



**It's real.**

## **City of Seguin**

210 E. Gonzales Street  
Seguin TX, 78155

### **Summary Agenda - Final**

#### **City Council**

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Tuesday, January 18, 2022

5:30 PM

Council Chambers

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#### **Public & Virtual**

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, January 18, 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=e53685ee-0526-4d62-8b72-fe70f06b46e6](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=e53685ee-0526-4d62-8b72-fe70f06b46e6)

1. **Call to Order**
2. **Invocation - Council Member Sonia Mendez**
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. **Presentation**

a. [22-052](#)

Presentation concerning elections and filing a vacant council seat - Andy Quittner, City Attorney

7. **Consent Agenda**a. [22-015](#)

City Council Meeting Minutes of January 4, 2022

**Attachments:** [CityCouncilMeetingMinutes.1-4-2022](#)

b. [ZC](#)  
[32-21\\_CC](#)

Ordinance on second and final 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)

**Attachments:** [Staff Memo ZC 32\\_21](#)

[Planning Commission Report and packet](#)

[ZC 32-21 Ordinance](#)

[ZC3221\\_ExhibitA\\_CC](#)

c. [ZC](#)  
[34-21\\_CC](#)

Ordinance on second and final 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)

**Attachments:** [Staff Memo ZC 34\\_21](#)

[Planning Commission Report and packet](#)

[ZC 34-21 Ordinance](#)

[ZC3421\\_ExhibitA\\_CC](#)

d. [ZC](#)  
[36-21\\_CC](#)

Ordinance on second and final 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)

**Attachments:** [Staff Memo ZC 36\\_21](#)

[Planning Commission Report and Agenda Packet](#)

[ZC 36-21 Ordinance](#)

[ZC3621\\_ExhibitA\\_CC](#)

e. [ZC](#)  
[35-21\\_CC](#)

Ordinance on second and final 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)

**Attachments:** [Staff Memo ZC 35\\_21](#)

[Planning Commission Report and Agenda Packet](#)

[ZC 35-21 Ordinance](#)

[ZC3521\\_ExhibitA\\_CC](#)

- f. [ZC 37-21 CC](#) Ordinance on second and final 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)  
**Attachments:** [Staff Memo ZC 37 21](#)  
[Planning Commission Report and Agenda Packet](#)  
[ZC 37-21 Ordinance](#)  
[ZC3721 ExhibitA CC](#)
- g. [ZC 40-21 CC](#) Ordinance on second and final 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)  
**Attachments:** [Staff Memo ZC 40 21](#)  
[Planning Commission Report and Agenda Packet](#)  
[ZC 40-21 Ordinance](#)  
[ZC4021 ExhibitA CC](#)
- h. [ZC 41-21 CC](#) Ordinance on second and final 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)  
**Attachments:** [Staff Memo ZC 41 21](#)  
[Planning Commission Report and Agenda Packet](#)  
[ZC 41-21 Ordinance](#)  
[ZC4121 ExhibitA CC](#)
- i. [22-014](#) Ordinance on second and final reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, relevant portions of Chapter 74-Parks and Recreation  
**Attachments:** [Memo for the proposed JAAM fee increase](#)  
[Ordinance Amending Appendix C - Fes for After School Care](#)

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

- a. [22-041](#) Resolution by the City Council of the City of Seguin, Texas authorizing and approving publication of notice of intention to issue Certificates of Obligation; complying with the requirements contained in securities and exchange commission rule 15c2-12; and providing an effective date - Duane Westerman, SAMCO Capital Markets, Inc.  
**Attachments:** [Letter \(6\)](#)  
[Notice of Intention Resolution](#)

**b. [22-028](#)**

Resolution authorizing a license agreement with Guadalupe County for use of city property within the street right-of-way in front of the proposed Veteran's Outreach Center on East Weinert Street; authorizing the City Manager to execute the license agreement; and declaring an effective date - Andy Quittner, City Attorney

**Attachments:** [Council Memo - ROW License Guadalupe County Veteran's Outreach Resolution Approving License Agreement with Guadalupe County for Veteran's Veterans Outreach Center](#)  
[1803 Veterans Outereach Center](#)

**c. [22-050](#)**

Resolution of the City Council of Seguin, Texas approving a one-year extension of the agreements with Brauntex Materials, Green Dream International and Vulcan Construction Materials to supply road materials needed by various City departments; and declaring an effective date - Twila Wood, Purchasing Manager

**Attachments:** [Memo.Road Materials Renewal.2022](#)  
[Resolution.Renewal 2022](#)

**d. [22-055](#)**

Resolution of the City Council of Seguin, Texas approving a one-year extension of the agreement with Brenntag Southwest Inc. to supply liquid chlorine; and declaring an effective date - Twila Wood, Purchasing Manager

**Attachments:** [Chlorine Contract. Renewal 2022](#)  
[Chlorine.Resolution .Renewal 2022](#)

**e. [22-057](#)**

Approving the sculpture design for the Seguin Squirrel Trail - Blaire Friar, Main Street & CVB Assistant Director

**Attachments:** [2022.01.18 Council Memo, Squirrel Project](#)

**f. [22-019](#)**

Resolution of the City Council of the City of Seguin, Texas, authorizing the submission of an application to the U.S. Department of Commerce for funding through the Economic Development Administration's (EDA) FY2021 American Rescue Plan Act Economic Adjustment Assistance and authorizing the City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining the City's participation in the grant program - Kathy Wood, Grant Administrator

**Attachments:** [01-18-22 City Council MEMO to Submit FY22 EAD EAA Grant Application](#)  
[01-18-22 City Council RESOLUTION to submit FY22 EDA Economic Adjustmer](#)

g. [22-040](#)

Resolution of the City Council of the City of Seguin, Texas, authorizing the submission of an application to the Texas Department of Housing and Community Affairs (TDHCA) Community Development Block Grant Cares Act (CDBG-CV) for the Community Resiliency Program grant and authorizing the City Manager to act as the City's Authorized Representative and Authorized Signatory in all matters pertaining to the City's participation the grant program - Kathy Wood, Grant Administrator

**Attachments:** [01-18-22 City Council MEMO to Submit FY22 TDHCA CDBG-CV for CRP](#)  
[01-18-22 City Council RESOLUTION to submit FY22 TDHCA CDBG-CV for CR](#)

h. [22-042](#)

Resolution of the City Council for the City of Seguin, Texas, authorizing submission of a grant application in response to the Office of the Governor, Public Safety Office, Criminal Justice Division, funding announcement, General Victim Assistance Grant Program, FY2023 - Kathy Wood, Grant Administrator

**Attachments:** [01-18-22 City Council MEMO to Submit FY23 VOCA Application](#)  
[01-18-22 City Council RESOLUTION to submit FY23 VOCA Application](#)

i. [22-043](#)

Resolution of the City Council for the City of Seguin, Texas, authorizing submission of a grant application in response to the Office of the Governor, Public Safety Office, Criminal Justice Division funding announcement Criminal Justice Program FY2023 - Kathy Wood, Grant Administrator

**Attachments:** [01-18-22 City Council MEMO to Submit FY23 JAG Application](#)  
[01-18-22 City Council RESOLUTION to submit FY23 JAG Application](#)

j. [22-044](#)

Resolution of the City Council for the City of Seguin, Texas, authorizing submission of a grant application in response to the Office of the Governor, Public Safety Office, Criminal Justice Division funding announcement Rifle-Resistant Body Armor grant program for FY2023 - Kathy Wood, Grant Administrator

**Attachments:** [01-18-22 City Council MEMO to Submit FY23 Rifle-Resistant Armor Grant](#)  
[01-18-22 City Council RESOLUTION to submit FY23 Rifle Resistant Armor Gra](#)

k. [22-036](#)

Resolution approving the Seguin Economic Development Corporation's Grant of Right of Way, Utility Easement and Temporary Construction Easement; and providing an effective date - Josh Schneuker, Director of Economic Development

**Attachments:** [Memo 011822 CCMTG - 8th Street ROW and Easement.pdf](#)  
[Resolution approving the SEDC grant of 8th street ROW](#)  
[Resolution 2022-03 Eighth Street Extension Grants.pdf](#)  
[SEDC - 8th Street Special Warranty Deed \(4865-4525-4664.2\).pdf](#)  
[8th Street Utility Easement - SEDC \(4860-4193-8184.1\).pdf](#)  
[8th Street Temporary Construction Easement - SEDC \(4853-3729-5112.2\).pdf](#)

I. [22-056](#)

Direction on use of American Recovery Plan Act (ARPA) funds - Steve Parker, City Manager

**Attachments:** [ARPA Funds Request Memo to Council Jan 14 2022](#)  
[Recommended funding](#)

m. [22-037](#)

Resolution approving a Policy for the potential establishment of Public Improvement Districts as a development tool for use in the City of Seguin; setting rules and guidelines for the creation of a Public Improvement District; and declaring an effective date - Steve Parker, City Manager

**Attachments:** [Resolution approving the Public Improvement District Policy for Seguin](#)  
[City of Seguin PID Policy\\_final](#)

n. [22-025](#)

Resolution of the City Council of Seguin, Texas authorizing the purchase of Meter and MTU Software upgrade; and declaring an effective date - Clarence Smith, Director of Utilities and Rick Cortes, Deputy City Manager

**Attachments:** [Memo DCU upgrade](#)  
[Resolution approving a sole source purchase of Aclara hardware and Software f](#)

o. [22-039](#)

Resolution of the City Council of the City of Seguin, Texas approving an Enterprise Software Agreement with ESRI GIS Global Licensing and use of ESRI GIS Technology; authorizing the City Manager to execute the agreement; and declaring an effective date - Shane McDaniel, Director of IT and Travis Acklin, GIS Manager

**Attachments:** [IT Memo - Esri GIS Enterprise Agreement](#)  
[Resolution approving an enterprise software agreement with Esri](#)  
[Esri EA](#)

p. [22-035](#)

Resolution authorizing the purchase and installation of emergency power generators at five water distribution facilities for Water / Wastewater Utilities; and declaring an effective date - Timothy J. Howe, Director - Water / Wastewater Utilities

**Attachments:** [Council Memo - 1-18-2022.docx](#)  
[Resolution approving the purchase of five generators from LJ Power through the](#)  
[211211-012-DL City of Seguin-Highway 123 Tower.pdf](#)  
[211111-002-DL City of Seguin-Ireland Water Tower \(Natural Gas\).pdf](#)  
[211111-003-DL City of Seguin-Kingsbury Water Tower \(Natural Gas\).pdf](#)  
[211111-025-DL City of Seguin-Lucille Matador Water Tower \(Natural Gas\).pdf](#)  
[211111-024-DL City of Seguin-Vetter Booster Station-Full Load \(Natural Gas\) \(](#)

q. [22-017](#)

Resolution approving the Bid Award - Purchase of a 2022 Pierce Ladder Truck from Pierce Manufacturing through BuyBoard Cooperative Purchasing Agreement; and declaring an effective date - Dale Skinner, Fire/EMS Chief

**Attachments:** [Council Memo Ladder Truck 2022](#)

[Resolution approving the purchase of a Pierce Ladder Truck](#)

[739 Proposal - Seguin FD 011022](#)

[739 2022 Seguin Low Profile Aerial - PUC Spec 011122](#)

r. [22-027](#)

Resolution authorizing the lease/purchase of thirteen (13) Police vehicles for the Police Department - Terry Nichols, Police Chief

**Attachments:** [22-02 Lease of 13 Police Vehicles](#)

[Resolution to purchase 13 police vehicles for 2022](#)

[Seguin Patrol - 10 Patrol Vehicles](#)

[Seguin Admin - 2 Vehicles](#)

[Seguin K9 - 1 Vehicle](#)

s. [22-029](#)

Resolution approving a letter of engagement with Charles R. Kimbrough of Bickerstaff, Heath, Delgado, Acosta, LLP for assistance with redistricting; and setting an effective date - Andy Quittner, City Attorney

**Attachments:** [Council Memo - Kimbrough engagement for redistricting](#)

[Resolution Approving Engagement of Charles Kimbrough for redistrictin](#)

[Redistricting Engagement Contract](#)

t. [22-021](#)

Committee Appointment:

a. Redistricting

**Attachments:** [Council.RedistrictingComm.Biesenbach](#)

9. **Acknowledgment of Bills**a. [22-016](#)

Check Report: January 3, 2022 through January 14, 2022

**Attachments:** [Check Report \(2\)](#)

10. **Executive Session**a. [13-053](#)

Deliberation regarding Economic Development Negotiations in accordance with Section 551.071 and 551.087 - Steve Parker, City Manager

b. [15-322](#)

In accordance with Section 551.071 to hear advice from the City Attorney on matters of litigation Kingsbury v. City of Seguin - Andrew Quittner, City Attorney

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 January 2022 at 3:00 p.m.

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**Naomi Manski  
City Secretary**