



It's real.

## City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

### Public & Virtual Meeting Agenda

#### City Council

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Tuesday, April 16, 2024

5:30 PM

Council Chambers

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This City Council meeting can be viewed live at:  
[https://cityofseguintx.granicus.com/MediaPlayer.php?  
publish\\_id=0dc74d40-0948-4712-b8e7-81d9929154b7](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=0dc74d40-0948-4712-b8e7-81d9929154b7)

1. **Call to Order**
2. **Invocation - Council Member Bill Keller**
3. **Pledge of Allegiance/Salute to the Texas Flag**
4. **Roll Call**
5. **Hearing of Residents:**  
**Invitation to hear citizens and council members in advance of regular business on items other than what is on the agenda, which shall be limited to five (5) minutes. Due to the Open Meetings Act discussions on matters not on the agenda are not allowed, therefore discussion shall be limited to 1) Statements of specific factual information given in response to any inquiry; 2) A recitation of existing policy in response to an inquiry; 3) A proposal to place the subject on the agenda for a future meeting; 4) For the record, please state your name and address before speaking.**
6. **Presentation**
  - a. **[24-202](#)** Proclamation declaring the week of April 21-27, 2024 as National Volunteer Week in Seguin, Texas  
**Attachments:** [National Volunteer Week 2024 Proclamation](#)
  - b. **[24-200](#)** Presentation and update on the Wells Fargo Redevelopment Project - Andrew Douglas, TBA Douglas Architects.
  - c. **[24-205](#)** Presentation on status of short term rental issues and implementation strategy  
**Attachments:** [Vacation Rental by Owner Memo](#)

**7. Consent Agenda**

- a. [24-204](#) City Council Meeting Minutes April 2, 2024  
**Attachments:** [CC.Meeting.Minutes April 2, 2024](#)
- b. [24-206](#) Check Report March 29, 2024 through April 12, 2024  
**Attachments:** [Check Report 03292024 - 04122024](#)
- c. [24-164](#) Ordinance on second reading amending the City of Seguin's Unified Development Code Sections 3.4.3 Land Use Matrix, 3.5 Limited Uses, and Chapter 7 Definitions; providing a severability clause; authorizing City Staff to prepare this ordinance for submission as a supplement to the Code of Ordinances; providing for publication; and providing for an effective date  
**Attachments:** [Council Memo: Vape and CBD Shops](#)  
[Draft Ordinance - Vape & CBD Shop](#)  
[Vape CBD Shops Summary](#)
- d. [ZC 02-24 CC](#) Ordinance on second reading to consider a Zoning Change from Public (P) to Single-Family Residential (R-1) for a property located at 735 Beale Street, property ID: 28513 (ZC 02-24)  
**Attachments:** [Staff Memo ZC 02\\_24](#)  
[Planning Commission report and agenda packet](#)  
[ZC 02-24 Ordinance](#)  
[ZC 02-24 ExhibitA CC](#)
- e. [24-177](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Patricia and Phillip Estep for one property in Guadalupe County (Property ID No. 183869) and granting the request for Release effective the date of the passing of this Resolution  
**Attachments:** [Staff Memo\\_ETJ Release Request from Estep](#)  
[Petition Release\\_Estep](#)  
[Resolution Release\\_Estep](#)
- f. [24-178](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Reid and DeAnn Lincoln for one property in Guadalupe County (Property ID No. 173537) and granting the request for Release effective the date of the passing of this Resolution  
**Attachments:** [Staff Memo\\_ETJ Release Request from Lincoln](#)  
[Petition Release\\_Lincoln](#)  
[Resolution Release\\_Lincoln](#)

- g. [24-179](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Arnold Pomrenke Jr for three properties in Guadalupe County (Property ID No. 65712, 65715 and 65716) and granting the request for Release effective the date of the passing of this Resolution  
**Attachments:** [Staff Memo\\_ETJ Release Request from PomrenkeAJR](#)  
[Petition Release\\_PomrenkeAJR](#)  
[Resolution Release\\_PomrenkeAJR](#)
- h. [24-181](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Arnold and Jacqueline Pomrenke for two properties in Guadalupe County (Property ID No. 65713 and 65714) and granting the request for Release effective the date of the passing of this Resolution  
**Attachments:** [Staff Memo\\_ETJ Release Request from Pomrenke](#)  
[Petition Release\\_Pomrenke](#)  
[Resolution Release\\_Pomrenke](#)
- i. [24-182](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Fred Stautzenberger for three properties in Guadalupe County (Property ID No. 61152, 61154 and 61155) and granting the request for Release effective the date of the passing of this Resolution  
**Attachments:** [Staff Memo\\_ETJ Release Request from StautzenbergerF](#)  
[Petition Release\\_StautzenbergerF](#)  
[Resolution Release\\_StautzenbergerF](#)
- j. [24-183](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Karen Stautzenberger for one property in Guadalupe County (Property ID No. 137490) and granting the request for Release effective the date of the passing of this Resolution  
**Attachments:** [Staff Memo\\_ETJ Release Request from StautzenbergerK](#)  
[Petition Release\\_StautzenbergerK](#)  
[Resolution Release\\_StautzenbergerK](#)
- k. [24-184](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Jodi Watts for one property in Guadalupe County (Property ID No. 138243) and granting the request for Release effective the date of the passing of this Resolution  
**Attachments:** [Staff Memo\\_ETJ Release Request from Watts](#)  
[Petition Release\\_Watts](#)  
[Resolution Release\\_Watts](#)

- I. [24-165](#) Resolution awarding a tax exemption for the Recorded Texas Historic Landmark located at 308 South Erkel Avenue; and providing for an effective date - Kyle Kramm, Main Street & CVB Director/Historic Preservation Officer.

**Attachments:** [Council Memo - 308 South Erkel's 2024 Tax Exemption](#)  
[Erkel Tax Abatement Resolution 2024](#)  
[Expenses Spreadsheet 2024](#)  
[Hayes Tax Exemption App and Doc](#)

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

- a. [24-163](#) Public Hearing and Ordinance on first reading amending the Seguin Code of Ordinances Section 98-109(c), to amend existing Parking by Permit Area A; authorizing city staff to prepare this ordinance as a supplement to the city code of ordinances; providing for a severability clause; providing for publication; and declaring an effective date - Melissa Reynolds, P.E., CFM, Director of Engineering & Capital Projects

**Attachments:** [2024-04-16 Memo PxP Area A Revision](#)  
[2024-04-16 PxP Area A Revision Ordinance](#)  
[PxP Area A](#)  
[Sec. 98-109 Redlines](#)

- b. [24-176](#) Ordinance on first reading amending the Seguin Code of Ordinances, Chapter 98, Traffic and Vehicles, Article II, Traffic Control Devices by repealing Sections 98-62 and 98-63, Play Streets, providing a severability clause; providing for publication; and providing an effective date - Melissa Reynolds, P.E., MPA, CFM, Director of Engineering and Capital Projects

**Attachments:** [2024-04-16 Memo Play Street Revision](#)  
[2024-04-16 Play Street Revision Ordinance](#)  
[Sec. 98 62 and 98 63](#)

- c. [24-120](#) Resolution authorizing the City Manager to execute an Additional Services Amendment to the Professional Services Agreement with Pape-Dawson Engineers, Inc. in the amount of \$192,300 for Cordova Road Project - CSJ# 0915-46-052; and declaring an effective date - Melissa Reynolds, P.E., MPA, CFM, City Engineer

**Attachments:** [2024.04.16 Memo PSA-CO Cordova](#)  
[2024.04.16 Resolution PSA-CO Cordova](#)  
[Cordova Water Main Design Contract](#)

- d. [24-196](#) Ordinance on first reading amending the Fiscal Year 2024 General Fund Budget of the City of Seguin, Texas - Susan Caddell, Director of Finance  
**Attachments:** [2024 Certificates of Obligation Bonds memo](#)  
[Bond allocation General](#)
- e. [24-197](#) Ordinance on first reading amending the Fiscal Year 2024 Utility Fund Budget of the City of Seguin, Texas - Susan Caddell, Director of Finance  
**Attachments:** [Bond allocation Utility](#)
- f. [24-199](#) Ordinance on first reading amending the Fiscal Year 2024 Debt Service Fund Budget for the City of Seguin, Texas - Susan Caddell, Director of Finance  
**Attachments:** [2024 CO Debt Service Payment](#)
- g. [24-175](#) Ordinance on first reading amending the Seguin Code of Ordinances, Chapter 102, Utilities, Article VI, Water Conservation Plan to adopt the 2024 Water Conservation Plan for the City of Seguin; providing for a severability clause; providing for publication of this Ordinance; authorizing City staff to prepare this Ordinance as a supplement to the Seguin Code of Ordinances; and declaring an effective date - Timothy Howe, Director - Water / Wastewater Utilities  
**Attachments:** [Council Memo](#)  
[Ordinance Amending the Seguin Water Conservation Plan](#)
- h. [24-187](#) Resolution awarding the bid for the construction of the West Booster Station, Water Plant High Service Pump, and connections to the Hwy. 123 Elevated Storage Tank project to include complete project startup to Associated Construction Partners, LTD; and declaring an effective date - Timothy J. Howe, Director - Water/Wastewater Utilities  
**Attachments:** [Council Memo - 4-16-2024](#)  
[Resolution 4-16-2024](#)  
[Bid Recommendation - Seguin West Booster Station & Misc. Projects](#)  
[BID TAB - West Booster Station AF-2024-04](#)

- i. [24-198](#) Resolution authorizing the fourth annual payment of \$199,500 from the previously approved Service and Maintenance Agreement with Maguire Iron, Inc. for the annual inspection, ongoing maintenance, and scheduled rehabilitation of the water storage tanks / towers associated with the Seguin water distribution system; and declaring an effective date - Timothy Howe, Director of Water / Wastewater Utilities  
**Attachments:** [Council Memo 4-16-2024](#)  
[Maguire Resolution - 4-16-2024](#)  
[Maguire Iron Invoice 4-9-2024](#)  
[Executed Maguire Iron Final Contract 3-10-2021](#)
- j. [24-037](#) Resolution awarding the bid for Pavement Maintenance Project to Lone Star Paving in the amount of \$391,573.10, for the implementation of the street maintenance improvements; authorizing the City Manager to execute a service contract; and providing an effective date - John Donnelly, Director of Public Works  
**Attachments:** [MEMO TO COUNCIL\\_AWARD OF BID\\_AF-2024-18\\_April 16, 2024](#)  
[Bid Results AF-2024-18](#)  
[2024 PMP Streets](#)  
[Resolution\(Lone.Star.Paving\)\(AF-2024-18\)](#)
- k. [24-174](#) Resolution authorizing the purchase of 2024 Carlson CP130 Paver for Public Works from Cooper Equipment Co, in the amount of \$328,615.40 (includes 3 year warranty) and declaring an effective date - John Donnelly, Public Works Director  
**Attachments:** [Paver Memo.pdf](#)  
[Resolution\(Paver\)\(Cooper.Equipment.Co\)](#)
- l. [24-190](#) Resolution authorizing the City Manager to approve a DSHS grant in the amount of \$52,008.00 to fund paramedic school for six firefighter/ EMTs - Dale Skinner, Fire Chief  
**Attachments:** [School of EMS](#)  
[Council Memo EMS Education Grant](#)  
[Resolution.Grant.Paramedic.Training](#)
- m. [24-203](#) Resolution approving the lease-purchase of ten (10) police vehicles for the Seguin Police Department; and declaring an effective date. - Jason Brady, Chief of Police  
**Attachments:** [24-22 Fleet Purchase Request Memo](#)  
[Res 2024 Lease-Purchase of 10 Police vehicles](#)  
[CITY OF SEGUIN - 2024 CHEVROLET TAHOE CC10706 2WD BLACK PPV X](#)

- n. [24-193](#) Resolution authorizing the City Manager to approve a Purchase Order with Sullivan Contracting Services regarding a Choice Partners quote in the amount of \$66,984.40 for converting the Rodeo Arena lighting at the Seguin Events Complex from metal halide to LED through a matching grant from the State Energy Conservation Office; and declaring an effective date - Jack Jones, Director of Parks and Recreation.  
**Attachments:** [Memo regarding Rodeo Arena lighting work to be done by Sullivan Contracting ; Rodeo Arena Light Conversion Revised 400W Lights](#)  
[Resolution \(Sullivan.Contracting.Services\)\(Rodeo.Arena.Lighting\)\(2\)](#)
- o. [24-195](#) Resolution awarding the bid for the design, procurement, and installation of new stage lighting at the Seguin Coliseum, to Stoney Ridge Inc., DBA San Antonio Sound and Light (SASL); authorizing the City Manager to execute an agreement in the amount of \$79,872.00; and declaring an effective date - Randy Kell Director of Facilities.  
**Attachments:** [Memo regarding the new stage lighting at Coliseum](#)  
[24-036 - City of Seguin - Coliseum Lighting Replacement](#)  
[Resolution\(SASL\)\(AF-2024-23\)](#)
- p. [24-192](#) Resolution authorizing the execution of the Second Amendment to the Tax Abatement Agreement between the City of Seguin and Yukon Venture Partners, LLC - Josh Schneuker, Director of Economic Development  
**Attachments:** [2024.04.16 Yukon TA Amendment 2 Memo \(Seguin CC MTG\)](#)  
[Resolution Second Amendment Yukon Tax Abatement Agreement \(Seguin City Yukon Tax Abatement Agreement 2nd Amendment](#)  
[Yukon Tax Abatement Agreement - FINAL & Fully Executed](#)  
[Yukon TA Agreement 1st Amendment \(Executed\)](#)
9. **Closed Session**  
*In accordance with Texas Government Code, Subchapter D, Section 551, the City Council may convene in a closed session to discuss any of the following items, any final action or vote taken will be in public:*
- a. [24-090](#) Pursuant to Section 551.087 of the Texas Government Code -  
Deliberation Regarding Economic Development Negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations. (2) to deliberate the offer of a financial or other incentive to a business prospect.
- Project Jackpot
  - Project DIY

- b. [24-168](#) Pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney regarding ongoing and/or contemplated litigation) for the City Council to deliberate and/or consult with and seek advice from its attorney(s) regarding ongoing and/or contemplated litigation involving the City of Seguin as a party. Possible action may follow in Open Session.
10. **Reconvene into Regular City Council Meeting and Consider Action on Items as a Result of Closed Session**
11. **Adjournment**

### CERTIFICATE

I certify that the above notice of meeting was posted in the outside display case at the front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 12th day of April 2024 at 4:00 P.M.

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**Kristin Mueller**  
**City Secretary**

**The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.**