



**It's real.**

## **City of Seguin**

210 E. Gonzales Street  
Seguin TX, 78155

### **Public & Virtual Meeting Agenda City Council**

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Tuesday, July 6, 2021

5:30 PM

Council Chambers

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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](mailto:virtualcouncil@seguintexas.gov) no later than 3:00 pm on Tuesday, July 6, 2021.

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=35301b30-1dff-4211-a88a-bb0fb01785ce](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=35301b30-1dff-4211-a88a-bb0fb01785ce)

1. **Call to Order**
2. **Invocation - Council Member Jeremy Roy**
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. [21-207](#)

City Council Minutes of June 15, 2021

**Attachments:** [CityCouncilMeetingMinutes.6-15-2021](#)

b. [21-200](#)

Ordinance on second and final reading amending the Fiscal Year 2021 General Fund Budget of the City of Seguin, Texas; and declaring an effective date

**Attachments:** [Council Memo - Budget Adjustments for Main Street Projects Sidewalk Project, Chapter 38, Downtown Master Plan](#)

c. [21-201](#)

Ordinance on second and final reading amending the Fiscal Year 2021 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date

**Attachments:** [Downtown Master Plan Utility Fund](#)

**7. Action Items - Discussion and Possible Motion to Approve**a. [21-165](#)

Ordinance on second and final reading to consider a request for Voluntary Annexation of Area 1 (US Alternate 90 & Geronimo Creek) being approximately 64.34 acres situated in the John Sowell Survey, Abstract 35, Guadalupe County, Texas, consisting of two tracts with property ID 59056 & 59057 (VAN 05-3-2021\_01)

**Attachments:** [Staff Memo VAN05032021\\_01\\_Alternate 90 v2.pdf](#)  
[Annex Ordinance\\_Alternate90\\_van05032021\\_01](#)  
[Ordinance Exhibits](#)

b. [21-166](#)

Ordinance on second and final reading to consider a request for Voluntary Annexation of Area 2 (3000 Block of Cordova Rd) - approximately 48.001 acres situated in the A.M. Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, consisting of one tract with property ID 55967 (VAN 05-302021\_02)

**Attachments:** [Staff Memo VAN05032021\\_02\\_Cordovav2.pdf](#)  
[Annex Ordinance\\_CordovaRd\\_van05032021\\_02](#)  
[Ordinance Exhibits](#)

c. [21-167](#)

Ordinance on second and final reading to consider Voluntary Annexation of Area 3 (7817 IH 10 E) - approximately 17.72 acres situated in the J.A. Swift Survey, Abs 292 & in the Joseph Kent Survey, Abs 205, Guadalupe County, Texas consisting of one tract with property ID 174278 (VAN 04-20-21)

**Attachments:** [Staff Memo VAN04202021\\_7817IH10E](#)  
[Original 2012 Development Agreement.pdf](#)  
[Annex Ordinance\\_7817ih10E\\_van04202021](#)  
[Ordinance Exhibits](#)

- d. [ZC  
10-21 CC](#) Ordinance on second and final reading to consider a zoning designation to Single Family Residential 2 (R-2) for property located at the 2000 Block of Alternate Hwy. 90, Property ID 59056 (ZC 10-21)  
**Attachments:** [Staff Memo ZC 10 21](#)  
[June 8, 2021 PZ Commission Report & packet](#)  
[ZC 10-21 Ordinance](#)  
[ZC1021 ExhibitA CC](#)
- e. [ZC  
13-21 CC](#) Ordinance on second and final reading to consider a zoning designation to Single Family Residential 2 (R-2) for approximately 48 acres located at the 3000 Block of Cordova Rd, Property ID 55967, (ZC 13-21)  
**Attachments:** [Staff Memo ZC 13 21](#)  
[ZC 13-21 Planning Commission Report & packet](#)  
[ZC 13-21 Ordinance](#)  
[ZC1321 ExhibitA CC](#)
- f. [21-217](#) Public Hearing and Ordinance on first reading to consider a request for Voluntary Annexation for an area of land located at the southwest corner of W. Kingsbury Street and River Rd, being approximately 7.6 +/- acres of land in Guadalupe County, Texas consisting of one tract with property ID 50454 (VAN 05-27-21)- Pamela Centeno, Director of Planning & Codes  
**Attachments:** [Staff Memo VAN05272021 RiverRd](#)  
[Annex Ordinance RiverRd van05272021](#)  
[Ordinance Exhibits RiverRd](#)  
[OverviewMap RiverRd](#)
- g. [ZC  
09-21 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential 1 (R-1) to Multi-Family 2 (MF-2) for a property located at 1720 N Guadalupe St, Property ID 51543 (ZC 09-21)- Pamela Centeno, Director of Planning & Codes  
**Attachments:** [Staff Memo ZC 09 21](#)  
[ZC 09-21 Planning Commission Report and Packet](#)  
[ZC 09-21 Ordinance](#)  
[ZC0921 ExhibitA CC](#)

h. [ZC](#)  
[14-21 CC](#)

Public Hearing and Ordinance in first reading to consider a zoning change from Agricultural Ranch (A-R) to Planned Unit Development (PUD) for a property located at Rudeloff and Huber, Property IDs 55713, 55715, 167657 (ZC 14-21)- Pamela Centeno, Director of Planning & Codes

**Attachments:** [Staff Memo ZC 14 21](#)  
[Planning Commission Report & agenda packet](#)  
[ZC 14-21 Ordinance](#)  
[ZC1421 ExhibitA CC](#)  
[Huber Airpark Runway Protection Zone](#)  
[Approved General Land Use Plan Huber&Rudeloff](#)

i. [21-216](#)

Resolution waiving the building plan review, building permit, and roadway impact fees for the remodel and expansion of the Guadalupe County Justice of the Peace, Precinct 1 Offices located at 2405 US Hwy 90 East- Pamela Centeno, Director of Planning & Codes

**Attachments:** [Memo FeeWaiver 2405 Hwy 90 East](#)  
[Resolution FeeWaiver 2405 Hwy 90 East](#)

j. [21-212](#)

Resolution authorizing the City Manager to execute an amendment to the water supply and wastewater requirements agreement between the City of Seguin and the City of San Antonio acting by and through City Public Service Board (CPS Energy); and declaring an effective date - Timothy J. Howe, Director - Water / Wastewater Utility

**Attachments:** [Council Memo - Tenth Amendment CPS Energy Agreement 06-22-2021.docx](#)  
[Resolution approving amendment to Water Supply Contract](#)  
[10th Amendment .pdf](#)

k. [21-221](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a Professional Services Agreement with Pape-Dawson Engineers, Inc. in the amount of \$175,661.00 for design of Eighth Street Extension and Drainage Improvements; and declaring an effective date - David Rabago, P.E., CFM, City Engineer

**Attachments:** [Memo Eighth Street Extension](#)  
[Resolution approving a professional services Agreement with Pape-Dawson for](#)  
[210624a8 \(P2365-21\) SA R1](#)

I. [21-209](#)

Resolution of the City Council of the City of Seguin, Texas approving the Schertz-Seguin Local Government Corporation FY2022 Budget; and declaring an effective date - Amber Beard, SSLGC General Manager

**Attachments:** [Memo for Budget FY2021-2022](#)  
[Resolution approving FY 2022 Budget](#)  
[Annual Budget FY2021-22](#)  
[R21-23 - Budget FY2021-2022](#)

m. [21-211](#)

Resolution of the City Council for the City of Seguin, Texas, authorizing submission of a grant application to the U.S. Department of Justice, Office of Community Oriented Policing Services; designates the City Manager as the City's Authorized Official to act in all matters in connection with this application and the City's participation in the Grant Program - Kathy Wood, Grants Administrator

**Attachments:** [07-06-21 City Council MEMO to submit FY22 DOJ Application](#)  
[07-06-21 City Council RESOLUTION to submit FY22 DOJ Application](#)

n. [21-218](#)

Resolution authorizing the sale of surplus property in accordance with the City's Disposal of Assets Policy - Twila Wood, Purchasing Manager

**Attachments:** [Agenda Item Memo.Auction July 2021](#)  
[Resolution.Auction.July 2021](#)

o. [21-181](#)

Resolution to approve a Chapter 380 agreement with Double J Property Ventures, LLC for a rehabilitation of the historic property at 114 South Austin Street; and declaring an effective date - Kyle Kramm, Seguin Main Street & CVB Director/HPO

**Attachments:** [Council Memo - Chapter 380 Double J Property](#)  
[Resolution - Double J Chapter 380](#)  
[Chapter 380 - Double J Properties-6-2021](#)

p. [21-210](#)

Street closure request for the New Generation Church to host a revival on July 9-11, 2021 and close the street in the 100 Block of East Nolte Street; and declaring an effective date - Kyle Kramm, Main Street & CVB Director

**Attachments:** [New Generation Revival Street Closure Request July 2021 \(1\)](#)  
[Nolte Street Closure Map](#)

q. [21-223](#)

Request for street closure, sale of alcohol and use of fencing for the Seguin - Guadalupe County Hispanic Chamber of Commerce and LULAC Chapter 682 to host Fiestas Patrias on Friday, Sept. 10 and Saturday, Sept. 11 - Kyle Kramm, Main Street & CVB Director/HPO

**Attachments:** [Council Memo - Fiesta Patrias Street Closure Request](#)  
[Fiestas Patrias Map 2019](#)

**r. [21-213](#)**

Resolution awarding the bid and authorizing Steve Parker, City Manager to enter into an agreement with The Koehler Company for the Rehabilitation Project at Central Fire Station; and declaring an effective date - Greg Odom, Director of Facilities and Rick Cortes, Deputy City Manager

**Attachments:** [Memo for Council 6-28-21](#)

[Resolution approving bid and contract to The Koehler Company for the Central](#)  
[Bid Award Recommendation Letter to City of Seguin 6-23-21](#)

**s. [21-220](#)**

Resolution approving a Chapter 43 Development Agreement with Jessie Milam concerning land located along IH-10 east of the City; authorizing the city manager to execute the development agreement; and declaring an effective date - Andrew Quittner, City Attorney

**Attachments:** [Council Memo - Chapter 43 Development Agreement for Jessie Milam](#)

[Resolution approving Chapter 43 Development Agreement with Jessie Milam](#)  
[Development Agreement - Jessie Milam -final](#)

**8. Acknowledgment of Bills****a. [21-208](#)**

Check Report: June 14, 2021 to July 2, 2021

**Attachments:** [Check Report \(4\)](#)

**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. [13-048](#)**

Consultation with City Attorney in accordance with Section 551.071 and Section 551.072 regarding Deliberation on Real Property, Easements and Right-of-Way access for several projects - Andrew Quittner, City Attorney

**b. [13-344](#)**

Under Section 551.071(2) - To hear advice from the City Attorney on matters which are confidential

**c. [14-440](#)**

Pursuant to Section 551.071 - Consultation with attorney for advice regarding potential, pending, threatened litigation or settlement - Steve Parker, City Manager

**10. Action Items as a Result of Executive Session: Discussion and Possible Motion to Approve**

**d. [21-214](#)**

Resolution in connection with the Rudeloff Road Improvement Project; authorizing all appropriate action by the city manager, staff, attorneys and consultants in the negotiation purchase, and the institution and prosecution of condemnation proceedings through the use of eminent domain to acquire a fee simple interest in three parcels of land being a 1.597 acre, a 0.96 acre and a 0.428 acre of land and a 0.086 acre drainage easement all owned by AWK Enterprises, LLC located within the City of Seguin, Guadalupe County Texas; declaring each section of this Resolution to be severable one from the other in the event that any section is determined to be invalid; and declaring an effective date - Andrew Quittner, City Attorney

**Attachments:** [Resolution for Condemnation of property from AWK Enterprises](#)  
[Exhibit A - P4 AWK #52809 Survey 1.597 acre](#)  
[Exhibit B - P7 AWK #52807 Survey 0.083 acre \(awk 10-2-2020\)](#)  
[Exhibit C - P18 AWK #52808 Survey 0.428 acre \(awk 10-2-2020\)](#)  
[Exhibit D - P4DE AWK #52809 Survey Drainage Easement](#)

**11. Adjournment****CERTIFICATE**

I certify that the above notice of meeting was posted in the display case at the front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 2nd day of July 2021 at 3:00 p.m.

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**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.