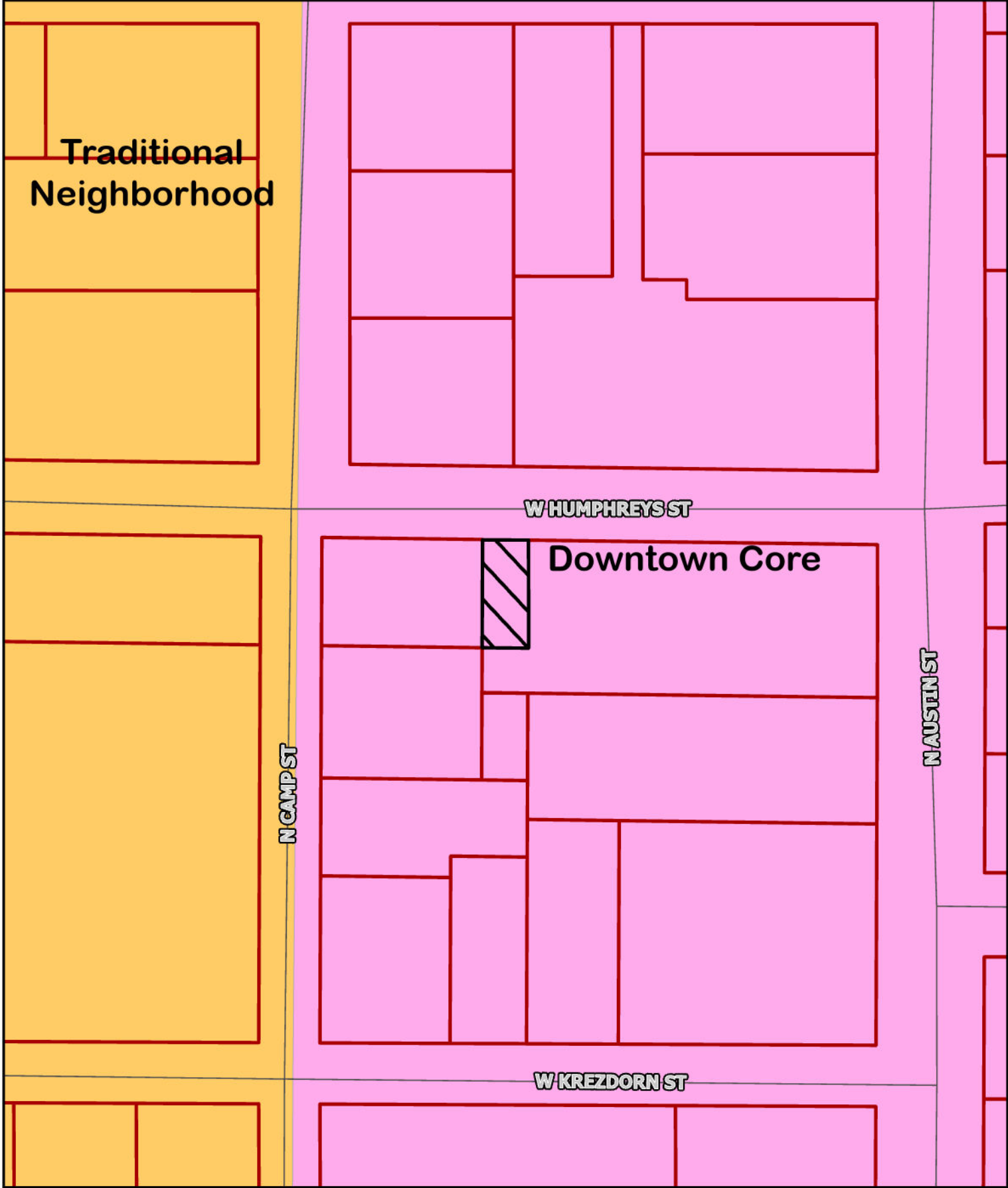
Site Location



Parcel

1 inch = 83 feet

Printed: 4/15/2025



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Site Location



Parcel

1 inch = 83 feet

Printed: 4/15/2025

CITY OF SEGUIN

ORDINANCE NO. _____

COUNTY OF GUADALUPE

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
NUMBER 884 OF THE CITY OF SEGUIN, TEXAS,
TO REASSIGN ZONING FOR PROPERTY CURRENTLY ZONED COMMERCIAL
FOR PROPERTY LOCATED AT 822 N. AUSTIN, PROPERTY ID 22758 MORE FULLY
DESCRIBED IN EXHIBIT A ATTACHED,**

(ZC 13-25)

WHEREAS, the property located at 822 N. Austin Street, more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") is currently zoned Commercial (C) and

WHEREAS, the City of Seguin has determined that the designation of said property from Commercial (C) to Single Family Residential (R-1) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for change of designation to Single Family Residential (R-1) be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by changing the zoning designation for said property from Commercial (C) to Single Family Residential (R-1) and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 3rd day of June 2025.

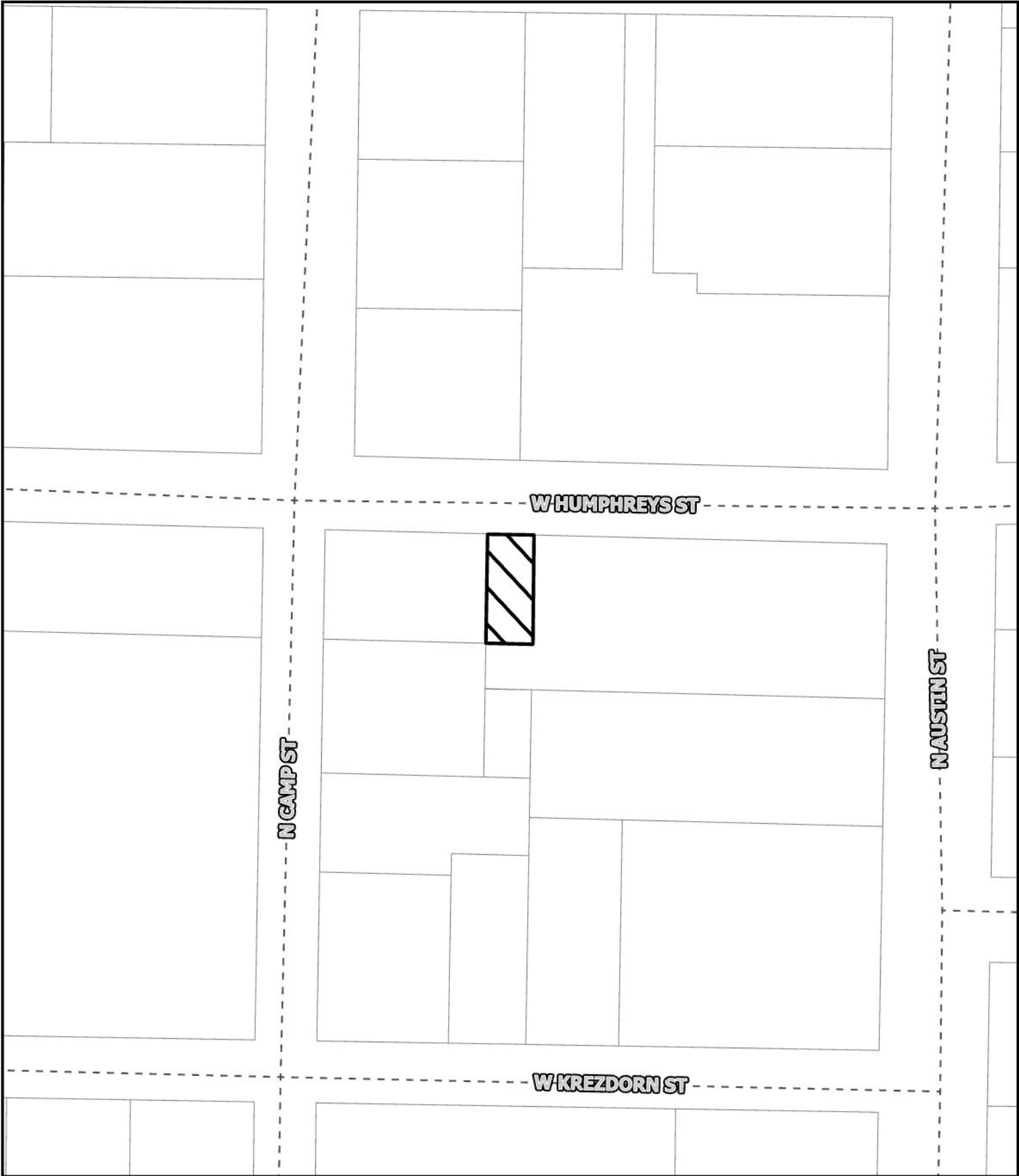
PASSED AND APPROVED on the second reading this 17th day of June 2025.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary

EXHIBIT A



ZC 13-25 822 N AUSTIN ST.

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Site

0 40 80 160 Feet

CITY OF SEGUIN



To: City of Seguin Mayor and City Council
From: Jack Jones, Director of Parks and Recreation
Through: Steve Parker, City Manager
Rick Cortes, Deputy City Manager
Mark Kennedy, City Attorney

It's real.

Date: June 17, 2025

Subject: Resolution of the City Council of the City of Seguin, Texas 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.

Historical Background

Manuel C. Castilla Park was named after one of Seguin's first Hispanic City Council Members who was a veteran and member of the American G.I. Forum. The small pocket park (0.25 acres) on the east side of N. Guadalupe St. and on the north side of W. Martindale St. was dedicated in 1993 and renovated in 1996. In 2002, additional parkland located on the west side of N. Guadalupe St. (12.4 acres) was dedicated to the City of Seguin by the Rio Nogales Power Plant (now CPS Energy). This included a ¼ mile walking/jogging asphalt track, small playground, and a restroom building.

There have been several improvements at Manuel C. Castilla Park over the past 13 years as follows:

- In 2012, a 24' by 40' picnic pavilion was constructed on the west side of the park that included picnic tables and a grill.
 - A sidewalk connecting to the parking lot, pavilion lighting, and electricity were added in 2014.
- In 2014, a large amount of dirt was added by City staff to the large practice field area on the west side of the park to cover exposed rocks. An irrigation system was installed on the practice field area and then hydro-mulched/seeded.
- In 2015, a new larger and more modern restroom was constructed on the west side of the park to replace an older one. In addition, the ¼ mile walking/jogging asphalt track was resurfaced with new asphalt.
- In 2016, the following improvements were made to the east side of the park through CPS Energy's Day of Caring:
 - A concrete sidewalk from the existing sidewalk on W. Martindale St. to the existing concrete pad and a concrete sidewalk from the existing concrete pad to the existing flagpole area was added.
 - Six new matching military benches (Army, Marines, Navy, Air Force, Coast Guard, and POW/MIA) were added, and two other benches were purchased that replaced old benches.
 - Two new picnic tables were purchased for the small pavilion.
 - Plants, bushes, and trees were planted.
 - Replaced the old bleacher near the basketball court with a new three row aluminum bleacher.

- In 2018, a crosswalk on N. Guadalupe St. was added along with park sidewalks along W. Martindale St. and N. Guadalupe St.
- In 2020, 15 trees were planted that was approved as part of the fiscal year 2019/2020 budget. Funding came from the Tree Preservation Fund.
- In 2022, a new concrete basketball court with LED lighting was constructed on the east side of the park (similar to the basketball court at Park West) replacing the old asphalt court that was in a state of disrepair.
- In 2022, LED lighting was added to the practice field area on the west side of the park for use at night in the fall when the time changes.
- In 2023, the drinking fountain was replaced with a new one on the east side of the park.
- In 2023, the poured-in-place rubberized surfacing was replaced with new surfacing at the playground on the east side of the park.
- In 2025, a new large size 40' x 60' foot picnic pavilion was constructed on the west side of the park by the Seguin Chamber Leadership Class that included picnic tables and a grill.

On October 17, 2023, City staff gave a presentation to City Council regarding Manuel C. Castilla Park including recommended improvements needed as part of the 2020 Parks, Recreation, Open Space and Trails Master Plan. As written in the Master Plan, Manuel C. Castilla Park is designated as a Community Park. One of the recommendations for the park was a large, inclusive playground. As discussed at the meeting, the park is heavily used daily by the community for things such as walking/jogging, tackle football practice, flag football, cheerleading, baseball/softball practices, large family gatherings, etc. In addition, there is a large Kite Flying Day held at the park annually.

At the Parks and Recreation Advisory Board meeting on June 2, 2025, Recreation Consultant Jeff Mankins with Play & Park Structures of Southern Texas presented a new playground concept that is unique and different from other playgrounds in the area that have been recently installed by Play & Park Structures of Southern Texas. The Board recommended approval for City Council consideration of the playground concept and four fitness stations as presented at the Board meeting.

Action Requested

Staff is requesting City Council approval of the proposed playground concept and quote/scope of work from Play & Park Structures of Southern Texas in the amount of \$714,320.09. The proposal submitted aligns with staff's direction to the playground consultant requesting a unique playscape concept including four fitness stations and needed sidewalk connections. The proposed playground will be a tremendous upgrade to the park replacing the small and out of date 23-year-old playground located inside the ¼ mile walking/jogging track.

Procurement Methodology & Funding Source

In the adopted fiscal year 2024/2025 Capital Improvement Project (CIP) Budget, \$700,000 was approved for a new playground. In addition, on April 1, 2025, the City Council approved a Budget Amendment in the amount of \$250,000 from the Park Development Fund for additional work needed in the park for things such as a required Site Plan, three new baseball/softball practice backstops, required site detention, new irrigation, trees, hydro-mulching for grass, etc.

The BuyBoard is a Local Government Purchasing Cooperative administered by the Texas Association of School Boards in Austin, Texas. City purchases utilizing the BuyBoard are in compliance with all State bidding requirements.

Staff Recommendation

City staff recommends approval of a Resolution of the City Council of the City of Seguin, Texas 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.

ATTACHMENTS

- Resolution
- Proposed Playground Concept
- BuyBoard Quote
- Picture of the playground being replaced

STATE OF TEXAS

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS 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.

WHEREAS, authorization would allow the Parks and Recreation Department to oversee site work and installation of the inclusive playground, four fitness stations, and needed sidewalk connections at Manuel C. Castilla Park; and

WHEREAS, funding for the new playground was approved in the fiscal year 2024/2025 Capital Improvement Project (CIP) Budget in the amount of \$700,000 and additional funding was approved on April 1, 2025, through a Budget Amendment from the Park Development Fund for additional work needed in the park for things such as a required Site Plan, three new baseball/softball practice backstops, required site detention, new irrigation, trees, hydro-mulching for grass, etc., in the amount of \$250,000; and

WHEREAS, the cost of the purchase, delivery, and installation is \$714,320.09 via a statewide procurement contract through BuyBoard; and

WHEREAS, the Parks and Recreation Advisory Board and City staff recommend authorizing the City Manager to execute an Agreement with Play & Park Structures of Southern Texas for the above-stated purposes.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS:

1. The City Manager is authorized to execute an Agreement with Play & Park Structures of Southern Texas in the amount of \$714,320.09 for installation of the inclusive playground, four fitness stations, and needed sidewalk connections at Manuel C. Castilla Park.
2. This Resolution shall become effective upon its passage and approval.

PASSED AND APPROVED this 17th day of June 2025.

DONNA DODGEN, MAYOR

ATTEST:

KRISTIN MUELLER, CITY SECRETARY



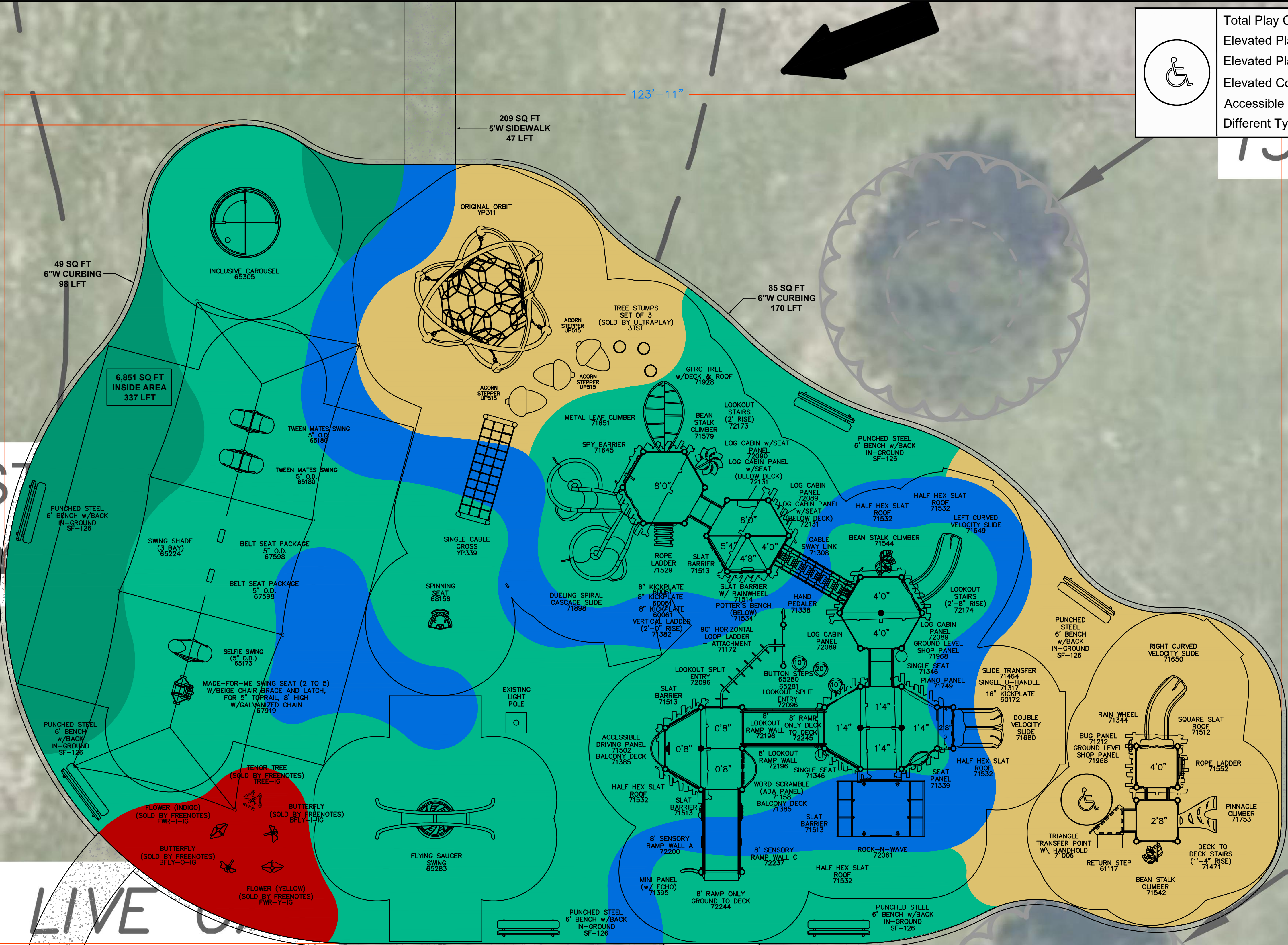
ING PLAY ST
ART OF CITY

79'-5"

12" LIVE

570

571



Total Play Components	55		
Elevated Play Components	26		
Elevated Play Components Accessible by Ramp	7	Req.	7
Elevated Components Accessible by Transfer	18	Req.	7
Accessible Ground Level Components Shown	29	Req.	7
Different Types of Ground Level Components	8	Req.	4

18" LIV

Manuel C. Castilla Park
Seguin, TX

Play & Park Structures of Southern Texas

Age Group
2-5 and 5-12

Area Size
123'-11" x 79'-5"

User Capacity
300-340

Critical Fall Height
8'-0"

Scale: NTS

This drawing can be
scaled only when in
an 24" x 36" format

Designer: Chris Yates

Design #: 803-174928E

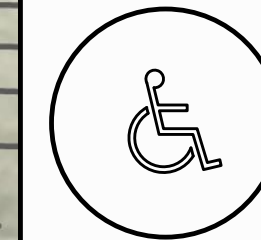
Date: 5/29/2025

play&park
structures®

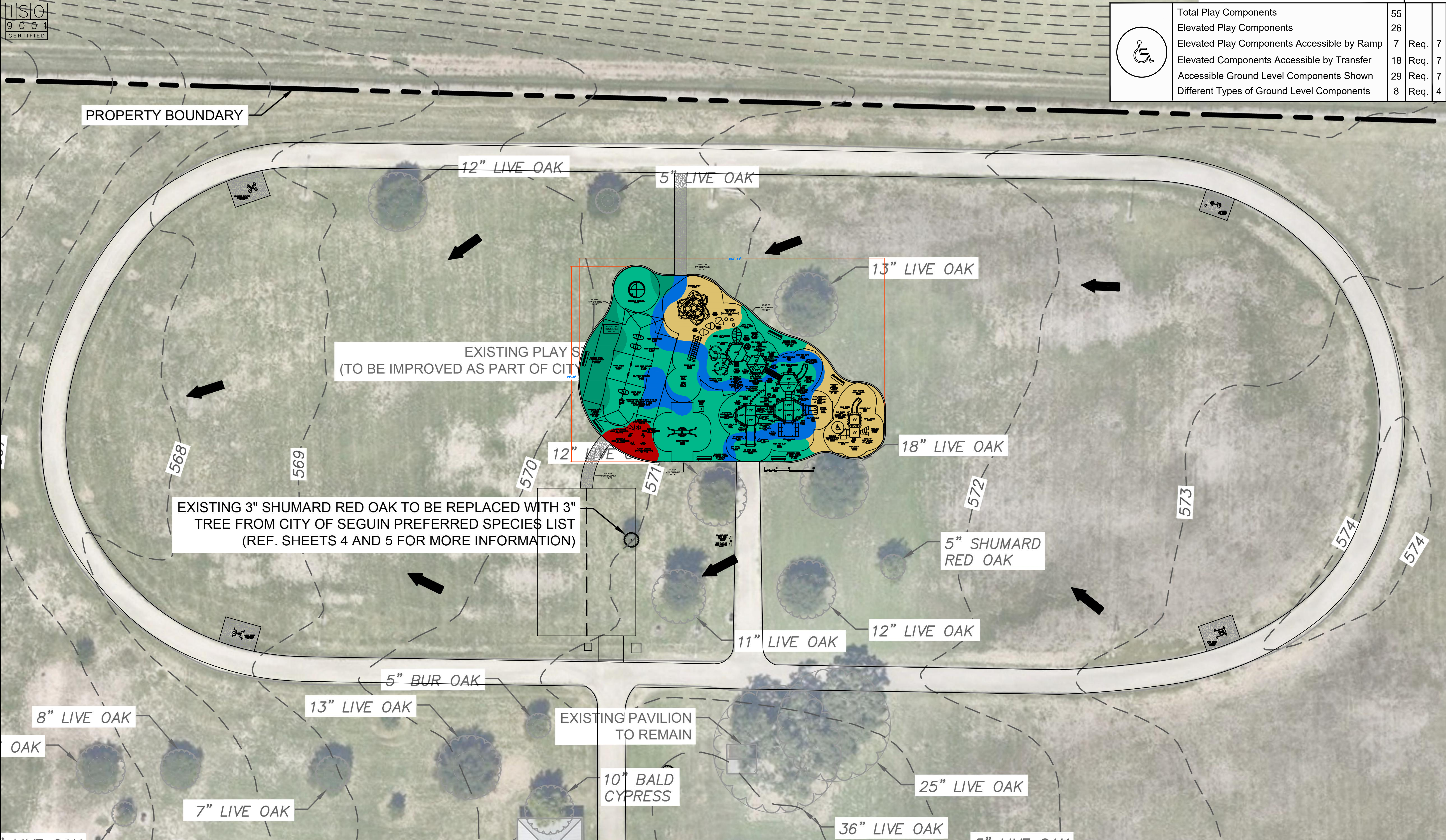
A PLAYCORE Company

DESIGN STUDIO

544 Chestnut Street
Chattanooga, TN 37402
800-727-1907
www.playandpark.com



Total Play Components	55		
Elevated Play Components	26		
Elevated Play Components Accessible by Ramp	7	Req.	7
Elevated Components Accessible by Transfer	18	Req.	7
Accessible Ground Level Components Shown	29	Req.	7
Different Types of Ground Level Components	8	Req.	4



Manuel C. Castilla Park Seguin, TX Play & Park Structures of Southern Texas	Age Group 2-5 and 5-12	User Capacity 300-340	Scale: NTS This drawing can be scaled only when in an 24" x 36" format	Designer: Chris Yates Design #: 803-174928E Date: 5/29/2025	 A PLAYCORE Company	DESIGN STUDIO 544 Chestnut Street Chattanooga, TN 37402 800-727-1907 www.playandpark.com
	Area Size 123'-11" x 79'-5"	Critical Fall Height 8'-0"				



MANUEL C. CASTILLA PARK

SEGUIN, TEXAS

803-174928E



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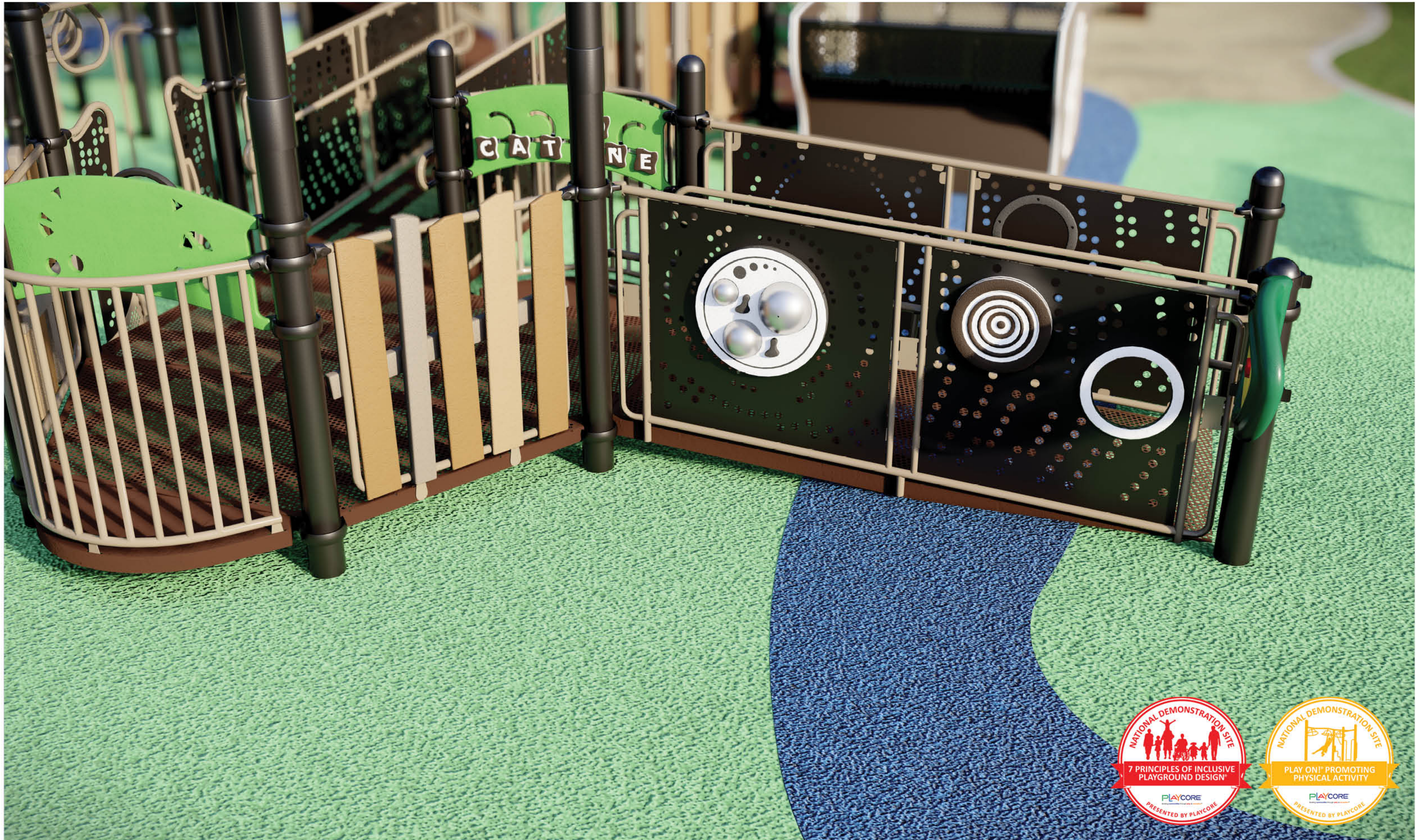
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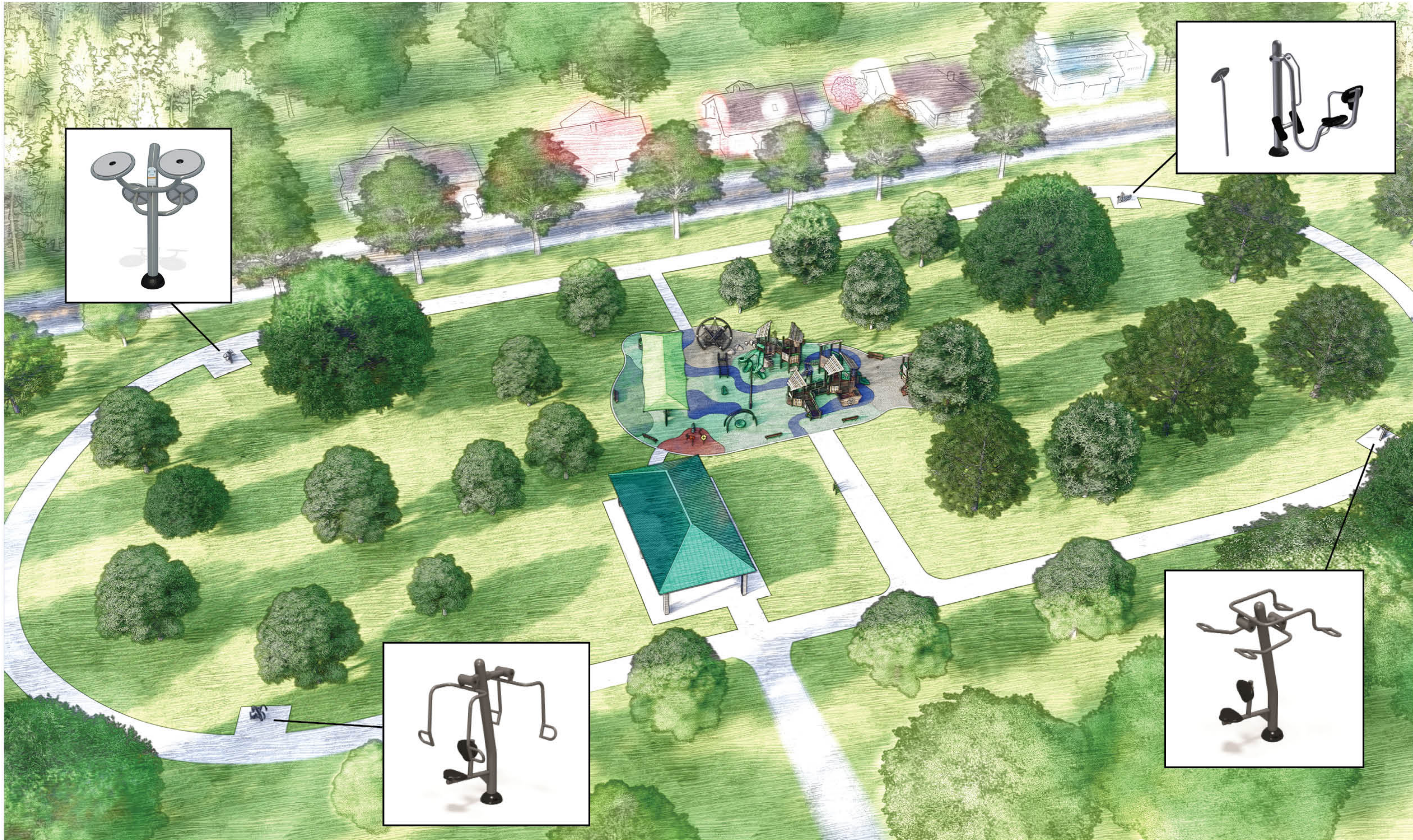
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MANUEL C. CASTILLA PARK
SEGUIN, TEXAS

803-174928E

Manuel C. Castilla Park

City of Seguin Parks & Recreation Department
Attn: Erica Taft
2261 N Guadalupe Street
Seguin, TX 78155
Phone: 830-401-2485
etaft@seguintexas.gov

Quote Number: 803-174928E
Quote Date: 5/28/2025

Stock ID	Description	Quantity	Weight	Unit Price	Amount
RDU	5-12 Play Structure	1	19520.36	\$317,081.00	\$317,081.00
	7202 -- ECHO CHAMBER ASSEMBLY	1			
	60040 -- 11'POST W/O CAP ALUM	4			
	60042 -- 5"OD ALUM UPR 168"W/O CAP	4			
	60060 -- 5"OD ALUM UPR 12'W/CAP	4			
	60061 -- SMALL KICKPLATE-8"SPACE	3			
	60172 -- LARGE KICKPLATE-16"DECK	1			
	60246 -- 5"OD ALUM UPR 120"W/O CAP	8			
	60946 -- 5"OD ALUM UPR 15' W/CAP	1			
	60949 -- 5"OD ALUM UPR 7' W/CAP	4			
	60956 -- 5"OD ALUM UPR 9'W/CAP	3			
	61322 -- 5"OD AL UPR W/O CAP 8'LG	4			
	65280 -- Button Step 10"	2			
	65281 -- Button Step 20"	1			
	71000 -- SQUARE DECK	4			
	71001 -- TRIANGLE DECK	3			
	71003 -- SEMI-HEX DECK	6			
	71031 -- RING CLAMP ASSEMBLY	132			
	71158 -- WORD SCRAMBLE-ADA PANEL	1			
	71172 -- 90DEG LOOP LADDER-ATTACH	1			
	71308 -- CABLE SWAY LINK	1			
	71317 -- SINGLE U-HANDLE	1			
	71338 -- HAND PEDALER	1			
	71339 -- SEAT PANEL	1			
	71346 -- SINGLE SEAT	2			
	71382 -- VERTICAL LADDER 2'-0"	1			
	71385 -- BALCONY DECK	2			
	71395 -- MINI PANEL	1			
	71464 -- SLIDE TRANSFER	1			
	71502 -- ACCESSIBLE DRIVING PANEL	1			
	71503 -- FLAT CAP PACKAGE	4			
	71513 -- SLAT BARRIER	4			
	71514 -- SLAT BARRIER W/RAIN WHEEL	1			
	71529 -- 8'-0"ROPE LADDER	1			
	71532 -- HALF HEX SLAT ROOF W/EXT	5			
	71534 -- POTTER'S BENCH	1			
	71544 -- BEANSTALK CLIMBER 4'-0"	1			
	71579 -- BEANSTALK CLIMBER 8'-0"	1			
	71645 -- SPY BARRIER	1			
	71649 -- LEFT CURVED SLIDE (4')	1			
	71651 -- METAL LEAF CLIMBER	1			
	71680 -- DOUBLE VELOCITY 2'-8"	1			
	71749 -- Piano Panel - SM	1			
	71898 -- DBL TWIN SPIRAL WILDERSLIDE	1			
	71928 -- GFRC TREE W/DECK & ROOF	1			
	71968 -- Shop Panel	1			
	72061 -- 1'- 4" Rock N Wave	1			

	72089 -- LOG CABIN PANEL	3			
	72090 -- LOG CABIN PANEL W/ SEAT	1			
	72096 -- LOOKOUT SPLIT ENTRY	2			
	72131 -- LOG CABIN PANEL W SEAT (BELOW DECK)	2			
	72173 -- 2'-0" LOOKOUT STAIRS	1			
	72174 -- 2'-8" LOOKOUT STAIRS	1			
	72196 -- 8' LOOKOUT RAMP WALL	2			
	72200 -- 8' SENSORY RAMP WALL A	1			
	72237 -- 8' SENSORY RAMP WALL C	1			
	72244 -- 8' RAMP ONLY GROUND TO DECK	1			
	72245 -- 8' RAMP ONLY DECK TO DECK	1			
	316414 -- 5"OD Upright 37 5/8" Lg. C/O	1			
	316418 -- 5"OD Upright 45 5/8" Lg. C/O	2			
	316426 -- 5"OD Upright 77 5/8" Lg. C/O	1			
RDU	2-5 Play Structure	1	1817.04	\$40,999.00	\$40,999.00
	60040 -- 11'POST W/O CAP ALUM	4			
	60956 -- 5"OD ALUM UPR 9'W/CAP	4			
	61117 -- RETURN STEP	1			
	71000 -- SQUARE DECK	2			
	71006 -- TRANSFER W/HANDHOLD 2'-8"	1			
	71031 -- RING CLAMP ASSEMBLY	18			
	71212 -- BUG PANEL	1			
	71344 -- RAIN WHEEL	1			
	71471 -- DECK TO DECK STAIR 1'-4"	1			
	71512 -- SQ SLAT ROOF	1			
	71542 -- BEANSTALK CLIMBER 2'-8"	1			
	71552 -- 4'-0"ROPE LADDER	1			
	71650 -- RIGHT CURVED SLIDE 4'	1			
	71753 -- PINNACLE CLIMBER SINGLE ATTACH	1			
	71968 -- Shop Panel	1			
RDU	Shaded Swing Set	1	3331	\$29,747.00	\$29,747.00
	65173 -- REFLECTIONS SELFIE SWING 5"	1			
	65180 -- TWEEN MATES SWING 5"	2			
	65224 -- SHADED SWING 3 BAY	1			
	67598 -- BELT SEAT PKG 5"OD	2			
	67919 -- 5"MADE-FOR-ME SEAT GV 2-5	1			
65192	NDS PLAY ON SIGN PKG	1	62	\$0.00	\$0.00
65193	NDS INCLUSIVE PLAY SIGN PKG	1	62	\$0.00	\$0.00
65283	FLYING SAUCER	1	540	\$9,975.00	\$9,975.00
65305	Inclusive Carousel	1	1171	\$18,650.00	\$18,650.00
68156	SPINNING SEAT	1	75	\$1,782.00	\$1,782.00
UP179S	CHEST PRESS ACCESS-IN-GRD	1	203	\$8,387.00	\$8,387.00
UP180J	LAT PULL DOWN (FOOTING)	1	185	\$8,415.00	\$8,415.00
UP191J	ENERGY & STRENGTH WHEELS - FOOTER	1	214	\$6,014.00	\$6,014.00
UP356S	LEG PRESS (IN-GROUND)	1	291	\$7,032.00	\$7,032.00
YP339	MERIDIAN SINGLE CABLE CROSS	1	0	\$12,133.00	\$12,133.00
YP311	MERIDIAN ORIGINAL ORBIT	1	0	\$43,704.00	\$43,704.00
SF-126	6' BENCH INGROUND	6	678	\$1,054.00	\$6,324.00
313199	PPS OWNER'S KIT	1	11	\$0.00	\$0.00
CSTM	CUSTOM ROCK N WAVE SQUIRREL PANEL UPCHARGE	1	0	\$6,726.00	\$6,726.00
BFLY-I-IG	Indigo Butterfly - (With Inground Mount Kit)	1	0	\$1,480.00	\$1,480.00
BFLY-O-IG	Orange Butterfly - (With Inground Mount Kit)	1	0	\$1,480.00	\$1,480.00
FWR-I-IG	Indigo Flower - (With Inground Mount Kit)	1	0	\$1,676.00	\$1,676.00
FWR-Y-IG	Yellow Flower - (With Inground Mount Kit)	1	0	\$1,676.00	\$1,676.00
TREE-IG	Tenor Tree - (With Inground Mount Kit)	1	0	\$6,603.00	\$6,603.00
3TST	NatureROCKS TREE STUMPS - SET OF 3 (2-5 yr.)	1	0	\$4,459.00	\$4,459.00
UP516	GFRC Acorn Stepper Set of (3)	1	0	\$5,000.00	\$5,000.00
PIP	6,851 SF OF PIP	1	0	\$144,515.00	\$144,515.00
	- Scope: 6851 SF 3.75" THICK. Includes 50/50 Standard Color EPDM & Black. Design Included as Submitted. Aromatic Binder May				

Amber. Flush Edge. Regular Wages. Based on Good Job Access. Subbase, Site Prep and Security by others. Includes Dumpster & Forklift. Buyboard Pricing Included.

INSTALL	INSTALLATION - includes sub-base, concrete curbs, sidewalks and fitness pads, demo of old, and install of new equipment.	1	0	\$198,342.00	\$198,342.00
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Buyboard Contract #679-22_____ Taxes not included. If the customer is not exempt, taxes will be added to the total.				Total Weight: 28160.4	SubTotal: \$882,200.00
					Discount: \$190,562.55
					Estimated Freight: \$22,682.64
					Total Amount: \$714,320.09

THIS QUOTATION IS SUBJECT TO POLICIES IN THE CURRENT PLAY & PARK STRUCTURES CATALOG AND THE FOLLOWING TERMS AND CONDITIONS. OUR QUOTATION IS BASED ON SHIPMENT OF ALL ITEMS AT ONE TIME TO A SINGLE DESTINATION, UNLESS NOTED, AND CHANGES ARE SUBJECT TO PRICE ADJUSTMENT. PURCHASES IN EXCESS OF \$1,000.00 TO BE SUPPORTED BY YOUR WRITTEN PURCHASE ORDER MADE OUT TO PLAY & PARK STRUCTURES, C/O Play & Park Structures of Southern Texas.

Pricing: f.o.b. factory, firm for 30 days from date of quotation.

Freight charges: Prepaid & added

Installation: A certified Play & Park Structures Installer is recommended for play equipment installation. Customer shall be responsible for scheduling coordination and site preparation. Site should be level and permit installation equipment access. Purchaser shall be responsible for unknown conditions such as buried utilities, tree stumps, bedrock or any concealed materials or conditions that may result in additional labor or material costs.

Submittals: our design proposal reflects the spirit and intent of the project plans and specifications. While some variations may exist between our quotation and the project design, the differences do not materially affect the intended use. Play & Park Structures designs and specifications are unique and not intended to be identical in all respects to other manufacturers. We shall submit for review and approval by the owner's representative detailed drawings depicting the equipment to be furnished accompanied by specifications describing materials. Once approved, these drawings and specifications shall constitute the final documents for the project and shall take precedence over all other requirements.

Exclusions: unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders and drainage provisions.

Acceptance of quotation:

Accepted By (printed): _____

Signature: _____

Title: _____

Purchase Amount: _____ \$714,320.09

Order Information

Bill to:

Company: _____

Attn: _____

Address: _____

City/State/Zip: _____

Billing Contact: _____

Billing Phone: _____

Billing Fax: _____

Enter desired color palette name: _____

Enter desired color: Uprights (_____)

Accents (_____) Roofs/Tubes (_____)

Play & Park Structures of Southern Texas

By: _____

Salesperson's signature

Salespersons's Signature

P.O. No:

Date:

Phone:

E-mail:

Ship to:

Company: _____

Attn: _____

Address: _____

City/State/Zip: _____

Jobsite Contact: _____

Jobsite Phone: _____

Jobsite Fax: _____

OR

Decks (_____)

Slides/Panels (_____)

Customer's Signature



It's real.

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Melissa Reynolds, P.E., MPA, CFM, City Engineer

Through: Rick Cortes, Deputy City Manager

Subject: Public hearing and resolution of the City Council of the City of Seguin, Texas for permanent closure of a portion of Williams Street between Medlin Street and Jones Avenue; and declaring an effective date.

Date: June 17, 2025

Historical Background

The City of Seguin was awarded a grant from the General Land Office for flood mitigation and infrastructure improvements in the amount of \$37,891,885.50. This grant is for construction of drainage improvements in the following four areas:

Walnut Branch – Phase I awarded 11/19/24, Phase II awarded 1/7/25

Mays Creek – Phase I awarded 3/4/2025, Phase II pending construction of Phase I.

North Heideke – awarded 12/17/24

North Guadalupe – awarded 3/18/2025

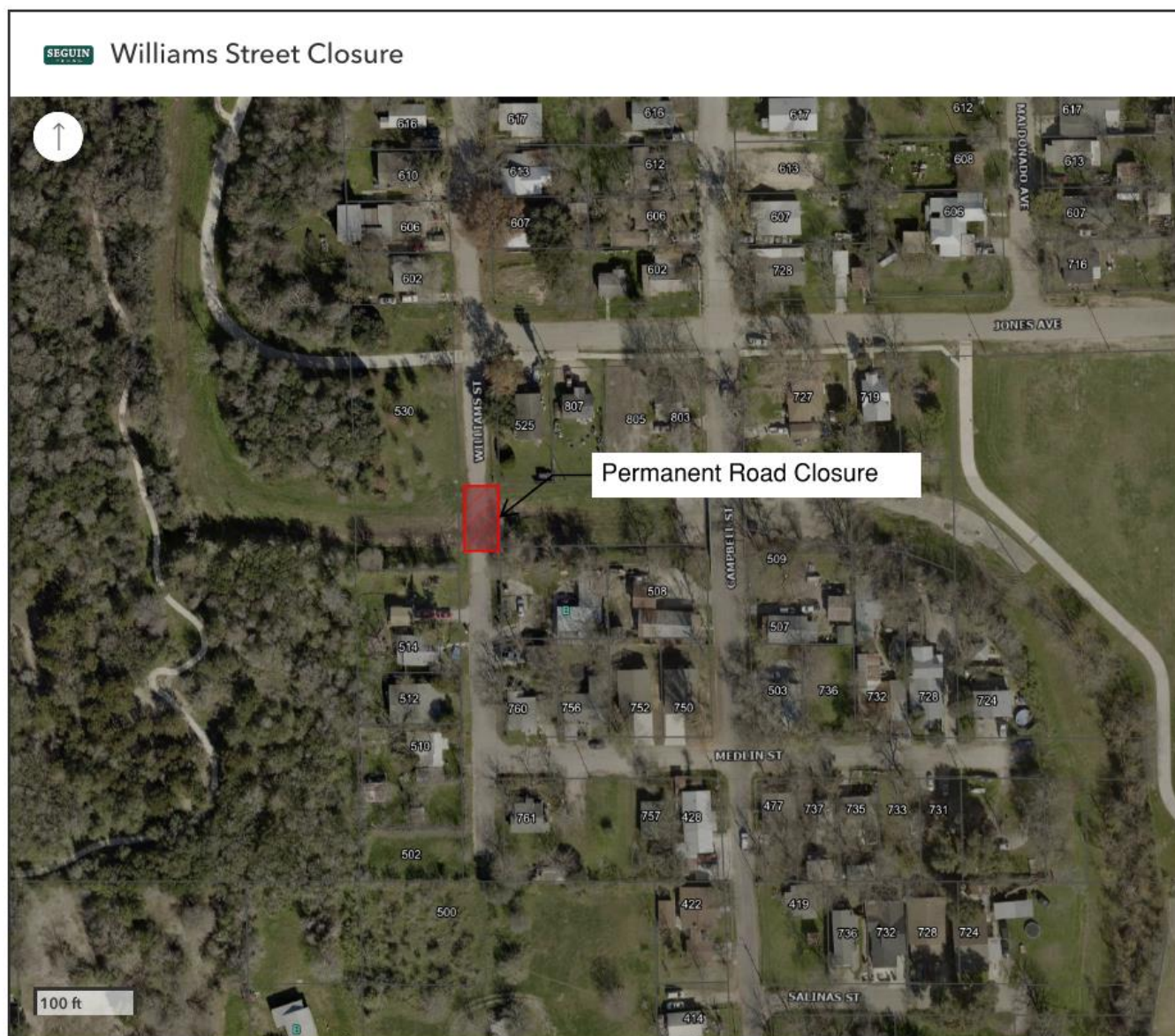
In December 2021, City Council awarded project related engineering services to Halff, Inc. As part of the Walnut Branch Drainage Improvement Project, the low water crossing on Williams Street will be demolished resulting in a permanent closure of Williams Street at Walnut Branch. The anticipated project completion date is Fall 2026, however, construction began on April 14, 2025

Pursuant to Chapter 311 of Texas Transportation Code, the City may vacate, abandon, or close a street or alley.

Action Requested

Affected property owners (five total) were notified by mail on April 14, 2025 stating that the low water crossing at Williams Street will be removed and the Walnut Branch Channel will be improved to reduce floodwater effects to adjoining properties. Additionally, affected property owners were provided notice of this public hearing. The intentions for the GLO Project Design were also discussed at the Community/Neighborhood Meeting held on August 27, 2024, at the Seguin Coliseum. No objections have been received.

It's real.



Procurement Methodology & Funding Source

There are no fiscal impacts associated with this resolution.

Staff Recommendation

Staff recommends the permanent closure of a portion of Williams Street between Medlin Street and Jones Avenue at Walnut Branch.

ATTACHMENT

1. 2025.06.17 Resolution Williams Street Permanent Closure

It's real.

PHOTOGRAPHS

April 2022



April 2025



It's real.

May 2025



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS FOR
PERMANENT CLOSURE OF A PORTION OF WILLIAMS STREET BETWEEN MEDLIN
STREET AND JONES AVENUE; AND DECLARING AN EFFECTIVE DATE**

WHEREAS, the City of Seguin was awarded a grant from the General Land Office for flood mitigation and infrastructure improvements; and

WHEREAS, the City was notified by the General Land Office that the Walnut Branch Drainage Project (the "Project") was selected for grant funding; and

WHEREAS, the Walnut Branch GLO Drainage Project includes flood mitigation and infrastructure improvements and

WHEREAS, after determining that drainage improvements result in permanent closure of a portion of Williams Street; and

WHEREAS, the City of Seguin has authority to close a street or alley pursuant to Sec. 311.007 of the Texas Transportation Code; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Seguin, Texas:

SECTION 1. The City Council hereby resolves to permanently close a portion of Williams Street between Medlin Street and Jones Avenue.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 3. This resolution is effective on the date of its passing.

PASSED UPON FIRST READING on June 17, 2025.

Donna Dodgen
Mayor

ATTEST:

Kristin Mueller
City Secretary

CITY OF SEGUIN



To: City of Seguin Mayor and City Council
From: Jack Jones, Director of Parks and Recreation
Through: Steve Parker, City Manager
Date: June 17, 2025
Subject: 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.

Historical Background

The City of Seguin is officially on the map as the destination for the best BBQ in the State of Texas with the Burnt Bean Co. recently being ranked #1 in Texas Monthly's top 50 barbecue joints in the state. In addition, Seguin is home to other great BBQ such as Davila's BBQ, Johnny's Bar-B-Que, Schulze's Pit Room, and True Texas BBQ at H-E-B. For the past two years, the Champions Barbecue Alliance (CBA) has hosted their World Championship BBQ competition at the Seguin Events Complex that had 120 BBQ teams competing. As such, there is interest in bringing an annual BBQ themed signature festival to Seguin to further cement Seguin's place in Texas BBQ history and culture.

Action Requested

Joey Machado recently met with City staff regarding a proposal to host the "For the Love of BBQ" Festival at the Seguin Events Complex. The request to the City from Mr. Machado is to waive all facility rental fees at the Seguin Events Complex for February 12-14, 2026, regarding the festival. The fee waiver request, if approved, is a one-time fee waiver. All other applicable City fees would be paid by Mr. Machado including public safety services (Police and Fire), permits, etc. In addition, Mr. Machado would be required to submit a Certificate of Liability Insurance listing the City of Seguin as an additional insured that would also include Liquor Liability

Procurement Methodology & Funding Source

The facility rental fees waived would total \$6,750.

Staff Recommendation

City staff recommends 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.

ATTACHMENTS

- Proposal to City Council for "For the Love of BBQ" Festival from Joey Machado & Team

Proposal to City Council for "For the Love of BBQ" Festival

Presented by Joey Machado & Team

Proposed Dates: February 12–14

Location: Seguin, Texas

Executive Summary

We respectfully submit this proposal to the City Council of Seguin for approval of fee waiver request for facilities and partnership in hosting “*For the Love of BBQ*”—a multi-day, family-friendly festival celebrating the rich BBQ heritage of Seguin and its impact on our community. This festival is a for-profit event organized by Joey Machado a life long Seguin Resident and his experienced event team, with confirmed sponsorship from industry leaders Weber Grills, Kosmos Q, CenTex BBQ Smokers and Tito’s Handmade Vodka, and many more to come.

This event will be free and open to the public, with optional ticketed upgrades, ensuring accessibility for all while offering exclusive experiences for BBQ enthusiasts, foodies, and industry professionals. The timing of the festival coincides with Seguin’s growing recognition in the BBQ world, following Burnt Bean BBQ Co recent #1 ranking by *Texas Monthly*.

This is a for profit event as there are many costs involved in this production. We are creating an entity for “For the Love of BBQ” Festival in order to raise funds to make this an annual event here in Seguin and we have no desire to have this event anywhere else. We intend to donate a portion of proceeds to some local causes that we are currently interviewing to find the best fit.

Festival Overview

Dates:

- **Thursday, February 12:** *Sponsor , VIP & Pitmaster Welcome Party*
- **Friday, February 13:** *Half-Day Event (4 PM–10 PM)*
- **Saturday, February 14:** *Full-Day Public Event (10 AM–10 PM)*

Location:

- Main festival grounds, Coliseum, Rodeo Arena and outdoor areas at Seguin Events Center
- BBQ and Outdoor Lifestyle Trade Show hosted inside the Coliseum

Festival Components

Thursday – Welcome Party

- Invite-only celebration for sponsors, pitmasters, vendors, organizers and VIP
- Networking and appreciation event to set the tone for the weekend

Friday – Industry & Community Preview (Half-Day)

- **3 Live Demo Stages** with sessions by celebrity pitmasters and sponsor brands
- **Live Fire Experiences** with open-pit cooking demos and education
- **Trade Show** at the Coliseum for BBQ-related products and innovations
- **Vendor Booths** and **Food Concessions** for local businesses and BBQ vendors
- **Live Music** on outdoor stage
- General public access with optional ticketed areas

Saturday – Full Public Festival

- Expanded **public access** to all festival areas
 - Full-day schedule of **demos, music, and food experiences**
 - Ticketed options:
 - **Live Fire Experience**
 - **VIP Lounge & All-Inclusive Access**
 - **Concert Access**
 - **Trade Show Priority Entry**
-

Community Impact & Economic Opportunity

- **Tourism boost** by attracting BBQ fans from across Texas and beyond
 - **Support for local businesses** through booth and concession sales
 - **Job creation** for temporary staffing, security, vendors, and setup crews
 - **Elevated visibility** of Seguin as a culinary destination
 - **Partnership opportunities** for local nonprofits, schools, and cultural groups
-

Request from the City Council

We are requesting:

1. **Approval to host the event at no cost in designated public spaces**
 2. **City services support:** basic sanitation, police presence, traffic coordination
 3. **Promotion through city communication channels**
 4. **Permit coordination assistance** (e.g., food vendors, alcohol sales, sound permits)
-

Conclusion

“For the Love of BBQ” is more than a food festival—it is a celebration of Seguin’s place in BBQ history and culture. With enthusiastic support from major sponsors and the community, we are ready to produce an unforgettable experience that draws positive attention, promotes local business, and brings people together in celebration.

We look forward to the opportunity to partner with the City of Seguin to make this inaugural event a success.

MEMORANDUM

To: Mayor and City Council Members
Board Members and Executive Director of Seguin PFC

From: Steve Parker, City Manager

Subject: Resolution of Seguin Public Facility Corporation RE Lily Springs

Date: June 17, 2025

Background:

The PFC Board of Directors is being asked to approve the development of a 282-unit Class A apartment complex to be constructed near the intersection of Cordova Road and State Highway 46, in Seguin, Texas. This structure aligns developer and PFC incentives, ensuring the community receives a high-quality, professionally managed Class A apartment complex that will fulfill community need for mixed-income housing while generating ongoing revenue for the PFC and school district.

Key Provisions Ensuring Quality and Long-Term Excellence:

- **Comprehensive Quality Control:** PFC retains approval rights over all plans and specifications during the design development stage, ensuring the project meets Class A standards from inception.
- **Mandatory Class A Maintenance Standard:** Tenant has a contractual obligation to maintain the Project as a Class A residential project, with project needs assessments performed at 7-year intervals.
- **Property Management Company Standard:** Property manager must have adequate experience and licensing.

Mixed Income Housing and Community Benefits:

- **Mixed-Income Housing Component:** 40% of units reserved for tenants earning less than 80% of Area Median Income (AMI), 10% of units for tenants earning less than 60% of AMI.

- **Long-term Affordability Protection:** Affordability requirements run for the term of the Lease.
- **Balanced Unit Mix:** Affordable units distributed proportionally across one, two, and three-bedroom configurations.
- **Compliance Monitoring/Audits:** Built-in compliance requirements with PFC statutes including tenant protections and regular audits by state agency; PFC and school district have ability to audit as well.

Financial Benefits and Protections:

- **Revenue Generation for City:** Multiple revenue streams are paid to the City over the term of the Lease, including 25% of property tax savings and revenue sharing on any capital event.
- **PFC Structuring Fee:** \$500,000 upfront structuring fee to PFC at closing.
- **Sales Tax Savings Participation:** PFC receives 25% of sales tax savings on construction materials.
- **Financial Guaranties:** Lightpath provides construction completion guaranties and other financial obligations while PFC has no guaranty obligations.
- **Early termination by PFC:** PFC has the ability to terminate the lease at year 50 without consent of any other party and the Project will pay property taxes after that date.
- **Insurance/Indemnification:** Tenant/Developer parties must procure insurance for and indemnify PFC.

Please note that Lightpath has also completed the design for the project and it is anticipated that building permits will be submitted within the next two weeks. The projected permit fees are estimated to be \$500,000. We also wanted to remind City Council that the financial projections relating to revenues are projected to be more for both the Navarro School District and the City. The lease payments and sale proceeds are projected to be more than if this were a fully taxable multifamily project. The school board has also approved the revenue sharing agreement that the City approved in January 2025.

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Seguin Public Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas (the “Corporation”) hereby certifies as follows:

1. In accordance with its bylaws, the Board of Directors of the Corporation (the “Board”) held a meeting on June 17, 2025 (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION AUTHORIZING THE LILY SPRINGS APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION 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

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Bylaws of the Corporation.

SIGNED June 17, 2025.

Name: Rick Cortes

Title: Executive Director

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE LILY SPRINGS APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION 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

WHEREAS, Lightpath Seguin Multifamily, Ltd., a Texas limited partnership (the “Partnership”), has been formed to acquire, construct and equip a 282-unit multifamily housing facility (the “Housing Facility”) to be located near the northeast corner of Cordova Road and Highway 46 (the “Land,” together with the Housing Facility, the “Project”) pursuant to a Development Agreement between the Seguin Public Facility Corporation (the “Corporation”), the Partnership, and HWY 46 Corona Road, LLC, a Texas limited liability company, in its capacity as developer (the “Development Agreement”);

WHEREAS, at the request of the Partnership, the Corporation has agreed to acquire the Land and own the Project and lease it to the Partnership pursuant to a Lease Agreement (the “Lease”) and a Regulatory Agreement and Declaration of Restrictive Covenants ensuring that 40% of the units are reserved for tenants earning 80% of the area median income and 10% of the units are reserved for tenants earning 60% of the area median income (the “Regulatory Agreement”);

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the rehabilitation of the Project, the Corporation will enter into an agreement to serve as the general contractor and enter into any required construction contracts and ancillary documents (the “Construction Documents”);

WHEREAS, the Corporation has (i) obtained the requisite underwriting assessment from a professional entity without a financial interest in the development, developer or public facility user, which also has experience underwriting affordable multifamily residential development, indicating that the Project would not be feasible without the participation by the Corporation, and (ii) published the underwriting assessment on its website and provided notice of the Project to the presiding officer of the governing body of each taxing unit in which the Project is located at least 30 days before this Resolution;

WHEREAS, the Board has determined that (i) the development of the Project would not be feasible but for the Corporation’s participation, and (ii) the development of the Project is in furtherance of the City of Seguin’s housing programs, policies and initiatives, and (iii) is carried out pursuant to the provisions of the Corporation’s Articles of Incorporation, Bylaws and the Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended;

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of Seguin for the various entities to enter into the transactions described above so that the Partnership may construct the Project; and

WHEREAS, this Board of Directors has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of the Corporation; now, therefore,

BE IT THEREFORE RESOLVED BY THE BOARD OF DIRECTORS OF THE SEGUIN PUBLIC FACILITY CORPORATION, THAT:

Section 1. The Project, the Lease, the Development Agreement, the Regulatory Agreement, the Construction Documents and a joinder to the loan documents for the Partnership (the "Joinder"), are hereby authorized and approved when such documents are approved by the officers signing them.

Section 2. The President, Vice President, Secretary, Treasurer and Executive Director, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Lease, the Development Agreement, the Regulatory Agreement, the Construction Documents and the Joinder covering the Land or the Project, and all other documents relating to the development of the Project to which the Corporation is a party.

Section 3. The purchase of the Land, the lease of the Land, and the role of the Corporation as the general contractor for the Project are approved and the President, Vice President, Secretary, Treasurer, and Executive Director, or any of them, are hereby authorized to execute the documents required to be executed by the Corporation in order to effect such transactions.

Section 4. The President, Vice President, Secretary, Treasurer, and Executive Director, or any of them, and, if required by the form of the document, the Secretary and Executive Director, or any of them, of the Corporation are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by the Corporation, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, Vice President, Secretary, Treasurer, and Executive Director, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to the Corporation, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 5. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. The officers of this Board hereby approve the selection of Bracewell LLP as counsel to the Corporation for this transaction.

Section 7. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 8. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board. The Board hereby finds in good faith that the Project would not be feasible without the participation of the Corporation and that all required notices, publications and approvals have been obtained.

Section 9. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 10. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 11. This Resolution shall be in force and effect from and after its passage.

Rick Cortes
Executive Director



SEGUIN PUBLIC FACILITY CORPORATION

LILY SPRINGS APARTMENTS

Summer B. Greathouse
Partner
Bracewell
December 3, 2024

BRACEWELL

PFC Purpose

- The Lightpath Company, LLC has proposed the construction of a 282 unit apartment project with an estimated cost of approximately \$57 million
- Principal purpose of PFC is to own the Project and lease it to the development partnership
- Insulates the City from any liability
- Allows for property to be tax exempt if 40% of units leased to people at or below 80% of area median income (currently \$88,500 for a family of 4) and 10% of the units leased to people at or below 60% of median income, adjusted for family size

Developer Rights and Responsibility

- Developer will assume all financial risks
- Developer will bring proprietary capital stack to Project
- They will guaranty construction completion, costs and operations
- They will set rent, budgets and policies subject to statutory rent restrictions
- They will manage day-to-day operations

Benefits

- Provides Workforce Housing

- Adjusted for family size and bedroom size
- Rents capped

• <u>Income</u>	<u>80%</u>	<u>60%</u>
– 1 person	\$49,520	\$37,140
– 2 people	\$56,640	\$42,480
– 3 people	\$63,760	\$47,820
– 4 people	\$70,800	\$53,100
• <u>Rent</u>	<u>80%</u>	<u>60%</u>
– 1 Bedroom	\$1,416	\$1,062
– 2 Bedroom	\$1,594	\$1,195

Benefits (continued)

- Enables Class A apartments
 - Current comparable rents don't allow financing for Class A project
 - Project would have a gap without PFC
 - With tax exemption, you can finance Class A
- Allows for input into:
 - Location
 - Design
- Provides housing for business recruitment/economic development

Risks

- If Project not successful:
 - Seguin PFC and School District won't make projected profits but will have no investment
 - Seguin PFC may be removed upon foreclosure and lose control, but then they pay taxes
 - Seguin PFC may get sued and have to defend even though it should have no liability; will have insurance and indemnity
 - Because Seguin PFC is a political body, it could have people show up at Council meetings

Term Sheet

- The Term Sheet addresses the terms for the development and financing of the project. It is not legally binding on either party however the parties agree that the definitive documents will reflect these terms. A summary of selected provisions follows.
 - **Lease**
 - The PFC will own the Project and enter into a 75-year lease
 - The rent will consist of (1) prepaid rent in an amount equivalent to the cost of the land, or contribution of the land; (2) \$25,000 per year administrative rent, adjusted annually for CPI beginning in the second year; (3) “Net Cash Flow Rent”; and (4) “Capital Event Rent”
 - **Net Cash Flow Rent**
 - Beginning in the fourth year, twenty-five percent (25%) of Annual Tax Savings
 - If insufficient cash flow, accrues to first sale
 - **Structuring Fee**
 - The PFC will receive a fee equal to \$500,000 at closing

Term Sheet (continued)

- ***Capital Event Rent***

- For the initial capital event, 15% of the balance of proceeds (after repayment of loans, 8% preferred return and capital contributions of equity partners)
- Likely to occur in year 4
- For subsequent capital events, 2% of the gross sales price

- ***Management***

- Lightpath will designate the property manager for the Project
- Subject to the PFC's approval unless Qualified Property Manager

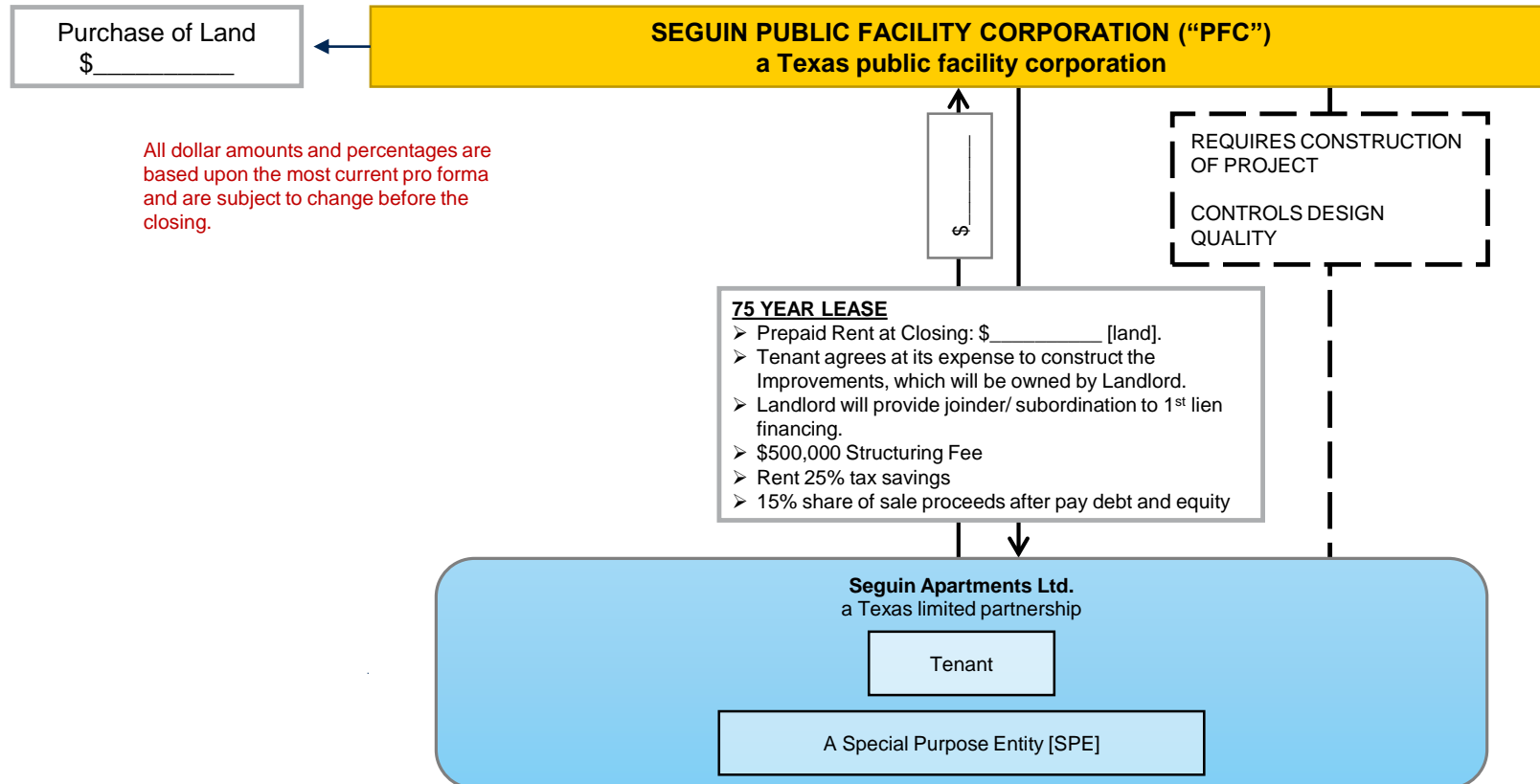
- ***Project Financing***

- Lightpath will obtain a senior loan from a senior lender to the Tenant to be secured by a first-lien deed of trust on the Tenant's leasehold interest in the Project, and a lien on the PFC's fee interest in the Project
- Lightpath will also obtain one or more equity partners
- The partners will receive a 10% preferred return

Term Sheet (continued)

- ***Tax Exemption***
 - The PFC shall be responsible for obtaining a 100% property tax exemption for the Project and Lease
- ***Construction***
 - The Project must be built and maintained as a Class A apartment project
 - Needs assessment upon sale or every 10 years
 - To obtain a sales tax exemption for the Project, the PFC will either serve as the general contractor or as a joint-venturer in the general contractor
 - Tenant will pay the PFC 25% of the sales tax savings on all construction materials
- ***Developer Fee***
 - Lightpath will receive a developer fee in an amount not to exceed 5% of the total development costs of the Project
- ***Guaranties***
 - The PFC will not be required to provide any financial guaranties or investment with respect to the financing or construction of the Project

Seguin - Structure





LIGHTPATH
COMPANY



LIVE
WITH
PURPOSE



Lily Springs
Seguin, TX

WHO WE ARE



- ✧ Built on a foundation of Christian values
- ✧ Established in 2024
- ✧ Specialize in workforce housing
- ✧ Leadership development and organizational process are a priority
- ✧ Over 20 years of experience including 22,000 units developed
- ✧ Resident of the Seguin area

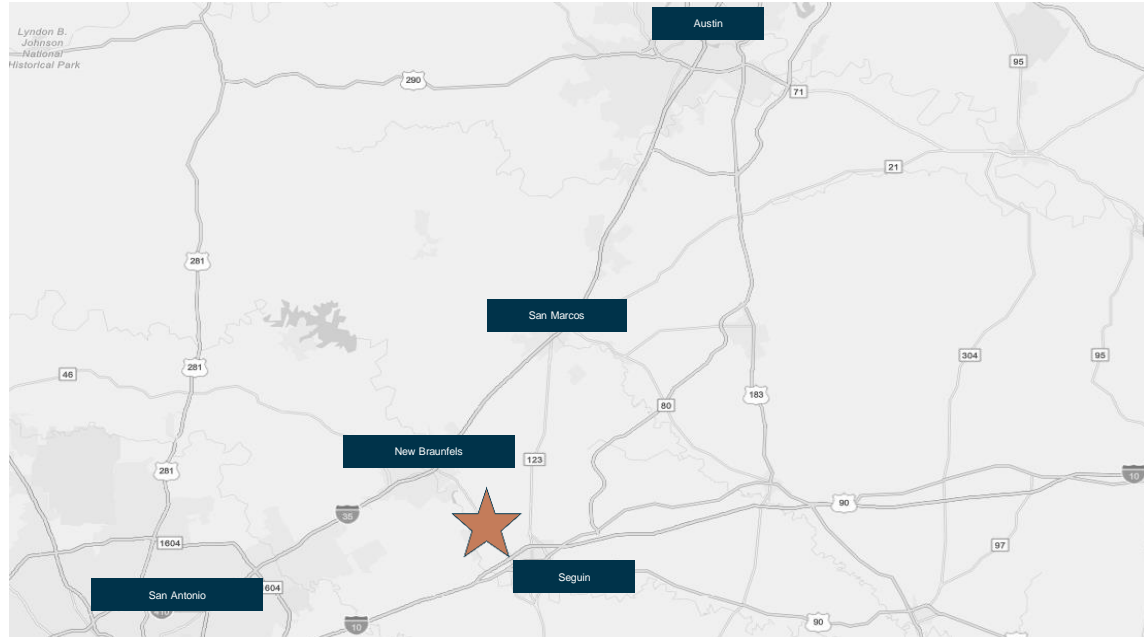
THE PROMISE

Lightpath is a differentiator through our values-driven philosophy. By valuing every interaction at every level, we create thriving places for people to **live with purpose**. We are committed to creating positive impact on the lives of every person we interact with, whether they are a resident, team member, partner, or investor. When people work with Lightpath, they can see Christ's influence in how we operate. Through authentic relationships and commitment to a central purpose, Lightpath breathes a sense of security, belonging, and significance into every community we build and manage.

John Kirk
Founder

PROJECT OVERVIEW

- 282 unit, 3-story garden multifamily project located at State Highway 46 and Cordova Road
- Closing on the land and the construction loan (with building permits) will occur in December 2025



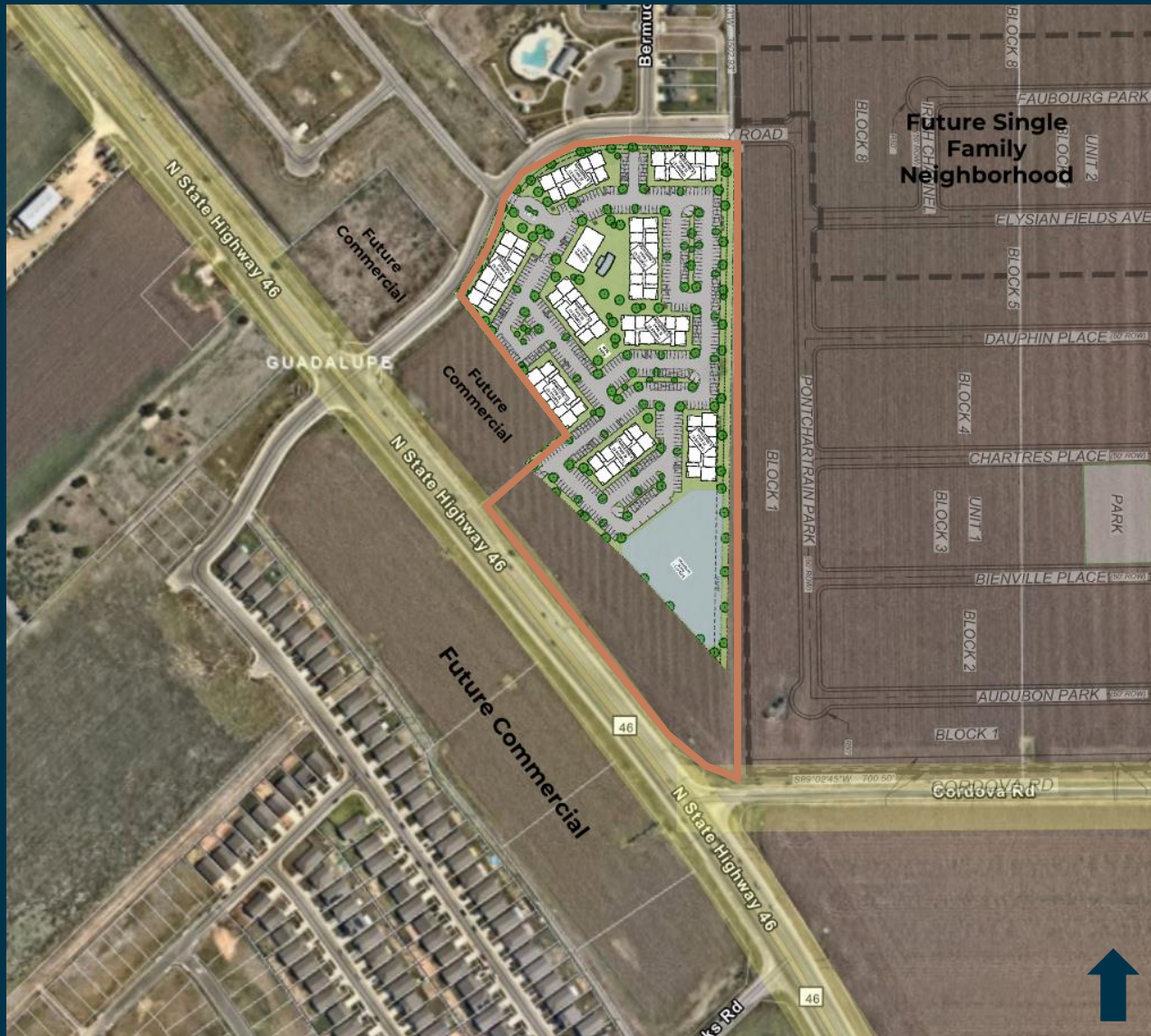
LILY SPRINGS

Location	Site	Product Type	Unit Count	Average Unit Size
State Hwy 46 / Cordova Rd. in Seguin, TX	15.34 acres	3-Story Garden	282 Units	897 SF

CONCEPT RENDERINGS



LILY SPRINGS OVERVIEW



SITE PLAN



DESIGN & AMENITY PACKAGE



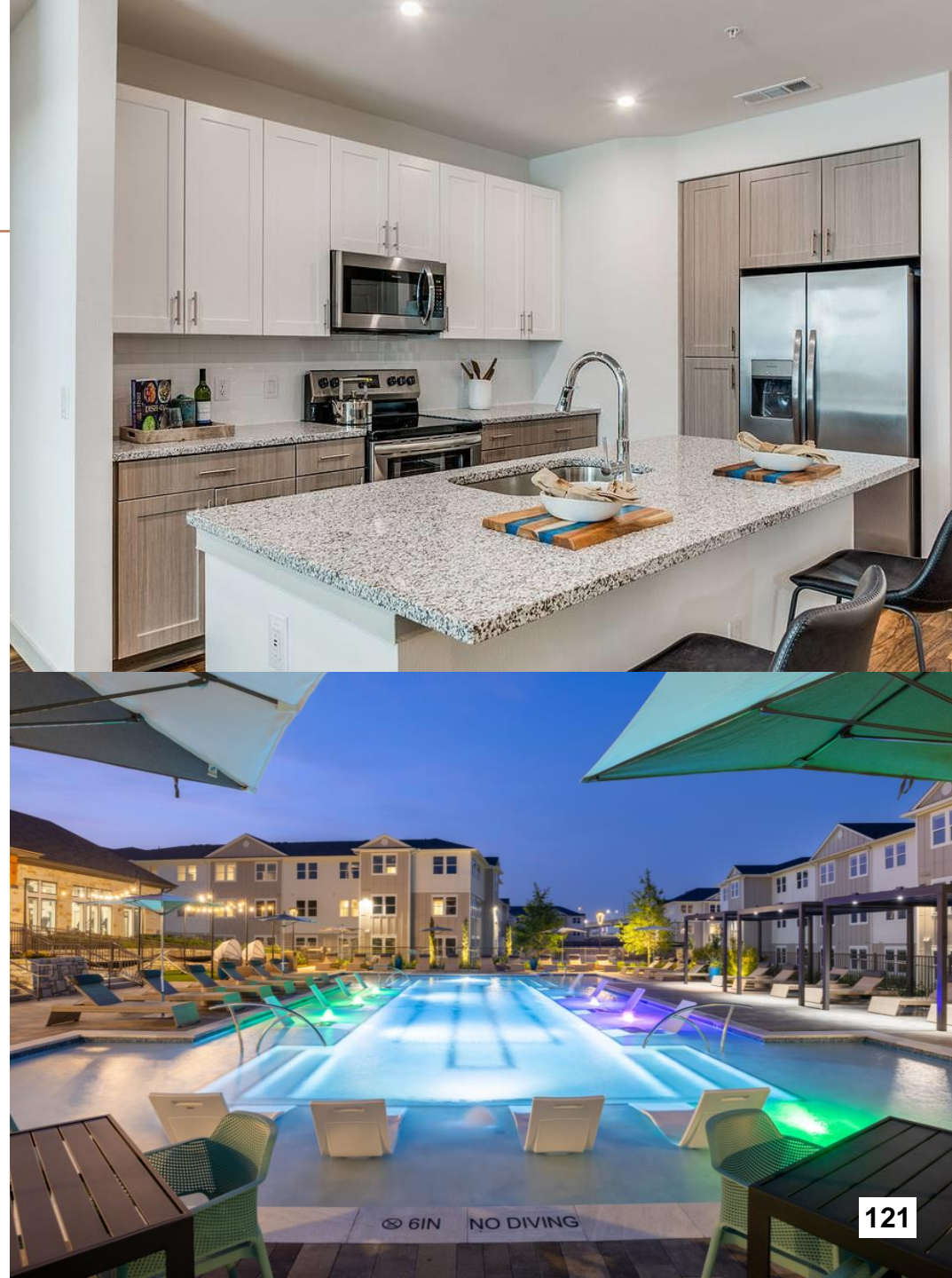
Unit Finishes

- ✧ Kitchen Islands in All Units with Undermount Sinks
- ✧ Luxury Vinyl Plank Flooring Throughout
- ✧ Chrome Plumbing Fixtures
- ✧ In-home Washers & Dryers
- ✧ Stainless Steel Appliances
- ✧ Side by Side Refrigerators
- ✧ Granite Countertops
- ✧ Two-Tone Cabinets
- ✧ 9 Foot Ceilings

Community Amenities

- ✧ Resort-Style Pool with Lounge Furniture
- ✧ Electric Vehicle Charging Stations
- ✧ Courtyard with Grilling Stations
- ✧ Dog Park with Washing Station
- ✧ Fitness Center
- ✧ Clubhouse
- ✧ Coffee Bar
- ✧ Carports

Photos are examples of like-kind product





LIGHTPATH
COMPANY

Lily Springs PFC Revenue Assumptions "Probable Scenario" with Early Termination Option
December 9, 2024

Year	City of Seguin						Navarro ISD					
	A		B		C		D					
	City Abated Taxes	Admin Fee	Cash Flow Rent to City	Sale Tax Savings Fee	Future Sale Proceeds	Net Difference	I&S Abated Taxes	Cash Flow Rent to School	Initial Sale Proceeds	Structuring Fee	Net Difference	
		\$25,000	33% of Fixed Value	25% of Savings	2% of Gross Sales Price			67% of Fixed Value	15% of Net Profits	Fixed		
Annual 3% Growth Rate		Annual 3% Growth Rate	1x Occurrence	Multiple Occurrences	Annual 3% Growth Rate			1x Occurrence	1x Occurrence			
0				\$305,797		\$305,797				\$500,000	\$500,000	Break ground
1												Construction
2												Construction
3	\$211,337	\$25,000	\$75,556			(\$110,781)	\$189,646	\$151,112			(\$38,534)	Stabilized
4	\$217,677	\$25,750	\$77,823			(\$114,104)	\$195,336	\$155,645			(\$39,690)	
5	\$224,207	\$26,523	\$80,157			(\$117,527)	\$201,196	\$160,315	\$273,097		\$232,216	Initial Sale
6	\$230,933	\$27,318	\$98,304			(\$105,312)	\$207,232	\$196,607			(\$10,624)	
7	\$237,861	\$28,138	\$101,253			(\$108,471)	\$213,449	\$202,506			(\$10,943)	
8	\$244,997	\$28,982	\$104,290			(\$111,725)	\$219,852	\$208,581			(\$11,271)	
9	\$252,347	\$29,851	\$107,419			(\$115,077)	\$226,448	\$214,838			(\$11,610)	
10	\$259,918	\$30,747	\$110,642			(\$118,529)	\$233,241	\$221,283			(\$11,958)	
11	\$267,715	\$31,669	\$113,961			(\$122,085)	\$240,238	\$227,922			(\$12,317)	
12	\$275,747	\$32,619	\$117,380		\$1,690,394	\$1,564,647	\$247,446	\$234,759			(\$12,686)	Sale
13	\$284,019	\$33,598	\$120,901			(\$129,520)	\$254,869	\$241,802			(\$13,067)	
14	\$292,540	\$34,606	\$124,528			(\$133,406)	\$262,515	\$249,056			(\$13,459)	
15	\$301,316	\$35,644	\$128,264			(\$137,408)	\$270,390	\$256,528			(\$13,862)	
16	\$310,355	\$36,713	\$132,112			(\$141,530)	\$278,502	\$264,224			(\$14,278)	
17	\$319,666	\$37,815	\$136,075			(\$145,776)	\$286,857	\$272,151			(\$14,707)	
18	\$329,256	\$38,949	\$140,158			(\$150,149)	\$295,463	\$280,315			(\$15,148)	
19	\$339,133	\$40,118	\$144,362			(\$154,654)	\$304,327	\$288,724			(\$15,602)	
20	\$349,307	\$41,321	\$148,693			(\$159,293)	\$313,457	\$297,386			(\$16,070)	
21	\$359,787	\$42,561	\$153,154			(\$164,072)	\$322,860	\$306,308			(\$16,552)	
22	\$370,580	\$43,838	\$157,749		\$2,153,315	\$1,984,321	\$332,546	\$315,497			(\$17,049)	Sale
23	\$381,698	\$45,153	\$162,481			(\$174,064)	\$342,522	\$324,962			(\$17,561)	
24	\$393,149	\$46,507	\$167,355			(\$179,286)	\$352,798	\$334,711			(\$18,087)	
25	\$404,943	\$47,903	\$172,376			(\$184,664)	\$363,382	\$344,752			(\$18,630)	
26	\$417,091	\$49,340	\$177,547			(\$190,204)	\$374,284	\$355,095			(\$19,189)	
27	\$429,604	\$50,820	\$182,874			(\$195,911)	\$385,512	\$365,748			(\$19,765)	
28	\$442,492	\$52,344	\$188,360			(\$201,788)	\$397,077	\$376,720			(\$20,357)	
29	\$455,767	\$53,915	\$194,011			(\$207,841)	\$408,990	\$388,022			(\$20,968)	
30	\$469,440	\$55,532	\$199,831			(\$214,077)	\$421,259	\$399,662			(\$21,597)	
31	\$483,523	\$57,198	\$205,826			(\$220,499)	\$433,897	\$411,652			(\$22,245)	
32	\$498,029	\$58,914	\$212,001			(\$227,114)	\$446,914	\$424,002			(\$22,913)	
33	\$512,970	\$60,682	\$218,361			(\$233,927)	\$460,322	\$436,722			(\$23,600)	
34	\$528,359	\$62,502	\$224,912			(\$240,945)	\$474,131	\$449,823			(\$24,308)	
35	\$544,210	\$64,377	\$231,659			(\$248,174)	\$488,355	\$463,318			(\$25,037)	
36	\$560,536	\$66,308	\$238,609			(\$255,619)	\$503,006	\$477,218			(\$25,788)	
37	\$577,352	\$68,298	\$245,767			(\$263,287)	\$518,096	\$491,534			(\$26,562)	
38	\$594,673	\$70,347	\$253,140			(\$271,186)	\$533,639	\$506,280			(\$27,359)	
39	\$612,513	\$72,457	\$260,734			(\$279,322)	\$549,648	\$521,469			(\$28,179)	
40	\$630,888	\$74,631	\$268,556		\$8,512,366	\$8,224,665	\$566,137	\$537,113			(\$29,025)	Termination
Total	\$14,615,935	\$1,728,986	\$6,177,180	\$305,797	\$12,356,076	\$5,952,105	\$13,115,841	\$12,354,361		\$500,000	\$11,617	

Entity

Description

Tax Rate

CSG

CITY OF SEGUIN

0.5125

NAS - I&S

NAVARRO I.S.D.

0.4599

Net Profit to City

Net Profit to School

*Financial information is for informational purposes only and is not intended to be financial advice or guaranteed results

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SEGUIN, TEXAS 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.

WHEREAS, the City, by and through the Engineering and Capital Projects Department has determined that 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., described by an instrument recorded in Volume 639, page 840 and 844 of the Official Public Records, Guadalupe County, Texas. Said easements being more particularly described by metes and bounds and shown in Exhibit "A," which is attached hereto and incorporated for all purposes. The easements described and depicted in said exhibit are collectively referred to herein as the "Property."

WHEREAS, acquisition of the Property is necessary to advance and achieve the public purpose of installation, construction, operation, maintenance, repair, upgrade and removal of multiple wastewater and reuse water transmission lines, together with service connections, a cathodic protection system, SCADA (Supervisory Control and Data Acquisition) connections, and above-ground manhole covers , vehicular access, fiber optic lines, communication lines, electrical lines, water lines, and all other necessary or desirable above-ground and below-ground laterals and appurtenance thereto, including lift stations and fencing for the Geronimo Creek Wastewater Treatment Plant Force Main Project (the "Project");

WHEREAS, the City, through the powers granted in the Constitution of the State of Texas, Section 51.071 of the Texas Local Government Code and Section 2.01 of the City Charter of the City of Seguin, Texas, may acquire the Property through the exercise of its eminent domain authority; and

WHEREAS, the City is unable to acquire said Property interests by negotiation and/or further negotiations have become futile, and therefore, the City is compelled to exercise its power of eminent domain.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, THAT:

SECTION 1. The above caption and recitals are found to be true and correct legislative and factual findings of the City Council of the City of Seguin, Texas, and they are hereby approved and incorporated herein for all purposes.

SECTION 2. It is authorized for the City, to utilize the power of eminent domain to acquire real property interests located in Guadalupe County, Texas, which are necessary to advance and achieve the public use of the Project.

SECTION 3. All acts and proceedings done or initiated by the employees, agents, and attorneys of the City for the acquisition of the Property are hereby authorized, ratified, approved, confirmed, and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired. Such acts include, but are not limited to, establishing the amount of just compensation to be paid for the acquisition of the rights described herein based upon an independent appraisal, to negotiate for the acquisition of said property rights, to give notices, to make written offers to purchase, to enter into contracts, to retain appraisers, other experts or consultants deemed necessary for the acquisition process and, if necessary, to ask the City Attorney, or their designee, to institute and prosecute to conclusion proceedings in eminent domain to acquire the property, and to take all other lawful action necessary and incidental to such eminent domain proceedings.

SECTION 4. The determination of necessity to exercise the power of eminent domain in this matter is made according to reason and judgment with due regard and consideration of the relevant facts, circumstances, and alternatives, the knowledge of which exist at this time. Therefore, the City acting by and through its contractual eminent domain attorneys, is hereby directed and authorized to institute and prosecute to conclusion all necessary proceedings in eminent domain to condemn the Property as described herein and to acquire such interests in land as the City is unable to acquire through negotiation, and to take any other legal action necessary or incidental to such acquisition or eminent domain proceeding to investigate, survey, specify, define, and secure the necessary property rights.

SECTION 5. Severability: If any provision, section, subsection, sentence, clause, or phrase of this resolution declaring the necessity for 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 in Guadalupe County, Texas ("Resolution"), or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the City Council of the City in adopting this Resolution that no portion hereof, or provisions, or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

CITY OF SEGUIN

RESOLUTION NO. _____

STATE OF TEXAS

PASSED AND APPROVED on the 17th day of June, 2025.

DONNA DODGEN
MAYOR

ATTEST:

Kristin Mueller, City Secretary

EXHIBIT "A"

City of Seguin

Geronimo Creek WWTP Utilities

TRACT NO. APN 56945

PERMANENT EASEMENT AND RIGHT OF WAY

Description of a permanent easement and right of way situated in the E. Gortari Survey, A-23, Guadalupe County, Texas and being over through and across two called 1.56 acre tracts of land, a called 118.53 tract of land, and a called 50.67 acre tract of land conveyed to the Guadalupe Pecan Ranch, Inc. described by an instrument recorded in Volume 639, page 840 and 844 of the Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.), said easement being more particularly described by metes and bounds as follows:

COMMENCING at a found plastic fence post for a southeast corner of said called 1.56 acres and on the north right-of-way of Signal Hill Road, **THENCE South 46°17'40" West**, along the common boundary line, for a distance of **31.97** feet **THE POINT OF BEGINNING**;

THENCE South 46°17'40" West, continuing along said boundary, for a distance of **141.69** feet to a point beginning a curve to the left;

THENCE along said curve to the left with a radius of 877.80 feet, an arc length of 103.00 feet, and having a chord bearing **South 42°55'58" West**, a distance of **102.94** feet to a point;

THENCE South 39°23'01" West, for a distance of **41.87** feet to a point;

THENCE South 39°12'43" West, for a distance of **1,528.43** feet to a point;

THENCE South 84°12'43" West, for a distance of **30.32** feet to a point;

THENCE North 52°19'20" West, for a distance of **912.52** feet to a point;

THENCE South 84°04'26" West, for a distance of **88.93** feet to a point;

THENCE North 50°55'34" West, for a distance of **120.71** feet to a point;

THENCE North 05°55'34" West, for a distance of **54.21** feet to a point;

THENCE North 50°55'34" West, for a distance of **578.94** feet to a point;

THENCE South 39°04'26" West, for a distance of **10.00** feet to a point;

THENCE North 50°55'34" West, for a distance of **40.00** feet to a point;

THENCE North 39°04'26" East, for a distance of **10.00** feet to a point;

THENCE North 50°55'34" West, for a distance of **14.36** feet to a point;

THENCE North 39°52'56" East, for a distance of **50.00** feet to a point;

THENCE South 50°55'34" East, for a distance of **653.31** feet to a point;

THENCE South 05°55'34" East, for a distance of **54.21** feet to a point;

THENCE South 50°55'34" East, for a distance of **79.29** feet to a point;

THENCE North 84°04'26" East, for a distance of **88.22** feet to a point;

THENCE South 52°19'20" East, for a distance of **905.29** feet to a point;

THENCE North 39°12'43" East, for a distance of **1,500.69** feet to a point;

THENCE North 39°23'01" East, for a distance of **42.03** feet to a point beginning a curve to the right;

THENCE along said curve to the right with a radius of 927.80 feet, an arc length of 108.95 feet, and having a chord bearing **North 42°55'49" East**, a distance of **108.89** feet to a point;

THENCE North 46°17'40" East, for a distance of **141.69** feet to a point;

EXHIBIT "A"

City of Seguin

Geronimo Creek WWTP Utilities

TRACT NO. APN 56945

THENCE **South 43°42'20" East**, for a distance of **50.00** feet to the **POINT OF BEGINNING**, said permanent easement and right of way having a total area of 4.16 acres, more or less.

All bearings and distances shown herein are grid, based upon the Texas Coordinate System, Texas South Central Zone 4204, North American Datum of 1983 [NAD83(2011)(EPOCH:2010.0000)], U.S. Survey Feet, as derived from an on the ground survey performed by TRC Pipeline Services LLC, conducted in March of 2022.



Chad J. Barrios
Registered Professional Land Surveyor
Texas Registration No. 6184
Survey Firm License No. 10193802

3/12/2025

Date:





VICINITY MAP
N.T.S.

EXHIBIT "A"

GUADALUPE COUNTY, E. GORTARI SURVEY, A-23

56945
GUADALUPE PECAN
RANCH, INC.
(CALLED 1.56
ACRES)
VOL. 639, PG. 844
D.R.G.C.T.

POINT OF
COMMENCING
FND. FENCE
CORNER

56945
GUADALUPE PECAN
RANCH, INC.
CALLED 118.53 ACRES
VOL. 639, PG. 844
D.R.G.C.T.

S46°17'40"W
31.97'
POINT OF
BEGINNING
N: 13751405.57
E: 2300687.83

56945
GUADALUPE PECAN
RANCH, INC.
CALLED 50.67 ACRES
VOL. 639, PG. 840
D.R.G.C.T.

PROPOSED
TEMPORARY
EASEMENT

PROPOSED
P.E.R.W.

SEE SHEET 4 OF 6
MATCHLINE

TOTAL AREA OF P.E.R.W.: 4.16 ACRES

NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREIN ARE GRID, BASED UPON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 [NAD83(2011)(EPOCH:2010.0000)], U.S. SURVEY FEET, AS DERIVED FROM AN ON THE GROUND SURVEY PERFORMED BY TRC PIPELINE SERVICES, LLC IN MARCH, 2022.
- THE TITLE INFORMATION OF THE SUBJECT TRACT, SHOWN HEREIN, IS BASED UPON TITLE RESEARCH CONDUCTED BY TRC PIPELINE SERVICES, LLC.
- IF THIS PLAT AND ACCOMPANYING DESCRIPTION ARE NOT SIGNED AND SEALED BY THE SURVEYOR WHOSE NAME APPEARS BELOW, IT SHOULD BE CONSIDERED AS A COPY AND NOT THE ORIGINAL.

Chad J. Barrios
CHAD J. BARRIOS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6184
SURVEY FIRM LICENSE NO. 10193802



14701 St. Mary's Lane, Suite 500
Houston, TX 77079
(281) 616-0100

3/12/2025

LEGEND

I.R.	IRON ROD
I.P.	IRON PIPE
FND.	FOUND
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT OF WAY
T.W.S.	TEMPORARY WORKSPACE
A.T.W.	ADDITIONAL TEMPORARY WORKSPACE
P.E.R.W.	PERMANENT EASEMENT AND RIGHT OF WAY
T.A.R.	TEMPORARY ACCESS ROAD
P.A.R.	PERMANENT ACCESS ROAD
—	BROKEN LINE NOT SCALABLE
—	PROPERTY LINE
—	BASELINE
—	EXISTING PIPELINE
— R/W —	R.O.W.

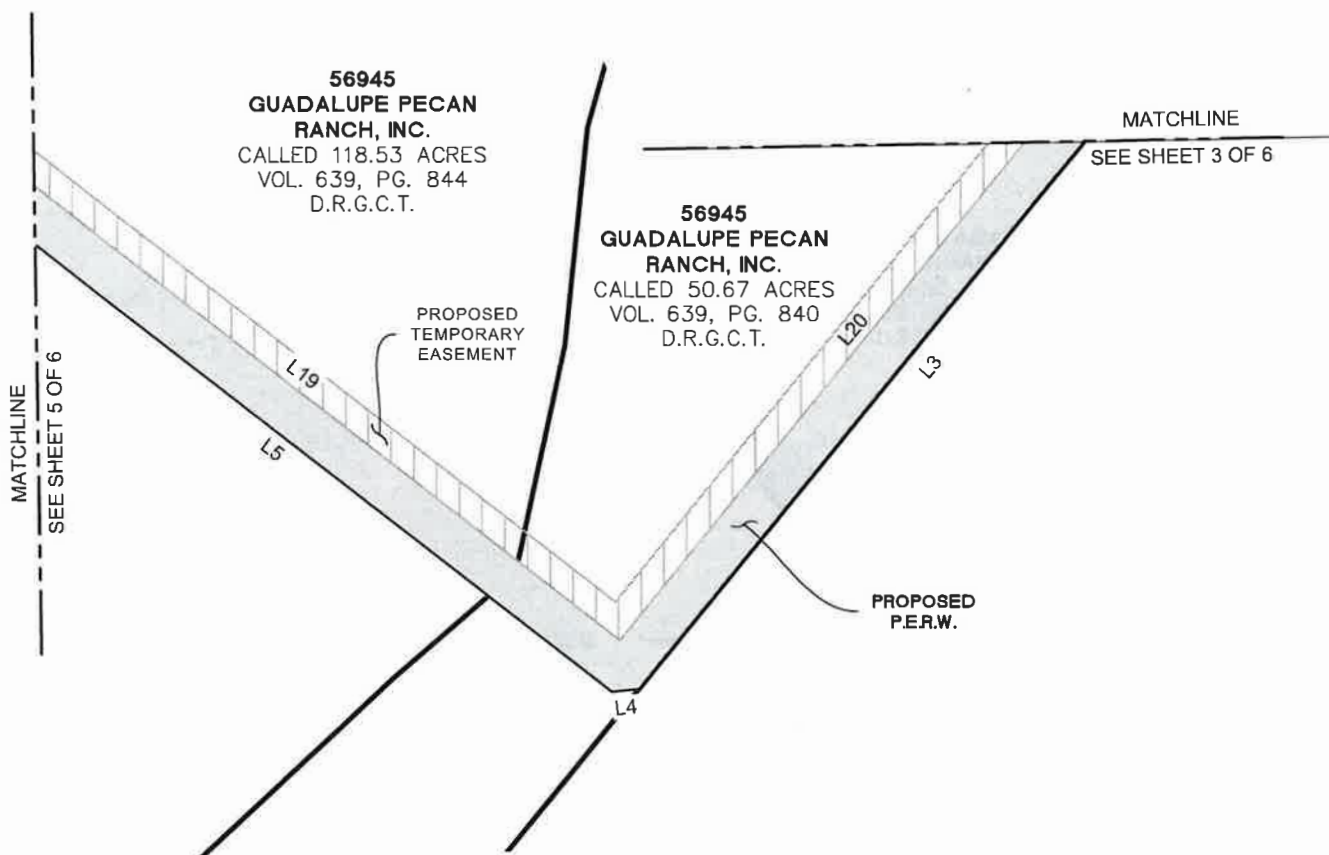


THE CITY OF SEGUIN






DWG BY:	CP	GERONIMO CREEK WWTP UTILITIES PERMANENT EASEMENT AND RIGHT OF WAY ACROSS THE PROPERTY OF GUADALUPE PECAN RANCH, INC.
CKD BY:	TRC	
DATE:	3/11/25	
SCALE:	1" = 200'	
REV#	DATE	DESCRIPTION
0	05/07/24	CERTIFIED
1	3/11/25	REVISED ROUTE
DRAWING:	APN 56945_PERW	SHEET NO. 3 OF 6




VICINITY MAP
N.T.S.



LEGEND

I.R.	IRON ROD
I.P.	IRON PIPE
FND.	FOUND
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT OF WAY
T.W.S.	TEMPORARY WORKSPACE
A.T.W.	ADDITIONAL TEMPORARY WORKSPACE
P.E.R.W.	PERMANENT EASEMENT AND RIGHT OF WAY
T.A.R.	TEMPORARY ACCESS ROAD
P.A.R.	PERMANENT ACCESS ROAD
	BROKEN LINE NOT SCALABLE
	PROPERTY LINE
	BASELINE
	EXISTING PIPELINE
	R.O.W.



NOTE:

SEE SHEET 3 OF 6 FOR NOTES, SIGNATURE, AND SEAL.

THE CITY OF SEGUIN		
DWG BY:	CP	GERONIMO CREEK WWTP UTILITIES PERMANENT EASEMENT AND RIGHT OF WAY ACROSS THE PROPERTY OF GUADALUPE PECAN RANCH, INC.
CKD BY:	TRC	
DATE:	3/11/25	
SCALE:	1" = 200'	
REV#	DATE	DESCRIPTION
0	05/07/24	CERTIFIED
1	3/11/25	REVISED ROUTE
DRAWING:	APN 56945_PERW	SHEET NO. 4 OF 6

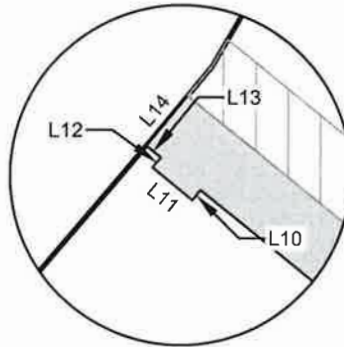
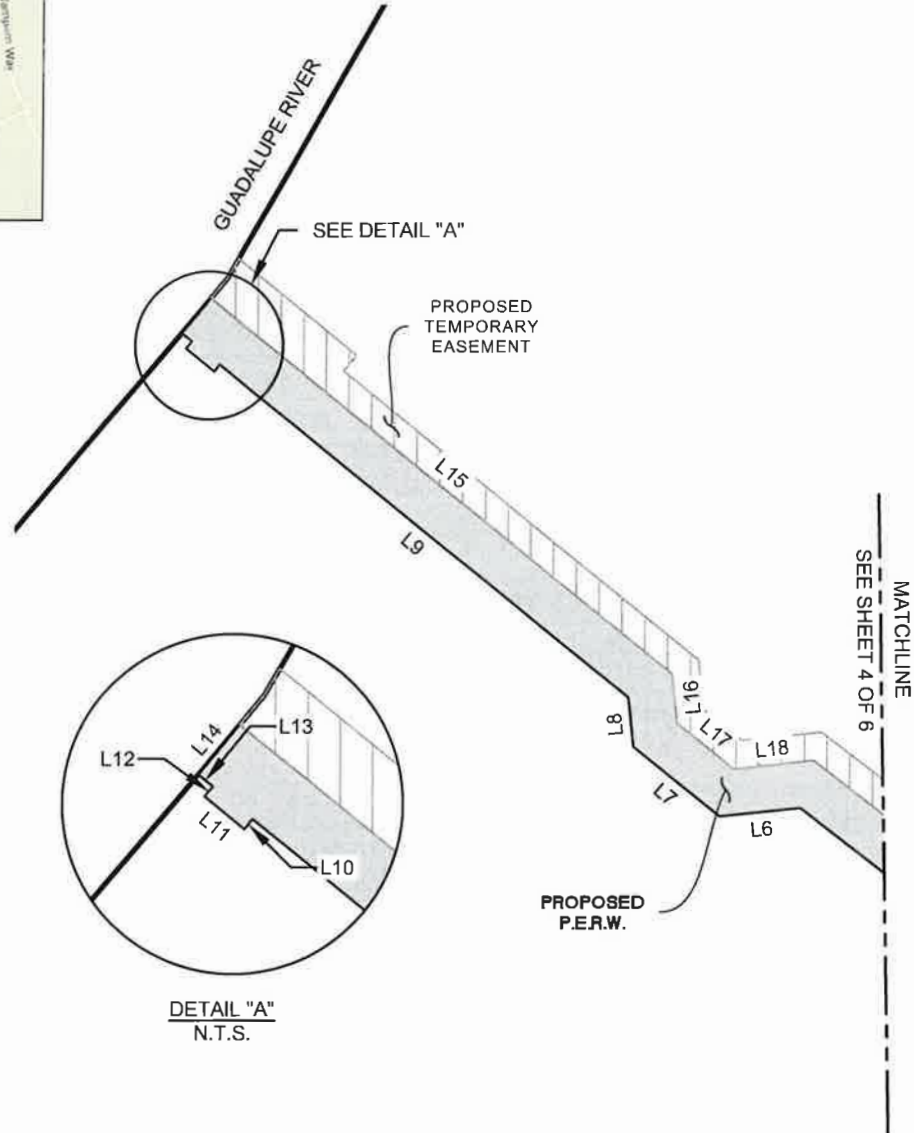


14701 St. Mary's Lane, Suite 500
Houston, TX 77079
(281) 616-0100



VICINITY MAP
N.T.S.

EXHIBIT "A" GUADALUPE COUNTY, E. GORTARI SURVEY, A-23



DETAIL "A"
N.T.S.

LEGEND

I.R.	IRON ROD
I.P.	IRON PIPE
FND.	FOUND
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT OF WAY
T.W.S.	TEMPORARY WORKSPACE
A.T.W.	ADDITIONAL TEMPORARY WORKSPACE
P.E.R.W.	PERMANENT EASEMENT AND RIGHT OF WAY
T.A.R.	TEMPORARY ACCESS ROAD
P.A.R.	PERMANENT ACCESS ROAD
---	BROKEN LINE NOT SCALABLE
---	PROPERTY LINE
---	BASELINE
---	EXISTING PIPELINE
---	R.O.W.



NOTE:

SEE SHEET 3 OF 6 FOR NOTES, SIGNATURE, AND SEAL.

THE CITY OF SEGUIN

DWG BY:	CP	GERONIMO CREEK WWTP UTILITIES PERMANENT EASEMENT AND RIGHT OF WAY ACROSS THE PROPERTY OF GUADALUPE PECAN RANCH, INC.
CKD BY:	TRC	
DATE:	3/11/25	
SCALE:	1" = 200'	
REV#	DATE	DESCRIPTION
0	05/07/24	CERTIFIED
1	3/11/25	REVISED ROUTE
DRAWING:	APN 56945_PERW	SHEET NO. 5 OF 6



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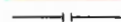
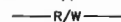
EXHIBIT "A"

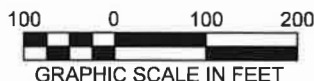
GUADALUPE COUNTY, E. GORTARI SURVEY, A-23

SEGMENT TABLE			SEGMENT TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S46°17'40"W	141.69'	L13	N50°55'34"W	14.36'
L2	S39°23'01"W	41.87'	L14	N39°52'56"E	50.00'
L3	S39°12'43"W	1,528.43'	L15	S50°55'34"E	653.31'
L4	S84°12'43"W	30.32'	L16	S05°55'34"E	54.21'
L5	N52°19'20"W	912.52'	L17	S50°55'34"E	79.29'
L6	S84°04'26"W	88.93'	L18	N84°04'26"E	88.22'
L7	N50°55'34"W	120.71'	L19	S52°19'20"E	905.29'
L8	N05°55'34"W	54.21'	L20	N39°12'43"E	1,500.69'
L9	N50°55'34"W	578.94'	L21	N39°23'01"E	42.03'
L10	S39°04'26"W	10.00'	L22	N46°17'40"E	141.69'
L11	N50°55'34"W	40.00'	L23	S43°42'20"E	50.00'
L12	N39°04'26"E	10.00'			

CURVE TABLE					
CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	877.80'	6°43'24"	103.00'	S42°55'58"W	102.94'
C2	927.80'	6°43'42"	108.95'	N42°55'49"E	108.89'

LEGEND

I.R. IRON ROD
 I.P. IRON PIPE
 FND. FOUND
 N.T.S. NOT TO SCALE
 R.O.W. RIGHT OF WAY
 T.W.S. TEMPORARY WORKSPACE
 A.T.W. ADDITIONAL TEMPORARY WORKSPACE
 P.E.R.W. PERMANENT EASEMENT AND RIGHT OF WAY
 T.A.R. TEMPORARY ACCESS ROAD
 P.A.R. PERMANENT ACCESS ROAD
 BROKEN LINE NOT SCALABLE
 PROPERTY LINE
 BASELINE
 EXISTING PIPELINE
 R.O.W.



NOTE:

SEE SHEET 3 OF 6 FOR NOTES, SIGNATURE, AND SEAL.



14701 St. Mary's Lane, Suite 500
Houston, TX 77079
(281) 616-0100

THE CITY OF SEGUIN		
DWG BY:	CP	GERONIMO CREEK WWTP UTILITIES PERMANENT EASEMENT AND RIGHT OF WAY ACROSS THE PROPERTY OF GUADALUPE PECAN RANCH, INC.
CKD BY:	TRC	
DATE:	3/11/25	
SCALE:	1" = 200'	
REV#	DATE	DESCRIPTION
0	05/07/24	CERTIFIED
1	3/11/25	REVISED ROUTE
DRAWING:		APN 56945_PERW SHEET NO. 6 OF 6

EXHIBIT "A"

City of Seguin

Geronimo Creek WWTP Utilities

TRACT NO. APN 56945

Description of a temporary workspace situated in the E. Gortari Survey, A-23, Guadalupe County, Texas and being over through and across two called 1.56 acre tracts of land, a called 118.53 tract of land, and a called 50.67 acre tract of land conveyed to the Guadalupe Pecan Ranch, Inc. described by an instrument recorded in Volume 639, page 840 and 844 of the Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.), said easement being more particularly described by metes and bounds as follows:

TEMPORARY WORKSPACE #1

COMMENCING at a found plastic fence post for a southeast corner of said called 1.56 acres and on the north right-of-way of Signal Hill Road, **North 76°18'04" West**, for a distance of **59.35** feet to a point; said point being **THE POINT OF BEGINNING**;

THENCE **South 46°17'40" West**, for a distance of **141.69** feet to a point beginning a curve to the left;

THENCE along said curve to the left with a radius of 927.80 feet, an arc length of 108.95 feet and having a chord bearing **South 42°55'49" West**, a distance of **108.89** to a point;

THENCE **South 39°23'01" West**, for a distance of **42.03** feet to a point;

THENCE **South 39°12'43" West**, for a distance of **1,500.69** feet to a point;

THENCE **North 52°19'20" West**, for a distance of **905.29** feet to a point;

THENCE **South 84°04'26" West**, for a distance of **88.22** feet to a point;

THENCE **North 50°55'34" West**, for a distance of **79.29** feet to a point;

THENCE **North 05°55'34" West**, for a distance of **54.21** feet to a point;

THENCE **North 50°55'34" West**, for a distance of **653.31** feet to a point;

THENCE **North 39°52'56" East**, for a distance of **28.69** feet to a point;

THENCE **North 29°42'56" East**, for a distance of **24.13** feet to a point;

THENCE **South 50°55'34" East**, for a distance of **167.17** feet to a point;

THENCE **South 39°04'26" West**, for a distance of **22.50** feet to a point;

THENCE **South 50°55'34" East**, for a distance of **502.08** feet to a point;

THENCE **South 05°55'34" East**, for a distance of **54.21** feet to a point;

THENCE **South 50°55'34" East**, for a distance of **54.44** feet to a point;

THENCE **North 84°04'26" East**, for a distance of **87.79** feet to a point;

THENCE **South 52°19'20" East**, for a distance of **888.09** feet to a point;

THENCE **North 39°12'43" East**, for a distance of **1,471.53** feet to a point;

THENCE **North 39°23'01" East**, for a distance of **42.12** feet to a point beginning a curve to the left;

THENCE along said curve to the left with a radius of 957.80 feet, an arc length of 112.52 feet and having a chord bearing **North 42°55'43" East**, a distance of **112.46** to a point;

THENCE **North 46°17'40" East**, for a distance of **141.69** feet to a point;

THENCE **South 43°42'20" East**, for a distance of **30.00** feet to the **POINT OF BEGINNING**, said temporary workspace #1 having a total area of 2.53 acres, more or less;

TEMPORARY WORKSPACE #2

COMMENCING at a 3/8 inch iron rod for an interior corner of said called tract of land, **North 00°59'02" West** for a distance of **1,576.61** feet to a point; said point being **THE POINT OF BEGINNING #2**;

EXHIBIT "A"

City of Seguin

Geronimo Creek WWTP Utilities

TRACT NO. APN 56945

THENCE **North 39°52'56" East**, for a distance of **47.50** feet to a point;
THENCE **South 50°55'34" East**, for a distance of **14.36** feet to a point;
THENCE **South 39°04'26" West**, for a distance of **10.00** feet to a point;
THENCE **South 50°55'34" East**, for a distance of **40.00** feet to a point;
THENCE **North 39°04'26" East**, for a distance of **10.00** feet to a point;
THENCE **South 50°55'34" East**, for a distance of **110.00** feet to a point;
THENCE **South 39°04'26" West**, for a distance of **47.50** feet to a point;
THENCE **North 50°55'34" West**, for a distance of **165.03** feet to a point; said point being the **POINT OF BEGINNING #2**, said temporary easement having a total area of 0.17 acres, more or less.

Temporary Workspace #1 and #2 have a combined total area of 2.70 acres, more or less.

All bearings and distances shown herein are grid, based upon the Texas Coordinate System, Texas South Central Zone 4204, North American Datum of 1983 [NAD83(2011)(EPOCH:2010.0000)], U.S. Survey Feet, as derived from an on the ground survey performed by TRC Pipeline Services LLC, conducted in March of 2022.



Chad J. Barrios
Registered Professional Land Surveyor
Texas Registration No. 6184
Survey Firm License No. 10193802

3/12/2025

Date:





VICINITY MAP
N.T.S.

EXHIBIT "A"

GUADALUPE COUNTY, E. GORTARI SURVEY, A-23

56945
GUADALUPE PECAN
RANCH, INC.
(CALLED 1.56
ACRES)
VOL. 639, PG. 844
D.R.G.C.T.

POINT OF
BEGINNING #1
N: 13751441.72
E: 2300653.28

POINT OF
COMMENCING
FND. FENCE
CORNER

56945
GUADALUPE PECAN
RANCH, INC.
CALLED 118.53 ACRES
VOL. 639, PG. 844
D.R.G.C.T.

56945
GUADALUPE PECAN
RANCH, INC.
CALLED 50.67 ACRES
VOL. 639, PG. 840
D.R.G.C.T.

PROPOSED T.W.S.

PROPOSED
P.E.R.W.

SEE SHEET 4 OF 6
MATCHLINE

TOTAL AREA OF T.W.S.: 2.70 ACRES

NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREIN ARE GRID, BASED UPON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 [NAD83(2011)(EPOCH:2010.0000)], U.S. SURVEY FEET, AS DERIVED FROM AN ON THE GROUND SURVEY PERFORMED BY TRC PIPELINE SERVICES, LLC IN MARCH, 2022.
- THE TITLE INFORMATION OF THE SUBJECT TRACT, SHOWN HEREIN, IS BASED UPON TITLE RESEARCH CONDUCTED BY TRC PIPELINE SERVICES, LLC.
- IF THIS PLAT AND ACCOMPANYING DESCRIPTION ARE NOT SIGNED AND SEALED BY THE SURVEYOR WHOSE NAME APPEARS BELOW, IT SHOULD BE CONSIDERED AS A COPY AND NOT THE ORIGINAL.

LEGEND

I.R.	IRON ROD
I.P.	IRON PIPE
FND.	FOUND
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT OF WAY
T.W.S.	TEMPORARY WORKSPACE
A.T.W.	ADDITIONAL TEMPORARY WORKSPACE
P.E.R.W.	PERMANENT EASEMENT AND RIGHT OF WAY
T.A.R.	TEMPORARY ACCESS ROAD
P.A.R.	PERMANENT ACCESS ROAD
BROKEN LINE	BROKEN LINE NOT SCALABLE
PROPERTY LINE	PROPERTY LINE
BASELINE	BASELINE
EXISTING PIPELINE	EXISTING PIPELINE
R/W	R.O.W.



Chad J. Barrios
CHAD J. BARRIOS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6184
SURVEY FIRM LICENSE NO. 10193802



TRC 14701 St. Mary's Lane, Suite 500
Houston, TX 77079
(281) 616-0100 3/12/2025

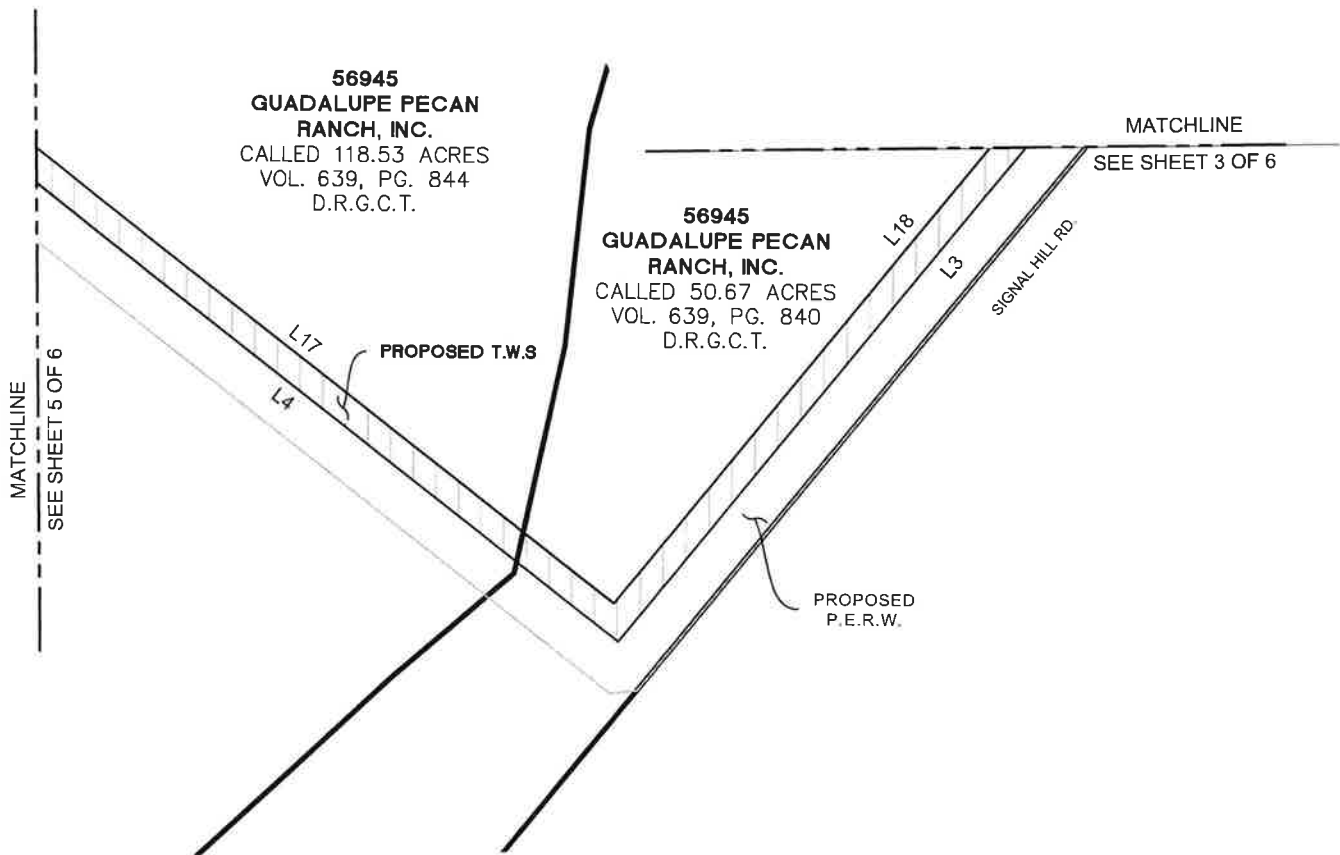
THE CITY OF SEGUIN

DWG BY:	CP	GERONIMO CREEK WWTP UTILITIES TEMPORARY WORKSPACE ACROSS THE PROPERTY OF GUADALUPE PECAN RANCH, INC.
CKD BY:	TRC	
DATE:	3/12/25	
SCALE:	1" = 200'	
REV#	DATE	DESCRIPTION
0	05/09/24	CERTIFIED
1	3/11/25	REVISED ROUTE
DRAWING:	APN 56945_TWS	SHEET NO. 3 OF 6



EXHIBIT "A" **GUADALUPE COUNTY,** **E. GORTARI SURVEY, A-23**

VICINITY MAP
N.T.S.



LEGEND

- | | |
|----------|-------------------------------------|
| I.R. | IRON ROD |
| I.P. | IRON PIPE |
| FND. | FOUND |
| N.T.S. | NOT TO SCALE |
| R.O.W. | RIGHT OF WAY |
| T.W.S. | TEMPORARY WORKSPACE |
| A.T.W. | ADDITIONAL TEMPORARY WORKSPACE |
| P.E.R.W. | PERMANENT EASEMENT AND RIGHT OF WAY |
| T.A.R. | TEMPORARY ACCESS ROAD |
| P.A.R. | PERMANENT ACCESS ROAD |
| | BROKEN LINE NOT SCALABLE |
| | PROPERTY LINE |
| | BASELINE |
| | EXISTING PIPELINE |
| | R.O.W. |



NOTE:

SEE SHEET 3 OF 6 FOR NOTES, SIGNATURE, AND SEAL.

THE CITY OF SEGUIN

DWG BY:	CP	GERONIMO CREEK WWTP UTILITIES TEMPORARY WORKSPACE ACROSS THE PROPERTY OF GUADALUPE PECAN RANCH, INC.
CKD BY:	TRC	
DATE:	3/12/25	
SCALE:	1" = 200'	
REV#	DATE	DESCRIPTION
0	05/09/24	CERTIFIED
1	3/11/25	REVISED ROUTE
DRAWING: APN 56945_TWS		SHEET NO. 4 OF 6

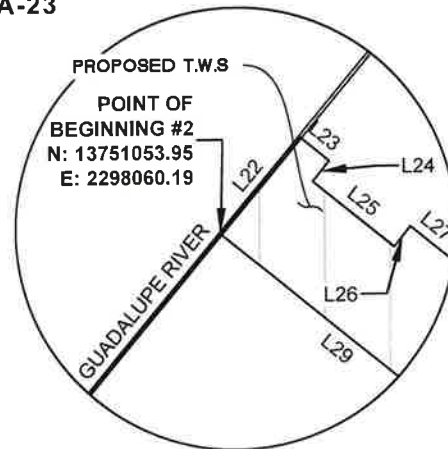


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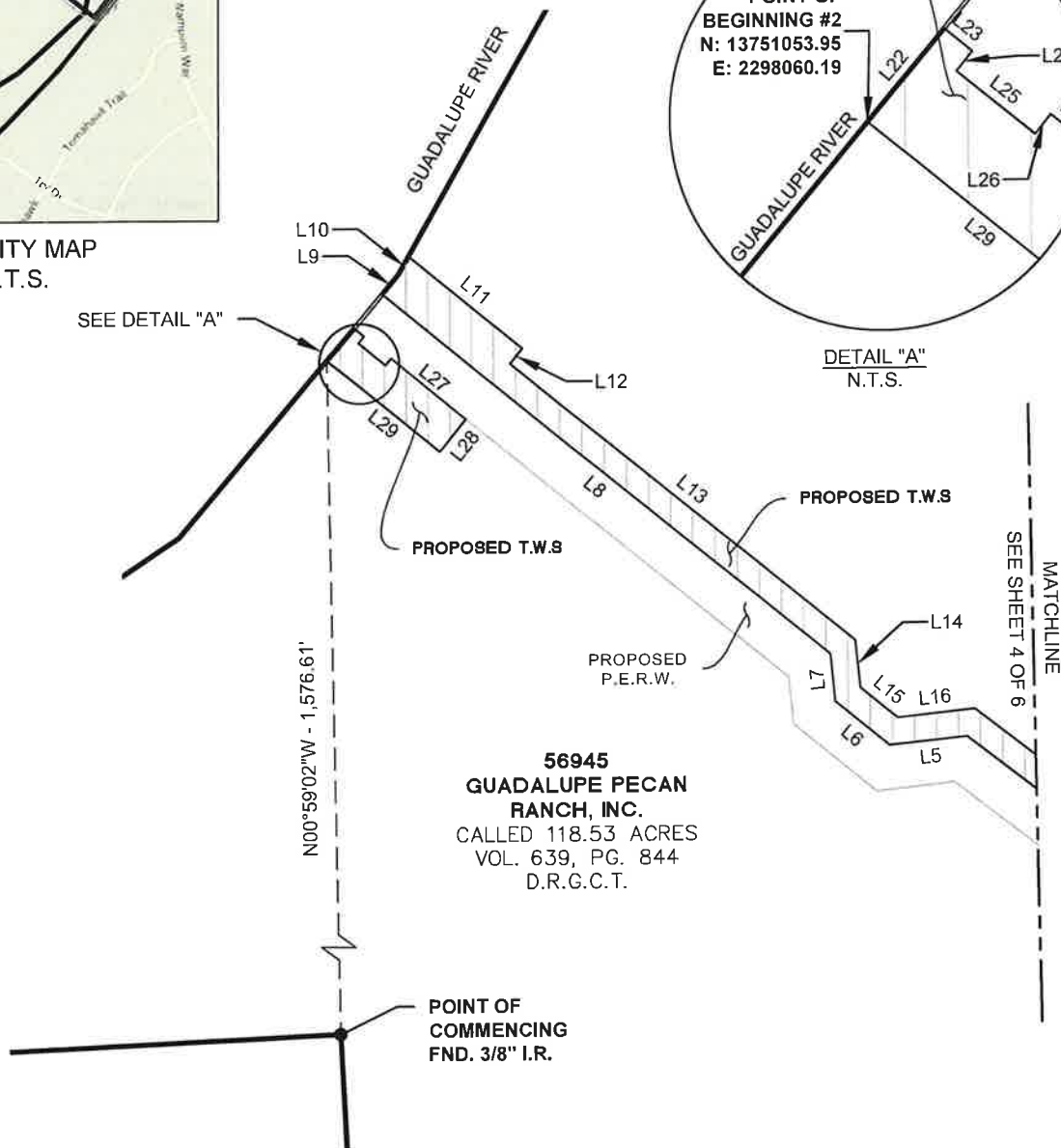


VICINITY MAP
N.T.S.

EXHIBIT "A" GUADALUPE COUNTY, E. GORTARI SURVEY, A-23



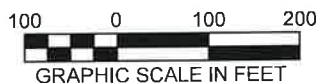
DETAIL "A"
N.T.S.



56945
GUADALUPE PECAN
RANCH, INC.
CALLED 118.53 ACRES
VOL. 639, PG. 844
D.R.G.C.T.

LEGEND

I.R.	IRON ROD
I.P.	IRON PIPE
FND.	FOUND
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT OF WAY
T.W.S.	TEMPORARY WORKSPACE
A.T.W.	ADDITIONAL TEMPORARY WORKSPACE
P.E.R.W.	PERMANENT EASEMENT AND RIGHT OF WAY
T.A.R.	TEMPORARY ACCESS ROAD
P.A.R.	PERMANENT ACCESS ROAD
---	BROKEN LINE NOT SCALABLE
---	PROPERTY LINE
---	BASELINE
---	EXISTING PIPELINE
---	R.O.W.



NOTE:

SEE SHEET 3 OF 6 FOR NOTES, SIGNATURE, AND SEAL.

THE CITY OF SEGUIN

DWG BY:	CP	GERONIMO CREEK WWTP UTILITIES TEMPORARY WORKSPACE ACROSS THE PROPERTY OF GUADALUPE PECAN RANCH, INC.
CKD BY:	TRC	
DATE:	3/12/25	
SCALE:	1" = 200'	
REV#	DATE	DESCRIPTION
0	05/09/24	CERTIFIED
1	3/11/25	REVISED ROUTE
DRAWING:		APN 56945_TWS
		SHEET NO. 5 OF 6



14701 St. Mary's Lane, Suite 500
Houston, TX 77079
(281) 616-0100

EXHIBIT "A"

GUADALUPE COUNTY, E. GORTARI SURVEY, A-23

SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S46°17'40"W	141.69'
L2	S39°23'01"W	42.03'
L3	S39°12'43"W	1,500.69'
L4	N52°19'20"W	905.29'
L5	S84°04'26"W	88.22'
L6	N50°55'34"W	79.29'
L7	N05°55'34"W	54.21'
L8	N50°55'34"W	653.31'
L9	N39°52'56"E	28.69'
L10	N29°42'56"E	24.13'
L11	S50°55'34"E	167.17'

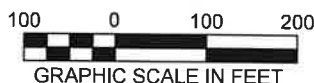
SEGMENT TABLE		
LINE	BEARING	DISTANCE
L12	S39°04'26"W	22.50'
L13	S50°55'34"E	502.08'
L14	S05°55'34"E	54.21'
L15	S50°55'34"E	54.44'
L16	N84°04'26"E	87.79'
L17	S52°19'20"E	888.09'
L18	N39°12'43"E	1,471.53'
L19	N39°23'01"E	42.12'
L20	N46°17'40"E	141.69'
L21	S43°42'20"E	30.00'

SEGMENT TABLE		
LINE	BEARING	DISTANCE
L22	N39°52'56"E	47.50'
L23	S50°55'34"E	14.36'
L24	S39°04'26"W	10.00'
L25	S50°55'34"E	40.00'
L26	N39°04'26"E	10.00'
L27	S50°55'34"E	110.00'
L28	S39°04'26"W	47.50'
L29	N50°55'34"W	165.03'

CURVE TABLE					
CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	927.80'	6°43'42"	108.95'	S42°55'49"W	108.89'
C2	957.80'	6°43'52"	112.52'	N42°55'43"E	112.46'

LEGEND

I.R. IRON ROD
 I.P. IRON PIPE
 FND. FOUND
 N.T.S. NOT TO SCALE
 R.O.W. RIGHT OF WAY
 T.W.S. TEMPORARY WORKSPACE
 A.T.W. ADDITIONAL TEMPORARY WORKSPACE
 P.E.R.W. PERMANENT EASEMENT AND RIGHT OF WAY
 T.A.R. TEMPORARY ACCESS ROAD
 P.A.R. PERMANENT ACCESS ROAD
 BROKEN LINE NOT SCALABLE
 PROPERTY LINE
 BASELINE
 EXISTING PIPELINE
 R/W



NOTE:

SEE SHEET 3 OF 6 FOR NOTES, SIGNATURE, AND SEAL.

THE CITY OF SEGUIN			
DWG BY:	CP	GERONIMO CREEK WWTP UTILITIES TEMPORARY WORKSPACE ACROSS THE PROPERTY OF GUADALUPE PECAN RANCH, INC.	
CKD BY:	TRC		
DATE:	3/12/25		
SCALE:	N.T.S.		
REV#	DATE	DESCRIPTION	
0	05/09/24	CERTIFIED	
1	3/11/25	REVISED ROUTE	
DRAWING:	APN 56945_TWS	SHEET NO.	6 OF 6



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