



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda City Council

Tuesday, May 6, 2025

5:30 PM

Council Chambers

This meeting can be viewed live at:

[https://cityofseguintx.granicus.com/MediaPlayer.php?
publish_id=6849cc30-31c8-4b06-b9b1-6fccf68bc04b](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=6849cc30-31c8-4b06-b9b1-6fccf68bc04b)

1. **Call to Order**
2. **Invocation - Rene Torres, The Door Christian Fellowship 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. [25-237](#) Recognition of Assistant Chief Suarez for successfully completing the 293rd session of the FBI National Academy. - Jason Brady, Police Chief
- b. [25-279](#) Presentation celebrating Seguin's tourism industry as part of National Travel & Tourism Week. - Kyle Kramm, Main Street & CVB Director/HPO.

Attachments: [2024-2025 Visit Seguin Annual Report \(1\)](#)

7. **Consent Agenda**

- a. [25-278](#) Minutes of the April 8, 2025 City Council and Parks and Recreation Commission Joint Workshop and the April 15, 2025 City Council Meeting.

Attachments: [CC Minutes 04082025 Joint Workshop](#)
[CC Minutes 04152025](#)

- b. [25-300](#) Check Report April 12, 2025 through May 2, 2025.

Attachments: [Check Report 04122025 - 05022025](#)

- c. [25-286](#) Approval of reports for the quarter ended March 31, 2025 for the following organizations that receive Occupancy Tax funding. - Susan Caddell, Director of Finance
- a. Seguin Conservation Society
 - b. Mid-Texas Symphony
 - c. Teatro de Artes de Juan Seguin
 - d. Seguin-Guadalupe County Hispanic Chamber of Commerce
 - e. Seguin Heritage Museum
 - f. Guadalupe County Fair Association
 - g. Seguin LULAC Council #682
 - h. Seguin Art League
 - i. The Fields of Huber Ranch, LLC

Attachments: [Quarterly Reports for Quarter Ended March 31, 2025](#)
[Reports for quarter ended 033125](#)

- d. [25-283](#) Resolution authorizing the purchase of a Frazer Type I ambulance on an International CV 515 Diesel chassis through the HGAC cooperative purchasing agreement utilizing Piller International, as the dealer; and declaring an effective date. - Dale Skinner, Fire/EMS Chief

Attachments: [Council Memo Ambulance 5-6-2025](#)
[Resolution.Ambulance.Purchase\(HGAC\)](#)
[Seguin FD Estimate Q4179-1](#)

- e. [25-295](#) Resolution authorizing the purchase of 2 F150 Pickups through a Buyboard cooperative purchasing agreement utilizing Silsbee Ford, as the dealer; and Dana Safety Supply as the upfitter; and declaring an effective date. - Dale Skinner, Fire/EMS Chief

Attachments: [Council Memo F150 5-6-2025_Corrected](#)
[Resolution\(2 Trucks\)\(TIPS\)_Corrected](#)
[1SQ-575274-SILSBEE EVP-SEGUIN FIRE 25 F150 \(RED\)rev for 2 units](#)
[CITY OF SEGUIN PD RED W1P F150 RESPONDER 2025 WITH DANA TIPS C](#)

- f. [25-275](#) Resolution authorizing the purchase of one 32' gooseneck flat bed dove tail trailer with a steep incline from Vermeer in the amount of \$62,000 and declaring an effective date. - John Donnelly, Director of Public Works

Attachments: [Council Coversheet dove tail trailer](#)
[Resolution\(trailer\)\(BuyBoard\)](#)
[vermeer quote dove tail trailer](#)

- g. [25-271](#) Resolution authorizing the purchase of a 2026 Ford F750 R/C w/Rotoback grapple truck for Public Works from Cavender Grande Ford in the amount of \$264,561.00 and declaring an effective date. - John Donnelly, Director of Public Works
Attachments: [Council Coversheet 2026 grapple truck](#)
[Resolution.Grapple.Truck.Purchase\(HGAC\)](#)
[Cavender Grande Ford Quote](#)
- h. [25-272](#) Resolution authorizing the purchase of a 2024 John Deere 330P for Public Works from RDO Equipment Company in the amount of 83,988.00, and declaring an effective date. - John Donnelly, Director of Public Works
Attachments: [Council Coversheet 2024 skid steer](#)
[Resolution.Skid.Steer \(Sourcewell\)](#)
[rdo quote](#)
[2024 John Deere 330P photo](#)
- i. [25-289](#) Resolution authorizing the purchase of a 2025 Dodge Ram Service truck from Cameron Country Dodge in the amount of \$122,990.00; and providing an Effective Date. - John Donnelly, Public Works Director
Attachments: [Council Coversheet 2025 Fleet Services Truck](#)
[Resolution\(Truck\)\(BuyBoard\)](#)
[CITY OF SEGUIN - 2025 RAM 3500 Fleet Services](#)
[Fleet Services Upfitting Quote](#)
- j. [25-292](#) Resolution authorizing the purchase of 2025 a Ford F-150 from Rockdale Country Ford in the amount of \$54,451 for Capital Projects/Engineering; and declaring an Effective Date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects
Attachments: [Council Coversheet 2025 Capital Projects](#)
[Resolution\(Truck\)\(BuyBoard\)](#)
[Capital Projects Truck Quote Rockdale Ford \(1\)](#)
- k. [25-273](#) Resolution authorizing the fifth 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 Utilities
Attachments: [Council Memo 05-6-25](#)
[Maguire Resolution - 5-6-2025](#)
[Executed Maguire Iron Final Contract 3-10-2021](#)
- l. [25-296](#) Resolution authorizing the submission of a Motor Vehicle Crime Prevention Authority SB224 Catalytic Converter grant application

seeking funding for the Police Department to obtain additional license plate reader cameras and an addition year of service for the City's existing cameras. - Kate McCloud, Grants Administrator

Attachments: [26 CC MVPCA Memo](#)

[Resolution - 26 CC MVPCA](#)

- m. [25-299](#) Resolution authorizing the submission of a US Department of Transportation, Safe Streets and Roads For All (SS4A) grant application seeking funding for supplemental planning and demonstration activities related to the City's Comprehensive Safety Action Plan. - Kate McCloud, Grants Administrator

Attachments: [Memo SS4A](#)

[RESOLUTION to submit FY25 Safe Streets for All grant application](#)

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

- a. [25-301](#) Resolution authorizing the City Manager to execute a Development Agreement between the City of Seguin and 2021 FII Walnut, LP, a Texas limited partnership, related to a Planned Unit Development called Walnut Springs and located at or near the intersection of Huber Road and Rudeloff Road; and declaring an Effective Date. - Mark Kennedy, City Attorney.

Attachments: [Council Memo 5-6-2025 \(Walnut Springs\)](#)

[Resolution \(Walnut.Springs.DA\)](#)

[Walnut Spings DevAgmt_DRAFT -v6 \(Agenda.Copy\)\(Clean\)](#)

- b. [25-285](#) Resolution of the City Council of Seguin, Texas approving the Five Year Capital Improvement and Financial Forecast; and declaring an effective date. - Susan Caddell, Director of Finance

Attachments: [City Council memo 2025](#)

[Resolution approving five year CIP 2025](#)

[Five Year Plan](#)

- c. [25-287](#) Ordinance on first reading amending the Fiscal Year 2025 Special Revenue Fund Budget of the City of Seguin, Texas and declaring an effective date. - Susan Caddell, Director of Finance

Attachments: [Realignment Hike Bike Trail near Aldama memo](#)

[Realignment Hike Bike Trail near Aldama](#)

- d. [25-282](#) Resolution amending the Fiscal Year 2025 Schertz Seguin Local Government Corporation Budget Amendment. - Andrew McBride, Water Corporation General Manager

Attachments: [Memo for Budget Amendment-04.22.2025](#)

[Resolution Approving FY25 Budget Amendment](#)

[R25-12 - Budget Amendment](#)

- e. [25-284](#) Resolution authorizing the City Manager to enter into a Professional Services Agreement in the amount of \$59,730.00 with Halff & Associates, Inc. for the Aldama-Walnut Springs Trail Crossing; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Capital Projects & Engineering
Attachments: [2025-05-06 Memo Aldama Pedestrian Crossing](#)
[2025-05-06 Resolution Aldama Pedestrian Crossing](#)
[Aldama Trail contract_Halff_04.22.25-signed](#)
- f. [25-297](#) Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into a Professional Service Agreement in the amount of \$1,956,321.88 with Pape-Dawson Engineers, Inc. for the Guadalupe Street Reconstruction Project; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects
Attachments: [2025-05-06 Memo Guadalupe Street PSA](#)
[2025-05-06 Resolution Guadalupe Street PSA](#)
[Proposal Letter Guadalupe St R1 250430](#)
- g. [25-281](#) Public Hearing and Ordinance on first reading ordaining the City's participation in the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code (Act), providing tax incentives, designating a liaison for communication with interested parties, and nominating Caterpillar Inc. to the Office of the Governor Economic Development & Tourism (EDT) through the Economic Development Bank (Bank) as an Enterprise Zone Project (Project). - Josh Schneuker, Director of Economic Development
Attachments: [050625 CC CAT TEZP Memo](#)
[Texas Enterprise Zone Program - CAT 2025 - FINAL](#)
- h. [ZC](#)
[05-25 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential (R-1) to Commercial (C) for the property located at 218 N Vaughan Ave., Property ID: 46260, (ZC 05-25). - Pamela Centeno, Director of Planning & Codes.
Attachments: [Staff Memo ZC 05 25](#)
[ZC 05-25 Ordinance](#)
[ExhibitA CC ZC05 25](#)
[Planning Commission Report and agenda packet](#)
- i. [ZC](#)
[06-25 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Suburban Residential (S-R) to Commercial (C) for the property located at 3511 N. Austin St., Property ID 191373, (ZC 06-25). - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo ZC 06 25](#)
[ZC 06-25 Ordinance](#)
[ExhibitA_CC](#)
[Planning Commission Report & Agenda Packet](#)

- j. [ZC 07-25 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for the property located at 902 N. Austin St., Property ID 22854, (ZC 07-25). - Pamela Centeno, Director of Planning & Codes.

Attachments: [Staff Memo ZC 07 25](#)
[Planning Commission Report and agenda packet](#)
[ZC 07-25 Ordinance](#)
[ExhibitA_CC](#)

- k. [ZC 08-25 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Public (P) to Multi-Family Low Density (MF-1) for the property located at the 700 block of Jefferson Ave., Property ID: 108755 (ZC 08-25). - Pamela Centeno, Director of Planning & Codes.

Attachments: [Staff Memo ZC 08 25](#)
[ZC 08-25 Ordinance](#)
[ExhibitA_CC](#)
[Planning Commission Report and agenda packet](#)

- l. [ZC 10-25 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 1022 Tabernacle St., Property ID: 38451, (ZC 10-25). - Pamela Centeno, Director of Planning & Codes.

Attachments: [Staff Memo ZC 10 25](#)
[Planning Commission Report and agenda packet](#)
[ZC 10-25 Ordinance](#)
[ZC1025 ExhibitA_CC](#)

- m. [ZC 11-25 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Agricultural Ranch (A-R) and Single-Family Residential (R-2) to Commercial (C) for the property located at the SE Corner of State Hwy 123 & Timmermann Rd., Property ID(s): 52343 & 172675, (ZC 11-25). - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo ZC 11 25](#)
[ZC 11-25 Ordinance](#)
[ZC1125 ExhibitA_CC](#)
[Planning Commission Report and Agenda Packet](#)

- n. [ZC 12-25 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential (R-2) to Multi-Family High Density (MF-3) for the property located at the SE Corner of State Hwy

123 & Timmermann Rd., Property ID: 52343, (ZC 12-25). - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo ZC 12 25](#)

[ZC 12-25 Ordinance](#)

[ZC1225 ExhibitA_CC](#)

[Planning Commission Report and agenda packet - Copy](#)

9. **EXECUTIVE/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. [25-250](#) Pursuant to Texas Government Code Sections 551.071 (Consultation with Legal Counsel) 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.
 - Project Vaquero
 - Downtown Historic District:
 - Leos Marketing, LLC - Corner of W. Donegan and S. Camp Streets, ("The Canopy")
- b. [25-290](#) Pursuant to Texas Government Code Sections 551.071 (Consultation with Legal Counsel) and 551.072 (Deliberation regarding Property Negotiations) to deliberate and/or consult with and seek advice from its attorney(s) regarding approximately 162 acres of land along and near FM 725 within the corporate limits of the City of Seguin.
- c. [25-291](#) Pursuant to Texas Local Government Code Sections 551.071 (Consultation with Legal Counsel) and 551.072 (Deliberation Regarding the Purchase and/or Value of Real Property) regarding the purchase and/or value of real property located along Kingsbury Street on the SEDC 121 Project in Guadalupe County, Texas. Possible action(s) may follow in Open Session.
- d. [25-298](#) Pursuant to Texas Local Government Code Sections 551.071 (Consultation with Legal Counsel) and 551.072 (Deliberation Regarding the Purchase and/or Value of Real Property) regarding the purchase and/or value of real property located along Martindale Road on the FM 20 and Hannah Heights Project in Guadalupe County, Texas. Possible action(s) may follow in Open Session.

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

11. Adjournment**CERTIFICATE**

I certify that the above notice of meeting was posted in the outside display case at the front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 2nd day of May 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.