



It's real.

## City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

### Public & Virtual Meeting Agenda

#### City Council

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Tuesday, May 3, 2022

5:30 PM

Council Chambers

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The City Council Meeting can be viewed live at:  
[http://cityofseguintx.granicus.com/MediaPlayer.php?publish\\_id=978e4e46-fafa-42fd-9b60-a036e3692900](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=978e4e46-fafa-42fd-9b60-a036e3692900)

1. Call to Order
2. Invocation - Council Member Chris Rangel
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. [22-171](#)  
Certificate of Appreciation presented to Melinda Escobar upon her retirement - Mayor Donna Dodgen  
Attachments: [EOM certificate Melinda Escobar](#)
7. Consent Agenda

a. [22-207](#)

City Council Meeting Minutes of April 18, 2022 and April 19, 2022

**Attachments:** [CityCouncilJointMeeting.4-18-2022](#)  
[CityCouncilMeetingMinutes.4-19-2022](#)

b. [22-209](#)

Resolution of the City of Seguin, Texas City Council in Commemoration of Holodomor and Support of Ukraine - Mayor Donna Dodgen

**Attachments:** [UkraineSupport](#)

c. [22-118](#)

Resolution to extend GBRA Raw Water service agreement to provide 1000 - acre feet of raw water annually for 5 year term with an option for an additional five-year term - Timothy J. Howe, Director - Water / Wastewater Utilities

**Attachments:** [Council Memo - 05-03-2022.docx](#)  
[Resolution 4-25-2022.docx](#)  
[2022-04-25 Partially Executed Contract for Raw Water Service.pdf](#)

d. [22-189](#)

Resolution authorizing the second annual payment of the previously approved Service and Maintenance Agreement with Maguire Iron, Inc. for the annual inspection, ongoing maintenance, and scheduled rehabilitation of the water storage tanks / towers associated with the Seguin water distribution system; and declaring an effective date - Timothy Howe, Director of Water / Wastewater Utilities

**Attachments:** [Council Memo - 05-03-2022.docx](#)  
[Resolution approving second year payment for maintenance contract with Magu](#)

e. [22-191](#)

Resolution authorizing the City Manager as Signature Authority for the City of Seguin utility relocations associated with TxDOT's IH 10 CSJ No. 0535-01-076 project; and establishing an effective date - Melissa Reynolds, P.E., MPA, CFM

**Attachments:** [2022-05-03 Memo IH10 Utility Relocates Signature Authority](#)  
[Resolution designating City Manager as TxDOT signature authority](#)  
[U40 Signature Authority](#)

f. [22-187](#)

Resolution authorizing the City Manager to enter into a Professional Engineering Services Agreement with Tryhydro Corporation in the amount of \$147,700, for engineering services and design of the IH 10 (Loves) Force Main Relocation Project; and declaring an effective date - Melissa Reynolds, P.E., MPA, CFM

**Attachments:** [Memo to CC 2022-05-03\\_Trihydro Utilities](#)  
[Resolution approving a professional services agreement with Trihydro for Love's](#)  
[202204\\_LovesForceMain-PreliminaryEngineering\\_LTRPROP](#)

- g. [22-192](#) Resolution approving a Performance Agreement between the Seguin Economic Development Corporation and Yukon Venture Partners, LLC - Lindsay Dennis, Assistant Director of Economic Development  
**Attachments:** [050322 Yukon PA Memo \(COS CC MTG\).pdf](#)  
[Resolution approving Economic Incentive to Yukon Venture Partners](#)  
[Resolution 2022-07 Yukon Ventures Performance Agreement.pdf](#)
- h. [22-200](#) Resolution amending the Fiscal Year 2022 Seguin Economic Development Corporation Budget - Lindsay Dennis, Assistant Director of Economic Development  
**Attachments:** [050322 Yukon Budget Amendment Memo \(COS CC MTG\).pdf](#)  
[Resolution approving amendment 2 to SEDC FY 2022 Budget](#)  
[SEDC Resolution 2022-08 Budget Amendment - Yukon Ventures.pdf](#)
- i. [22-197](#) Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a Facilities Use Agreement between Seguin, Texas Adult Softball and the City of Seguin; and declaring an effective date - Jack Jones, Director of Parks and Recreation  
**Attachments:** [Memo for an Adult Softball League for a Facilities Use Agreement 2022](#)  
[Resolution approving 2022 Adult Softball Agreement for the 4-Plex](#)  
[Facilities Use Agreement Seguin Texas Adult Softball 2022](#)
- j. [22-199](#) Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute an Agreement between the City of Seguin and the Seguin Independent School District for the operation of the Just for Kids Summer Day Camp program; and declaring an effective date - Jack Jones, Director of Parks and Recreation  
**Attachments:** [Memo for Summer Day Camp 2022](#)  
[Resolution approving 2022 Day Camp Agreement](#)  
[Day Camp Agreement 2022](#)
- k. [22-206](#) Resolution temporarily relocating the No Parking Zone on the north side of Continental Drive to begin 190 feet from Austin Street and continue to a point of 550 feet west on Continental Drive during the construction phase; and declaring an effective date - Mary Hamann, P.E., Assistant City Engineer  
**Attachments:** [CouncilMemo.VitescoNoParkingSigns.5-3-2022](#)  
[Resolution making temporary change in no parking on Continental Drive](#)  
[Vitesco Technologies - Warehouse 3 4-18-2022](#)

I. [22-211](#)

Approval of reports for the quarter ended March 31, 2022 for the following organizations that receive Occupancy Tax funding:

- a. Seguin Conservation Society
- b. Mid-Texas Symphony
- c. Teatro de Artes de Juan Seguin
- d. Seguin-Guadalupe County Hispanic Chamber of Commerce
- e. Seguin Heritage Museum
- f. Guadalupe County Fair Association
- g. Seguin LULAC Council #682
- h. Seguin Art League
- i. The Fields of Huber Ranch, LLC

**Attachments:** [Quarterly reports for quarter ended 033122](#)

[Quarterly Reports for quarter ended 033122](#)

m. [22-208](#)

Check Report: April 18, 2022 through April 29, 2022

**Attachments:** [Check Report \(3\)](#)

**8. Action Items - Discussion and Possible Motion to Approve**a. [22-212](#)

Resolution by the City Council of the City of Seguin, Texas approving a Bond Resolution authorizing the issuance of revenue refunding bonds designated as the "City of Seguin, Texas Higher Education Facilities Corporation Higher Education Revenue Refunding Bonds (Texas Lutheran University Project), Series 2022" by the City of Seguin, Texas Higher Education Facilities Corporation; satisfying the requirements contained in Section 147(f) of the Internal Revenue Code of 1986, as amended; and authorizing the execution of certain documents in connection therewith - Duane Westerman, SAMCO Capital Markets, Inc.

**Attachments:** [Letter \(10\)](#)

[Agenda and Motion \(3\)](#)

[Resolution \(7\)](#)

**b.**      [22-190](#)

Public Hearing and Ordinance on first reading adopting a redistricting plan for Council Member Districts following release of the 2020 Decennial Census; establishing findings of fact; and providing an effective date - Andrew Quittner, City Attorney

**Attachments:**    [Council Memorandum - Redistricting 2022 ordinance adopting redistricting plan \(5-3-2022\)](#)  
[Plan C SeguinCI\\_CD\\_34x44\\_PC\\_Population\\_Map\\_04122022](#)  
[Plan C SeguinCI\\_CD\\_DB\\_PC\\_DetailReport\\_TotalPop](#)  
[Plan C SeguinCI\\_CD\\_DB\\_PC\\_DetailReport\\_VAP](#)  
[Plan C SeguinCi\\_CD\\_DB\\_PC\\_Map](#)  
[Plan C SeguinCi\\_CD\\_DB\\_PC\\_Mapbook\\_04072022](#)  
[Plan C SeguinCI\\_CD\\_DB\\_PC\\_SummaryReport\\_TotalPop](#)  
[Plan C SeguinCI\\_CD\\_DB\\_PC\\_SummaryReport\\_VAP](#)  
[Plan E SeguinCI\\_CD\\_DB\\_PE\\_DetailReport\\_TotalPop](#)  
[Plan E SeguinCI\\_CD\\_DB\\_PE\\_DetailReport\\_VAP](#)  
[Plan E SeguinCi\\_CD\\_DB\\_PE\\_Map](#)  
[Plan E SeguinCi\\_CD\\_DB\\_PE\\_Mapbook\\_04212022](#)  
[Plan E SeguinCI\\_CD\\_DB\\_PE\\_SummaryReport\\_TotalPop](#)  
[Plan E SeguinCI\\_CD\\_DB\\_PE\\_SummaryReport\\_VAP](#)  
[Plan G SeguinCI\\_CD\\_DB\\_PG\\_DetailReport\\_TotalPop](#)  
[Plan G SeguinCI\\_CD\\_DB\\_PG\\_DetailReport\\_VAP](#)  
[Plan G SeguinCi\\_CD\\_DB\\_PG\\_Map](#)  
[Plan G SeguinCi\\_CD\\_DB\\_PG\\_Mapbook\\_042622](#)  
[Plan G SeguinCI\\_CD\\_DB\\_PG\\_SummaryReport\\_TotalPop](#)  
[Plan G SeguinCI\\_CD\\_DB\\_PG\\_SummaryReport\\_VAP](#)

**c.**      [22-204](#)

Public Hearing and Ordinance on first reading to consider the Voluntary Annexation of approximately 29.07 acres located along the 3500 Blk of Cordova Rd, A M Esnaurizar Survey, Abstract 20, in Guadalupe County, Texas, Property Id 56468 (VAN 03252022\_01) - Pamela Centeno, Director of Planning & Codes

**Attachments:**    [CC\\_Staff Memo\\_VAN03252022\\_01](#)  
[Annex Ordinance van03252022\\_01 area 4](#)  
[CC\\_ExhibitA](#)  
[CC\\_ExhibitB](#)  
[CC\\_ExhibitC](#)  
[VAN03252022\\_01\\_AerialLocation\\_map](#)

**d.**      [22-201](#)

Public Hearing and Ordinance on first reading to consider the Voluntary Annexation of approximately 129.216 acres located along the 1900 Blk of FM 466, John Sowell Survey, Abstract 35, in Guadalupe County, Texas, Property Id 59581 (VAN 03102022) - Pamela Centeno, Director of Planning & Codes

**Attachments:**    [Staff Memo VAN03102022](#)  
[Annex Ordinance van03102022 area 1](#)  
[VAN03102022 AerialLocation map](#)  
[CC ExhibitA](#)  
[Service Plan VAN3102022 ExB](#)  
[DA Property ID 59581 Beard 129 acres](#)

**e.**      [22-202](#)

Public Hearing and Ordinance on first reading to consider the Voluntary Annexation of approximately 17.72 acres located at 7817 IH 10 E, J A Swift Survey, Abstract 292 and Joseph Kent Survey, Abstract 205, in Guadalupe County, Texas, Property Id 174278 (VAN 03162022) - Pamela Centeno, Director of Planning & Codes

**Attachments:**    [Staff Memo VAN03162022 7817IH10E](#)  
[Annex Ordinance 7817ih10E van03162022](#)  
[Exhibit A & B](#)  
[Service Plan Milam April 2022](#)  
[Signed Development Agreement Milam 2021](#)  
[Overview Map](#)

**f.**      [22-203](#)

Public Hearing and Ordinance on first reading to consider the Voluntary Annexation of approximately 39.961 acres located at 4000 State Hwy 46 N, A M Esnaurizar Survey, Abstract 20, in Guadalupe County, Texas, Property Ids 54801 & 54802 (VAN 03182022) - Pamela Centeno, Director of Planning & Codes

**Attachments:**    [CC Staff Memo VAN03182022](#)  
[Annex Ordinance van03182022 area 3](#)  
[CC ExhibitA](#)  
[CC ExhibitB](#)  
[CC ExhibitC](#)  
[VAN03182022 AerialLocation map](#)

**g.**      [22-205](#)

Public Hearing and Ordinance on first reading to consider the Voluntary Annexation of approximately 28.67 acres located along the 3600 Blk of Cordova Rd, A M Esnaurizar Survey, Abstract 20, in Guadalupe County, Texas, Property ID 56467 (VAN 03252022\_02) - Pamela Centeno, Director of Planning & Codes

**Attachments:**    [CC Staff Memo VAN03252022\\_02](#)  
[Annex Ordinance van03252022\\_02 area 5](#)  
[CC ExhibitA](#)  
[CC ExhibitB](#)  
[CC ExhibitC](#)  
[VAN03252022\\_02 AerialLocation map](#)

**h.**      [ZC](#)  
[02-22 CC](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Single-Family Residential (R-2), Multi-Family High Density (MF-3), & Commercial (C) for a property located at the 3500 Blk of State Hwy 46 N, Property ID: 55455, (ZC 02-22) -Pamela Centeno, Director of Planning & Codes

**Attachments:**    [Staff Memo ZC 02\\_22](#)  
[Planning Commission Report and packet](#)  
[ZC 02-22 Ordinance](#)  
[ZC0222 ExhibitA CC splitzoning](#)

**i.**      [ZC 03-22 C](#)  
[C](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Single-Family Residential (R-2) and Commercial (C) for a portion of a tract (approx. 58 acres) located at the SE corner of State Hwy 123 & Timmermann Rd, Property ID: 52343, (ZC\_03-22) - Pamela Centeno, Director of Planning & Codes

**Attachments:**    [Staff Memo ZC 03\\_22](#)  
[Planning Commission Report and packet](#)  
[ZC 03-22 Ordinance](#)  
[ZC0322A ExhibitA CC splitzoning](#)

**j.**      [ZC](#)  
[05-22 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 3226 N State Hwy 123 Bypass, Property IDs 51246, 51331 & 51332 (ZC 05-22) - Pamela Centeno, Director of Planning & Codes

**Attachments:**    [Staff Memo ZC 05\\_22](#)  
[Planning Commission Report and packet](#)  
[ZC 05-22 Ordinance](#)  
[ZC0522 ExhibitA CC](#)

**k.**      [22-185](#)

Public Hearing and Ordinance on first reading to consider amending the City of Seguin's Code of Ordinances, Section 18-26(b), Building Codes and the Unified Development Code, Section 5.7, Fencing, to remove the permitting requirement for fences - Pamela Centeno, Director of Planning & Codes

**Attachments:**    [CC Memo FencePermits](#)  
                          [Planning Commission Report Sect. 5.7 Fences](#)  
                          [Ordinance Fence Permits\\_pc](#)

**l.**      [22-215](#)

Resolution authorizing the City Manager to execute a Professional Services Agreement with BB Inspection Services for third-party building inspection services - Pamela Centeno, Director of Planning & Codes

**Attachments:**    [CC Memo BB Inspections Contract](#)  
                          [Resolution\\_BB Inspections 04\\_22](#)  
                          [Contract\\_BB Inspections](#)  
                          [BB Inspections\\_Cost for Services](#)

**m.**      [22-184](#)

Public Hearing and Ordinance on first reading to consider amending the City of Seguin's Unified Development Code, Section 5.6 Screening, adding requirements for Subdivision Perimeter Walls - Pamela Centeno, Director of Planning & Codes

**Attachments:**    [CC Memo UDC SubPerimeterWalls](#)  
                          [Planning Commission Report](#)  
                          [Ordinance Subdivision Perimeter Wall\\_pc](#)

**n.**      [22-193](#)

Public Hearing and approval of a Resolution to approve a property tax abatement application submitted by Yukon Venture Partners, LLC; and to authorize a property tax abatement pursuant to the application; and declaring an effective date - Lindsay Dennis, Assistant Director of Economic Development

**Attachments:**    [050322 Yukon TAA Memo \(COS CC MTG\).pdf](#)  
                          [Resolution approving tax abatement for Yukon Venture Partners](#)  
                          [Project Denali Tax Abatement Agreement - FINAL](#)  
                          [Land Subject to Proposed Abatement Agreement.pdf](#)

**o.**      [22-195](#)

Public Hearing and Ordinance on first reading amending the City of Seguin's Unified Development Code, Section 4.3 Easements - Melissa Reynolds, P.E., MPA, CFM, Director of Engineering

**Attachments:**    [Memo UDC Drainage Easements](#)  
                          [Sec 4.3 Redlines](#)  
                          [Ordinance 4.3 Easements](#)  
                          [P&Z Commission Report Sec. 4.3 Easements](#)



- p. [22-194](#) Public Hearing and Ordinance on first reading amending the City of Seguin's Unified Development Code, Section 2.9 Subdivision Development and Section 4.7 Subdivision Improvements - Mary Hamann, P.E., Assistant Director of Engineering
- Attachments:** [Memo UDC Maintenance Bond](#)  
[UDC 2 yr warranty Redlines](#)  
[Ordinance 2.9 & 4.7 Maintenance Bonds](#)  
[P&Z Commission Report Sec. 2.9 & 4.7 Subdivision](#)
- q. [22-196](#) Ordinance on first reading establishing an all-way stop at the intersection of Cordova Road and Huber Road; providing for penalties; providing a severability clause; providing an effective date; providing for publication of this ordinance - Mary Hamann, P.E., Assistant Director of Engineering
- Attachments:** [2022-05-03 Memo Cordova-Huber all-way](#)  
[Stop Sign Ordinance Cordova Road and Huber Road](#)  
[Huber-Cordova Multi-way stop evaluation](#)
- r. [22-198](#) Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into an Agreement with CourTex Construction, Inc. regarding a BuyBoard quote in the amount of \$409,500 to convert the Saegert Middle School Tennis Courts located at 418 W. Mountain St. that was purchased by the City of Seguin into dedicated pickle ball courts utilizing approved American Rescue Plan Act funds; and declaring an effective date - Jack Jones, Director of Parks and Recreation
- Attachments:** [Memo regarding constructing pickleball courts](#)  
[Resolution approving contract with CourTex for pickleball courts](#)  
[Seguin 9 PB Turn Key](#)  
[Pickleball court layout and lighting diagram submitted by CourTex Construction](#)  
[Aerial view of the tennis courts to be converted into pickleball courts1](#)

## 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. [22-216](#) Executive Session meeting may be held, as needed, pursuant to Sections 551.071(2) and 551.129 of the Texas Government Code (consultation with attorney) for the City Council to consult with and seek advice from its attorneys regarding: (a) the City's 2021 Redistricting Project, including City redistricting plan approval; (b) any other matter described in this meeting agenda - Steve Parker, City Manager

**b. [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 29th day of April 2022 at 4:00 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.**