



It's real.

# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Agenda - Final City Council

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Tuesday, January 2, 2024

5:30 PM

Council Chambers

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The City Council Meeting can be viewed live at:  
[https://cityofseguintx.granicus.com/MediaPlayer.php?  
publish\\_id=8b7a7a05-0dcf-4f77-b496-4d1cd65db2bd](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=8b7a7a05-0dcf-4f77-b496-4d1cd65db2bd)

1. **Call to Order**
2. **Invocation - Council Member Jason Biesenbach**
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. **Consent Agenda**
  - a. **[24-001](#)** City Council Minutes December 19, 2023  
**Attachments:** **[CC Meeting Minutes December19, 2023](#)**

- b. [24-004](#) Resolution of the City Council of Seguin, Texas accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Coulton Kresta for a property in Guadalupe County (Property ID 28938) and granting the request for Release effective the date of the passing of this Resolution - Pamela Centeno, Director of Planning & Codes  
**Attachments:** [Staff Memo\\_ETJ Release Request from Kresta](#)  
[Resolution Release\\_Kresta](#)  
[PetitionRelease\\_Kresta](#)
- c. [24-005](#) Resolution of the City Council of Seguin, Texas accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Ferrell DeLong for a property in Guadalupe County (Property ID 28851) and granting the request for Release effective the date of the passing of this Resolution - Pamela Centeno, Director of Planning & Codes  
**Attachments:** [Staff Memo\\_ETJ Release Request from DeLong](#)  
[Petition Release\\_DeLong](#)  
[Resolution Release\\_DeLong](#)
- d. [24-006](#) Resolution of the City Council of Seguin, Texas accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Patricia Shafer and Cecil Shafer for a property in Guadalupe County (Property ID 138315) and granting the request for Release effective the date of the passing of this Resolution - Pamela Centeno, Director of Planning & Codes  
**Attachments:** [Staff Memo\\_ETJ Release Request from Shafer](#)  
[Resolution Release\\_Shafer](#)  
[PetitionRelease\\_Shafer](#)
- e. [24-007](#) Resolution of the City Council of Seguin, Texas accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Bradley Baker and Lori Baker for two properties in Guadalupe County (Property ID 153856 & 176117) and granting the request for Release effective the date of the passing of this Resolution - Pamela Centeno, Director of Planning & Codes  
**Attachments:** [Staff Memo\\_ETJ Release Request from Baker](#)  
[Resolution Release\\_Baker](#)  
[Petition Release\\_Baker](#)

- f. [24-008](#) Resolution of the City Council of Seguin, Texas accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Samuel Nunemaker for two properties in Guadalupe County (Property ID 60322 & 60323) and granting the request for Release effective the date of the passing of this Resolution - Pamela Centeno, Director of Planning & Codes  
**Attachments:** [Staff Memo ETJ Release Request from Nunemaker](#)  
[Resolution Release Nunemaker](#)  
[Petition Release Nunemaker](#)
- g. [24-011](#) Resolution approving four FY2024 FIX-IT Facade grants for downtown projects - Kyle Kramm, Main Street & CVB Director/HPO.  
**Attachments:** [Council Memo - FY2024 Facade Grants](#)  
[Resolution - Awarding FY2024 Facade Grants](#)
- h. [24-013](#) Check Report December 18, 2023 through December 29, 2023  
**Attachments:** [Check Report \(9\)](#)

## 7. **Action Items - Discussion and Possible Motion to Approve**

- a. [24-014](#) Resolution relating to establishing the city's intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various city improvements from the proceeds of tax-exempt obligations to be issued by the city for authorized purposes; Authorizing other matters incident and related thereto; and providing an effective date- Duane Westerman, SAMCO  
**Attachments:** [Letter](#)  
[1. Reimbursement Resolution](#)  
[2. Secretary Certificate -Reimbursement Resolution](#)  
[Bond Projects](#)
- b. [24-010](#) Resolution to award the bid for the construction of an 8-inch water main along W. Court St. from Wallace St. west to Ermel St. to Fuquay, Inc., in the amount of \$475,490.00, including an addition \$5,010.00 in contingency for a not to exceed amount of \$480,500.00; and declaring an effective date - Timothy J. Howe, Director - Water/Wastewater Utilities  
**Attachments:** [Council Memo 1-02-2024](#)  
[Buyboard Proposal - Pipe Burst 2023 HWY 90 Ermel to Wallace WATER SIGN Fuquay.Resolution\(Court St.\)](#)

- c. [23-567](#) Public Hearing and Ordinance on first reading amending the Seguin Code of Ordinances Section 98-109(c), to create Parking by Permit Area B; 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:** [2024-01-02 Memo PxP Area B](#)  
[Proposed PxP Area B](#)  
[Notices Mailed](#)  
[2024-01-16 PxP Area B Ordinance](#)  
[PERMIT CONDITIONS](#)
- d. [ZC 17-23 CC](#) Public hearing and Ordinance on first reading to consider a Zoning Change from Single Family Residential (R-1) to Zero Lot Line (ZL) for a property located at the 1500 block of Joe Carrillo Street, Property ID: 116453 (ZC 17-23)- Pamela Centeno, Director of Planning and Codes  
**Attachments:** [Staff Memo ZC 17 23](#)  
[ZC 17-23 Planning Commissioner Report & agenda packet](#)  
[ZC 17-23 Ordinance](#)  
[ZC17-23 ExhibitA CC](#)
- e. [ZC 18-23 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Commercial (C) for a property located at 3965 E. US Hwy 90, Property ID: 170523, (ZC 18-23)- Pamela Centeno, Director of Planning and Codes  
**Attachments:** [Staff Memo ZC 18 23](#)  
[ZC 18-23 Planning Commission Report and agenda packet](#)  
[ZC 18-23 Ordinance](#)  
[ZC1823 ExhibitA CC](#)
- f. [ZC 20-23 CC](#) Public hearing and Ordinance on first reading to consider a Zoning Change from Single Family Residential (R-1) to Duplex High Density (DP-2) for a property located at 2002 Sherman Street, Lot 91, Property ID: 41066 (ZC 20-23)- Pamela Centeno, Director of Planning and Codes  
**Attachments:** [Staff Memo ZC 20 23](#)  
[ZC 20-23 Planning Commission Report and agenda packet](#)  
[ZC20-23 ExhibitA CC](#)  
[ZC 20-23 Ordinance](#)

- g. [ZC 21-23 CC](#) Public hearing and Ordinance on first reading to consider a Zoning Change from Single-Family Residential (R-1) to Manufactured and Residential (M-R) for a property located at 1551 FM 20, Property ID: 111991 (ZC 21-23)- Pamela Centeno, Director of Planning and Codes  
**Attachments:** [Staff Memo ZC 21 23](#)  
[ZC 21-23 Planning Commission Report and agenda packet](#)  
[ZC 21-23 Ordinance](#)  
[ZC2123 ExhibitA CC](#)
- h. [24-012](#) Discussion and possible direction regarding vacant buildings and minimum maintenance standards for downtown historic district - Kyle Kramm, Main Street & CVB Director/HPO.  
**Attachments:** [Council Memo - Downtown Maintenance Minimums](#)
- i. [24-002](#) Resolution authorizing the continuation of work with TBA Douglas for Phase 2 (Community and Stakeholder Input) and Phase 3 (PUD Standards) of the Wells Fargo Building Redevelopment Project, located at 101 E. Nolte Street, Seguin, TX - Josh Schneuker, Director of Economic Development  
**Attachments:** [010224 TBA Douglas Phases 2 & 3](#)  
[TBA Douglas Phases 2 & 3 Resolution](#)  
[23\\_12-18 CoS Phase 2 &3 Proposal](#)
8. **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. [23-472](#) EXECUTIVE/CLOSED SESSION MEETING - An executive/closed session meeting will be held 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. of (Project DIY and Project Jackpot) - Steve Parker, City Manager
9. **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 29th day of December 2023 at 3:30p.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.**