



It's real.

## City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

### Public & Virtual Meeting Agenda

#### City Council

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Tuesday, September 17, 2024

5:30 PM

Council Chambers

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This agenda has been amended since its original posting to include Consent Agenda item A. 24-439 and Action items B. 24-420 - F. 24-428

This City Council meeting can be watched live at:  
[https://cityofseguintx.granicus.com/MediaPlayer.php?publish\\_id=c63886a5-38f9-4486-9192-69f6d97a15f5](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=c63886a5-38f9-4486-9192-69f6d97a15f5)

1. **Call to Order**
2. **Invocation - Pastor Brice Mandaville, First Baptist 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. [24-457](#) AACOG will provide a presentation on Connect Seguin pertaining to the micro transit along with the new hours and new route  
**Attachments:** [Seguin City Council presentation 9.17.24](#)
7. **Consent Agenda**
  - a. [24-439](#) Ordinance on second reading establishing an after hours rental fee for the visitor center - Kyle Kramm, Main Street & CVB Director/HPO

**Attachments:** [Council Memo - After Hours Fee](#)  
[Ordinance - Amending Chapter 74 of Fee Chapter](#)

- b. [ZC  
07-24 CC](#) Ordinance on second reading to consider a Zoning Change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for a property located at 410 E Gonzales Street, Parcel ID 28170 (ZC 07-24)- Pamela Centeno, Director of Planning & Codes.

**Attachments:** [Staff Memo ZC 07\\_24](#)  
[ZC 07-24 Planning Commissioner Report and staff report](#)  
[ZC 07-24 Ordinance](#)  
[ZC 07-24 ExhibitA, CC Map](#)

- c. [ZC  
09-24 CC](#) Ordinance on second reading to consider a Zoning Change from Agricultural Ranch (A-R) to Public (P) for 20+/- acres out of 60.5 acres for property located on E. Martindale Road, Property ID: 52577 & 52623, (ZC 09-24) - Pamela Centeno, Director of Planning & Codes.

**Attachments:** [Staff Memo ZC 09\\_24](#)  
[ZC 09-24 Planning Commission Report and staff report](#)  
[ZC 09-24 Ordinance](#)  
[ZC 09\\_24 ExhibitA CC](#)

- d. [ZC  
10-24 CC](#) Ordinance on second reading to consider a Zoning Change from Public (P) to Single Family Residential (R-1) for property located at 407 Ellis Street, Property ID: 45621, (ZC 10-24) - Pamela Centeno, Director of Planning & Codes.

**Attachments:** [Staff Memo ZC 10\\_24](#)  
[ZC 10-24 Planning Commission Report and staff report](#)  
[ZC 10-24 Ordinance](#)  
[ZC 10\\_24 ExhibitA CC](#)

- e. [ZC  
11-24 CC](#) Ordinance on second reading to consider a Zoning Change from Commercial (C) to Planned Unit Development (PUD) for a property located at 101 E. Nolte St. Property ID: 27916 (ZC 11-24) - Pamela Centeno, Director of Planning & Codes.

**Attachments:** [Staff Memo ZC 11\\_24](#)  
[Planning Commission Report and agenda packet](#)  
[ZC 11-24 Ordinance](#)  
[ZC1124 ExhibitA CC](#)

- f. [24-461](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Christopher and Carol Freeman for two properties in Guadalupe County (Property ID No.'s 68152 and 145762) and granting the request for Release effective the date of the passing of this Resolution.

**Attachments:** [Staff Memo ETJ Release Request from Freeman](#)  
[Resolution Release Freeman](#)  
[Petition For Release Freeman](#)

g. [24-462](#)

Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Christopher Freeman for one property in Guadalupe County (Property ID No. 137056) and granting the request for Release effective the date of the passing of this Resolution.

**Attachments:** [Staff Memo ETJ Release Request from Freeman C](#)  
[Resolution Release Freeman C](#)  
[Petition for Release Freeman C](#)

h. [24-463](#)

Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Roger Freeman for one property in Guadalupe County (Property ID No. 137058) and granting the request for Release effective the date of the passing of this Resolution.

**Attachments:** [Staff Memo ETJ Release Request from Freeman R](#)  
[Resolution Release Freeman R](#)  
[Petition for Release Freeman R](#)

i. [24-464](#)

Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Kingsbury Aerodrome LLC for three properties in Guadalupe County (Property ID No.'s 68142, 68145 and 68157) and granting the request for Release effective the date of the passing of this Resolution.

**Attachments:** [Staff Memo ETJ Release Request from Kingsbury Aerodrome LLC](#)  
[Resolution Release Kingsbury Aerodrome LLC](#)  
[Petition For Release Kingsbury Aerodrome LLC](#)

j. [24-465](#)

Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Stephen Freeman for one property in Guadalupe County (Property ID No. 137057) and granting the request for Release effective the date of the passing of this Resolution.

**Attachments:** [Staff Memo ETJ Release Request from Freeman S](#)  
[Resolution Release Freeman S](#)  
[Petition For Release Freeman S](#)

k. [24-466](#)

Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Christopher and Alison Heinemeier for one property in Guadalupe County (Property ID No. 191108) and granting the request for Release effective the date of the passing of this Resolution.

**Attachments:** [Staff Memo ETJ Release Request from Henemeier](#)  
[Resolution Release Heinemeier](#)  
[Petition For Release Heinemeier](#)

I. [24-467](#)

Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Violet Pennington for three properties in Guadalupe County (Property ID No.'s 65677, 66024 and 122240) and granting the request for Release effective the date of the passing of this Resolution.

**Attachments:** [Staff Memo ETJ Release Request from Pennington](#)  
[Resolution Release Pennington](#)  
[Petition For Release Pennington](#)

m. [24-483](#)

Check Report August 31, 2024 to September 13, 2024

**Attachments:** [Check Report August 31, 2024 to September 13, 2024](#)

n. [24-423](#)

Minutes of the August 20, 2024 City Council Regular Meeting.

**Attachments:** [CC.Meeting.Minutes August 20, 2024](#)

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

a. [24-481](#)

Resolution of the City Council of Seguin, Texas authorizing the city manager to execute an Interlocal Agreement between the Guadalupe Regional Medical Center, Guadalupe County and the City of Seguin For the provision of indigent health care; and providing and effective date - Mark Kennedy, City Attorney.

**Attachments:** [GRMC CITY COUNTY INDIGENT 24-25 Final](#)  
[Resolution Approving An Interlocal Agreement for Indigent Health Care - 2024-2](#)

b. [24-420](#)

Ordinance on second reading adopting the 2024-25 Fiscal Year General Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2024 and ending the last day of September 2023; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

**Attachments:** [General Fund 2025](#)

c. [24-424](#)

Ordinance on second reading adopting the 2024-25 Fiscal Year Utility Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2024 and ending the last day of September 2025; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

**Attachments:** [Utility Fund 2025](#)

- d. [24-426](#) Ordinance on second reading adopting the 2024-25 Fiscal Year Special Revenue Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2024 and ending the last day of September 2025; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

**Attachments:** [Special Revenue 2025](#)

- e. [24-427](#) Ordinance on second reading adopting the 2024-25 Fiscal Year Debt Service Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2024 and ending the last day of September 2025; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

**Attachments:** [Debt Service Fund 2025](#)

- f. [24-428](#) Ordinance on second reading levying a tax rate of \$0.5125 per \$100 valuation for the City of Seguin for the tax year 2024; providing for the effective date of this ordinance; and providing for the publication of this ordinance. - Susan Caddell, Director of Finance

**Attachments:** [City Council Tax Ordinance memo 2025](#)  
[Tax Ordinance-2025](#)

- g. [24-458](#) An ordinance on first reading amending the Fiscal Year 2024 General Fund Budget of the City of Seguin and declaring an effective date - Susan Caddell, Director of Finance

**Attachments:** [End of Year memo 2024](#)  
[EOY General](#)

- h. [24-459](#) An ordinance on first reading amending the Fiscal Year 2024 Utility Fund Budget of the City of Seguin and declaring an effective date - Susan Caddell, Director of Finance

**Attachments:** [EOY Utility](#)

- i. [24-460](#) An ordinance on first reading amending the Fiscal Year 2024 Special Revenue Fund Budget of the City of Seguin and declaring an effective date - Susan Caddell, Director of Finance

**Attachments:** [EOY Special Revenue Fund](#)

- j. [24-405](#) Public Hearing and Resolution authorizing an Amendment to the City of Seguin's Master Thoroughfare Plan, including decreasing the classification of Fleming Drive from an arterial roadway to a major collector. - Melissa Reynolds, PE, MPA, CFM Director of Engineering and Capital Projects  
**Attachments:** [2024-09 CC Memo MTP Amendment](#)  
[Resolution MTP Amendment](#)  
[Existing Thoroughfare Alignment](#)  
[Proposed Thoroughfare Alignment](#)  
[2024-08 MTP Revision Staff Report](#)  
[2024-08 PZ Commission Report](#)  
[Public Responses](#)
- k. [24-441](#) Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a purchase order with P2 Emulsions as the sole source for stabilizing emulsion for the pavement maintenance project for FY25 in an amount not to exceed \$400,000 and providing an effective date - John Donnelly, Director of Public Works  
**Attachments:** [P2 Memo 2024](#)  
[FY25 P2 Resolution - Draft](#)  
[P2 Sole Source Letter](#)
- l. [24-477](#) Resolution to authorize the creation of a purchase order in the amount of \$110,000 with Boundtree Medical utilizing buyboard cooperative purchasing for the fiscal year 2025 with a start date of October 1, 2024- Garrick Herbert  
**Attachments:** [Council Memo Bound Tree Purchase Order FY24](#)  
[Bound Tree Medical \(Resolution\)](#)
- m. [24-476](#) Proposed street closure request from the Seguin Matador Band Boosters to close a portion of East Cedar Street between Lamar Street and the eastern most driveway entrance of Faith Lutheran Church on Saturday, September 28, 2024, from 6 a.m. to 11 p.m. for the Annual Seguin Marching Festival - Jack Jones, Director of Parks and Recreation.  
**Attachments:** [Memo for Street Closures related to the Seguin Band Boosters for a Marching C Seguin Marching Festival Map](#)
- n. [24-480](#) Resolution authorizing the City Manager to execute the First Amendment to the Lease between the City of Seguin, Texas and Wells Fargo Bank, N.A. - Josh Schneuker, Director of Economic Development

**Attachments:** [09-17-2024 City Council Memo \(WF Lease Amendment\)](#)  
[20240125 Fully Executed Lease City of Seguin & WF Bank](#)  
[First Amendment to Lease City of Seguin & WF Bank](#)  
[CC Resolution \(First Amendment to Lease\)](#)

o. [24-482](#)

Discussion and possible direction regarding the possible renaming of a section of North Guadalupe Street north of Interstate 10 - Steve Parker, City Manager

**Attachments:** [Map](#)  
[Request](#)

9. **Closed Session**

a. [24-471](#)

**Pursuant to Section 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. Possible action may follow in Open Session.

\*Project DIY

\* Maruichi Stainless Tube Texas Corporation

b. [24-475](#)

**An executive/closed session will be held pursuant to sections 551.071(2) and 551.072 of the Texas Government Code**, consultation with attorney/staff and deliberation regarding the purchase and/or value of real property along Meadow Lake Drive and/or associated with the Walnut Branch GLO Drainage Project in Guadalupe County, Texas. Possible action may follow in Open Session.

10. **Reconvene into Open Session and take action on items as a result of Closed Session, if necessary**

c. [24-473](#)

Resolution authorizing an amendment to the Fiscal Year 2023-2024 Seguin Economic Development Corporation Budget - Josh Schneuker, Director of Economic Development

**Attachments:** [CC Resolution \(FY 24 SEDC Budget Amendment 5\)](#)

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 14th day of September 2024 at 10:00 a.m.**

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**Kimberly Allison**  
**Deputy 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.**