



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public & Virtual Meeting Agenda City Council

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Tuesday, May 20, 2025

5:30 PM

Council Chambers

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This meeting can be viewed live at:

[https://cityofseguintx.granicus.com/MediaPlayer.php?  
publish\\_id=5b7cb755-a8ce-4700-8f72-ac014648a31d](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=5b7cb755-a8ce-4700-8f72-ac014648a31d)

1. **Call to Order**
2. **Invocation - Pastor Jim Price, Cross 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. **Consent Agenda**

- a. [25-325](#) Minutes of the May 6, 2025 City Council Meeting.  
**Attachments:** [CC Minutes 05062025](#)
- b. [25-329](#) Check Report May 3, 2025 through May 16, 2025.  
**Attachments:** [Check Report 05032025 - 05162025](#)
- c. [25-328](#) Resolution authorizing the City Manager to execute Change Order Nos. 4-6 with E-Z Bel Construction, LLC in the amount of \$91,442.50 for the Lawson Street Reconstruction Project through the Texas Department of Agriculture's Texas Rural Business Fund Grant; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

**Attachments:**   [2025-05-20 Memo Lawson Street CO](#)  
[2025-05-20 Lawson Street CO Resolution](#)  
[Lawson - Change Order 4](#)  
[Lawson - Change Order 5](#)  
[Lawson - Change Order 6](#)

- d.     [25-311](#)     Resolution authorizing the purchase and installation of a new river-water irrigation transfer pump by Pump Mechanical and Technical Services LLC for Starcke Park Golf Course in the amount of \$64,361; and declaring an effective date. - Bruce Allen, Golf Course Manager
- Attachments:**   [New River Pump Memo](#)  
[Resolution - Irrigation Pump - PMT \(1\)](#)  
[STARCKE PARK- EFF TRANSFER PUMP ASSEMBLY COMPLETE-QUOTE-0](#)
- e.     [25-312](#)     Resolution authorizing the purchase of a PowerLoad System and PowerPro Cot in the amount of \$67,790; and declaring an effective date. - Dale Skinner, Fire/EMS Chief
- Attachments:**   [Council Memo Power-LOAD 5-14-2025](#)  
[Resolution.Power.LOAD \(Sourcewell\)](#)  
[Seguin Sourcewell Power Load- Power Pro Quote](#)
- f.     [25-235](#)     Ordinance on second reading amending the Seguin Code of Ordinances Chapter 98, Section 98-107, No Parking Zones, to restrict parking on Tampico Street, Lawson Street, and CH Matthies Jr Drive; authorizing City Staff to prepare this Ordinance as a supplement to the City Code of Ordinances; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects
- Attachments:**   [2025-04-15 No Parking Zones Memo](#)  
[2025-04-15 No Parking Zone Ordinance](#)
- g.     [25-287](#)     Ordinance on second 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](#)
- h.     [25-281](#)     Ordinance on second 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](#)

- i. [ZC](#)  
[05-25 CC](#) Ordinance on second 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](#)

- j. [ZC](#)  
[06-25 CC](#) Ordinance on second 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](#)

- k. [ZC](#)  
[07-25 CC](#) Ordinance on second 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](#)

- l. [ZC](#)  
[10-25 CC](#) Ordinance on second reading to consider a zoning change from Commercial (C) to Single-Family Residential (R-1) for the property located at 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](#) Ordinance on second 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](#) Ordinance on second 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](#)

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

- a. [25-181](#) Ordinance on second reading to consider the proposed addition of Chapter 6 - Sign Regulations to the Unified Development Code (UDC) to replace the current sign regulations in Chapter 82 of the Code of Ordinances, including amendments to the fee schedule in Appendix C of the Code of Ordinances. - Pamela Centeno, Director of Planning and Codes

**Attachments:** [CC Memo UDC Chapter6 SignRegulations SecondReading](#)  
[Ordinance UDC SignRegulations April2025](#)  
[Updated ExhibitA UDC Chapter6 Sign Ordinance April 2025 Final](#)  
[PlanningCommissionFinalReport UDC Ch6 Signs](#)

- b. [25-326](#) Ordinance on first 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.

**Attachments:** [Memo to Council for 2021 Code adoption](#)  
[Ordinance Amending Building Codes to Adopt 2021 International Codes \(2\) \(1\)](#)

- c. [25-274](#) Public Hearing and possible action on amendments to the 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

**Attachments:** [2025-05-20 Grading Permit Fee Memo](#)  
[2025-05-20 Grading Permit Fee Ordinance](#)

- d. [25-306](#) Resolution awarding a bid in the amount of \$288,043.69 to D & D

Contractors, Inc. for the CH Matthies Jr. Drive Reconstruction Project; authorizing the City Manager to enter into a Construction Contract with D & D Contractors, Inc.; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

**Attachments:** [2025-05-20 Memo CH Matthies Jr Drive Reconstruction](#)  
[2025-05-20 Resolution CH Matthies Jr Drive Reconstruction](#)  
[CH Matthies BID List\\_2025-04-21](#)  
[CH Matthies Jr Proposal](#)

- e. [25-307](#) Resolution authorizing the City Manager to execute a contract amendment with SSC Signs and Lighting in the amount of \$109,856.02 for the Wayfinding Signs Project; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

**Attachments:** [2025-05-20 Memo Wayfinding Signs](#)  
[2025-05-20 Resolution Wayfinding Signs](#)  
[2019-02-19 Memo Wayfinding Signs](#)  
[SSC Quote](#)  
[Example Signs](#)

- f. [25-313](#) Resolution authorizing the City Manager to enter into an agreement with Ward, Getz, and Associates LLC for the Unity Lift Station Project; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

**Attachments:** [Council Memo 5-20-2025](#)  
[Resolution 5-20-2025](#)  
[WGA Engineering Memorandum Proposal Unity Lift Station](#)

- g. [25-314](#) Resolution authorizing the City Manager to enter into an agreement with Ward, Getz, and Associates LLC for the Caterpillar Lift Station Improvement Project; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

**Attachments:** [Council Memo 5-20-2025](#)  
[Resolution 5-20-2025](#)  
[WGA Engineering Proposal\\_Caterpillar LS Upgrades](#)

- h. [25-315](#) Resolution authorizing the City Manager to enter into an agreement with Kimley-Horn and Associates, Inc. for the 24-inch SH-46 Western Transmission Main Project; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

**Attachments:** [Council Memo 5-20-2025](#)  
[Resolution 5-20-2025](#)  
[Kimley-Horn\\_24-in Water Transmission Main\\_Proposal](#)

- i. [25-316](#) Resolution approving an amendment for engineering services related to

the Solids Contact Clarifier No. 3 project; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer

**Attachments:** [Council Memo 5-20-2025](#)

[Resolution 5-20-2025](#)

[Engineering Proposal - WTP Pump Replacement \(REV1.0\)](#)

- j. [25-317](#) Resolution authorizing the City Manager to enter into an agreement with Fuquay, Inc. for the Prexy Drive Utility Replacement Project; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

**Attachments:** [Council Memo 5-20-2025](#)

[Resolution 5-20-2025](#)

[Fuquay Proposal - City of Sequin Prexy Drive](#)

- k. [25-318](#) Resolution approving an amendment for engineering services related to the Geronimo Creek Sewer Force Main Project; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

**Attachments:** [Council Memo 5-20-2025](#)

[Resolution 5-20-2025](#)

[Engineering Contract Amendment No. 5 - GC WWTP Expansion-Sewer Force M](#)

## 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. [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")
- b. [25-309](#) 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 located;
1. Along W. Court Street on the SEDC 121 Project in Guadalupe County, Texas.
  2. Along Navajo Trail on the Geronimo Creek Wastewater Treatment Plant Force Main Project in Guadalupe County, Texas.
  3. Along IH-10 on the Love's Force Main Project in Guadalupe County, Texas.
  4. Approximately 162 acres of land along and near FM 725 within the

corporate limits of the City of Seguin.  
Possible action(s) may follow in Open Session.

9. **Reconvene into Open Session and Take Action on Closed Session Items if necessary**
10. **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 16th day of May 2025 at 4:00 p.m.

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**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.