



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda

City Council

Tuesday, January 4, 2022

5:30 PM

Council Chambers

Opportunities for citizen comment will still take place at the beginning of the meeting. For the citizen comments section of the meeting, the public is asked to email any comments to virtualcouncil@seguintexas.gov no later than 3:00 pm on Tuesday, January 4, 2022.

Normal rules for public comment apply so please include your name and address in your email. Participants wishing to comment will receive a Zoom Meeting invitation, and a meeting ID number to enter when joining the meeting, as well as participant instructions.

This City Council meeting can be viewed live at:
http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=7098cfbf-dda9-410b-ad6c-74799a5fdf6e

1. Call to Order
2. Invocation - Mayor Donna Dodgen
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. Discussion of any item not on the agenda 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. [22-001](#)

City Council Meeting Minutes: December 21, 2021

Attachments: [CityCouncilMeetingMinutes.12-21-2021](#)

b. [21-432](#)

Ordinance on second and final reading to consider a request for voluntary annexation for an area of land located in the 3500 block of Cordova Rd, being approximately 28.09+/- acres of land in Guadalupe County, Texas consisting of one tract with Property ID 56458 (VAN 10292021-02)

Attachments: [Staff Memo VAN10292021 02 area 2](#)

[Annex Ordinance van10292021 02 area 2](#)

[Exhibits VAN10292021 02](#)

[VAN10292021 02 area2 AerialLocation map](#)

c. [21-431](#)

Ordinance on second and final reading to consider a request for voluntary annexation for an area of land located in the 3600 block of Cordova Rd, being approximately 28.49+/- acres of land in Guadalupe County, Texas consisting of one tract with Property ID 56467 (VAN 10292021-01)

Attachments: [Staff Memo VAN10292021 01 area 1](#)

[Annex Ordinance van10292021 01 area 1](#)

[Exhibits VAN 10292021 01](#)

[VAN10292021 02 area1 AerialLocation map](#)

d. [21-470](#)

Ordinance on second and final reading amending the Fiscal Year 2022 Special Revenue Fund Budget of the City of Seguin, Texas

Attachments: [21-59 Budget Amendment Memo Traffic Crash Crime Scene Equipment](#)

[Traffic Crash Crime Scene Equipment](#)

7. Action Items - Discussion and Possible Motion to Approvea. [21-445](#)

Public Hearing and Ordinance on second and final reading amending the Seguin Code of Ordinances, Chapter 102, Utilities, by renaming Article V, Reserved, to Stormwater Drainage System, adopting provisions to establish and manage a Municipal Stormwater Utility System in accordance with Subchapter C of Chapter 552, Texas Local Government Code; declaring stormwater drainage to be a public utility; providing for the establishment and calculation of stormwater utility charges and credits; providing for penalties and remedies for nonpayment of charges; adding an appropriate section to Appendix C to set forth the Storm Water Utility Rate; and declaring an effective date - Steve Parker, City Manager and Halff & Associates

Attachments: [StormwaterDrainageSystem&Fee](#)

- b. [ZC
38-21 CC](#) Ordinance on second and final reading to consider a Zoning Designation to Single Family Residential (R-2) for property located at the 3500 block of Cordova Road, Property ID 56468 (ZC 38-21)
Attachments: [Staff Memo ZC 38 21](#)
[ZC 38-21 Planning Commission Report and packet](#)
[ZC 38-21 Ordinance](#)
[ZC3821 ExhibitA CC](#)
- c. [ZC
39-21 CC](#) Ordinance on second and final reading to consider a Zoning Designation to Single Family Residential (R-2) for property located at the 3600 Block of Cordova Road, Property ID 56467 (ZC 39-21)
Attachments: [Staff Memo ZC 39 21](#)
[ZC 39-21 Planning Commission Report and packet](#)
[ZC 39-21 Ordinance](#)
[ZC3921 ExhibitA CC](#)
- d. [ZC
32-21 CC](#) Public hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential 1 (R-1) to Commercial (C) for two properties located at 1207 N Austin St, Property Ids 23122 & 23125 (ZC 32-21)-Pamela Centeno, Director of Planning & Codes
Attachments: [Staff Memo ZC 32 21](#)
[Planning Commission Report and packet](#)
[ZC 32-21 Ordinance](#)
[ZC3221 ExhibitA CC](#)
- e. [ZC
34-21 CC](#) Public hearing and Ordinance on first reading to consider a zoning designation to Agricultural-Ranch (A-R) for a property located at 2161 Manor Dr, Property Id 50514 (ZC 34-21)-Pamela Centeno, Director of Planning & Codes
Attachments: [Staff Memo ZC 34 21](#)
[Planning Commission Report and packet](#)
[ZC 34-21 Ordinance](#)
[ZC3421 ExhibitA CC](#)

- f. [ZC
36-21 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change request from Agricultural Ranch (A-R) to Commercial (C) for property located at State Highway 123 Bypass between Tor Drive and Wagon Trail, Property ID 57214 (ZC 36-21)-Pamela Centeno, Director of Planning & Codes
Attachments: [Staff Memo ZC 36 21](#)
[Planning Commission Report and Agenda Packet](#)
[ZC 36-21 Ordinance](#)
[ZC3621 ExhibitA CC](#)
- g. [ZC
35-21 CC](#) Public hearing and Ordinance on first reading to consider a Zoning Change from Commercial (C) to Multi-Family High Density (MF-3) for property located at the 3500 Blk of N. Austin St, Property ID: 56432, (ZC 35-21)-Pamela Centeno, Director of Planning & Codes
Attachments: [Staff Memo ZC 35 21](#)
[Planning Commission Report and Agenda Packet](#)
[ZC 35-21 Ordinance](#)
[ZC3521 ExhibitA CC](#)
- h. [ZC
37-21 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Change request from Agricultural Ranch (A-R) to Commercial (C) for property located at State Highway 46 and Cordova Rd, Property ID 175347 (ZC 37-21)-Pamela Centeno, Director of Planning & Codes
Attachments: [Staff Memo ZC 37 21](#)
[Planning Commission Report and Agenda Packet](#)
[ZC 37-21 Ordinance](#)
[ZC3721 ExhibitA CC](#)
- i. [ZC
40-21 CC](#) Public hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Single-Family Residential (R-2) for 119.085 acres and 9.950 acres to Commercial (C) for properties located at the NE Corner of SH 123 & Timmermann Rd, Property ID(s): 52517 & 52715, (ZC 40-21)-Pamela Centeno, Director of Planning & Codes
Attachments: [Staff Memo ZC 40 21](#)
[Planning Commission Report and Agenda Packet](#)
[ZC 40-21 Ordinance](#)
[ZC4021 ExhibitA CC](#)

- j. [ZC 41-21 CC](#) Public hearing and Ordinance on first reading to consider a zoning change from Agricultural Ranch (A-R) to Single-Family Residential (R-2) for a property located at 660 Timmermann Rd, Property ID: 52518, (ZC 41-21)-Pamela Centeno, Director of Planning & Codes.
Attachments: [Staff Memo ZC 41 21](#)
[Planning Commission Report and Agenda Packet](#)
[ZC 41-21 Ordinance](#)
[ZC4121 ExhibitA CC](#)
- k. [22-010](#) Public hearing and approval of a Resolution to amend the City of Seguin's Master Thoroughfare Plan for a portion of Pecan Parkway (the Outerloop) at Cordova Road; and declaring an effective date - Pamela Centeno, Director of Planning & Codes
Attachments: [CC Memo Thoroughfare Amend Dec 2021](#)
[Planning Commission Report and packet](#)
[CC OverviewMap NWquadrant](#)
[Resolution ThorPlan Amendments Dec 2021](#)
[CC ExhibitA ResolutionMap](#)
- l. [22-008](#) Resolution authorizing the purchase of fleet vehicles for various City departments; and declaring an effective date - Twila Wood, Purchasing Manager
Attachments: [Fleet Vehicles.Agenda Item](#)
[Bid Evaluation.Agenda](#)
[Resolution. Fleet Vehicles](#)
- m. [22-009](#) Resolution authorizing an emergency purchase of a transformer - Adam Ryals, Utility Warehouse Manager and Rick Cortes, Deputy City Manager
Attachments: [Agenda Memo for 1.4.22](#)
[Resolution approving an emergency purchase of a pad mounted transformer](#)
[BID TAB Electric #025](#)
- n. [22-006](#) Resolution authorizing purchase of Kubota tractors Golf Course Equipment - Bruce Allen, Golf Course Manager and Rick Cortes, Deputy City Manager
Attachments: [Council Memo - Kubota Purchase](#)
[Resolution.KUBOTA Purchase](#)

- o. [22-007](#) Resolution authorizing purchase of Toro professional turf products Golf course equipment - Bruce Allen, Golf Course Manager and Rick Cortes, Deputy City Manager

Attachments: [Council Memo - Toro Purchase](#)
[Resolution approving purchase of TORO equipment for golf course](#)

- p. [22-011](#) Resolution to review City of Seguin Investment Policy in order to conform to Public Funds Investment Act, Texas Government Code Annotated, Chapter 2256 - Susan Caddell, Director of Finance

Attachments: [City of Seguin Investment Policy memo 2022.doc](#)
[Investment Policy Review Resolution 2022](#)
[City of Seguin Investment Policy 2022](#)

- q. [22-012](#) Resolution to review and adopt the list of brokers/dealers authorized to engage in investment transactions with the City of Seguin - Susan Caddell, Director of Finance

Attachments: [Approval of Brokers List memo 2022](#)
[City of Seguin Resolution Broker list 2022](#)

- r. [22-014](#) Ordinance on first reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, relevant portions of Chapter 74-Parks and Recreation - Jack Jones, Director of Parks and Recreation

Attachments: [Memo for the proposed JAAM fee increase](#)
[Ordinance Amending Appendix C - Fes for After School Care](#)

- s. [22-013](#) Resolution amending the Main Street Advisory Board Bylaws - Kyle Kramm, Main Street & CVB Director/HPO.

Attachments: [Council Memo Bylaw Amendments 12.2021](#)
[Approve Amendments to Main Street Adviosry Board ByLaws - 2022](#)
[MSAB Bylaws 12.29.21 \(Draft\)](#)

- t. [22-002](#) Appointment of a Mayor Pro Tem - Mayor Donna Dodgen

- u. [22-004](#) Resolution conditionally approving the expenditure of funds for the Guadalupe County Appraisal District Facility Parking Lot Expansion - Andy Quittner, City Attorney

Attachments: [City of Seguin](#)
[Resolution Conditionally Approving GCAD Parking Lot Expansion](#)

8. **Acknowledgment of Bills**

a. [22-003](#)

Check Report: December 20, 2021 through December 30, 2021

Attachments: [Check Report December 20,2021 through December 30, 2021](#)

9. **Executive 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. [13-014](#)

Deliberation regarding Real Estate in accordance to Section 551.072 - Steve Parker, City Manager

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 30th day of December 2021 at 3:30 p.m.

**Naomi Manski
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.