



It's real.

Meeting Agenda

City Council

Tuesday, July 16, 2019

5:30 PM

Council Chambers

1. **Call to Order**
2. **Invocation - Council Member Ernest Leal**
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. [19-208](#)

City Council Minutes of July 2, 2019
Attachments: [CityCouncilMeetingMinutes.7-2-2019.pdf](#)
 - b. [19-179](#)

Ordinance on second reading to consider a Zoning Change from Commercial (C) to Single Family Residential (R-1) for approx. 8 acres out of a 14.94 acre tract between the 500 Blk of IH 10 and E. Martindale Street, Property ID 51239, (ZC 11-19)
Attachments: [Staff Memo ZC 11_19](#)
[ZC 11-19 Planning Commission Report and Packet.pdf](#)
[ZC 11-19 Ordinance.docx](#)
[ZC1119_ ExhibitA_CC.pdf](#)

c. [19-178](#)

Ordinance on second reading amending the Seguin Unified Development Code (UDC) Section 3.4.3- Land Use Matrix, Section 3.5.3.S- Food Truck Park, and Definitions, providing for a severability clause, publication, and an effective date

Attachments: [CC Memo Mobile Food Vendors UDC amendments July 2019](#)
[P&Z Commission Report-Mobile Food Vendor.pdf](#)
[Ordinance UDC Amendment_Mobile food vendors](#)

7. Action Items - Discussion and Possible Motion to Approvea. [19-199](#)

Public Hearing and Ordinance on first reading to consider a request by owner for annexation into the Seguin City Limits for property located south of Cordova Road, approximately 2.00 acres situated in the A.M. Esnaurizar Survey, Abs 20, Guadalupe County, Texas, consisting of one tract, Property ID 129033 - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo VAN_06_21_19](#)
[Vol Annex Ordinance Cordova Prop 129033](#)
[VAN06212019 Exhibit A Map](#)
[VAN06212019 Exhibit B Survey](#)
[Service Plan Cordova VAN 06 21 19](#)

b. [19-213](#)

Resolution of the City Council for the City of Seguin, Texas, authorizing the submission of a TCEQ Nonpoint Source grant from the Texas Commission on Environmental Quality; and authorizing the City Manager to act as the City's Authorized Official in all matters pertaining to the City's participation in the Nonpoint Source Grant Program - Dana Losey, Grants Coordinator

Attachments: [NonPoint FY20 Memo](#)
[Resolution approving a TCEQ nonpoint source pollution grant](#)

c. [19-218](#)

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 2019](#)
[Resolution.Auction.July 2019](#)

d. [19-206](#)

Resolution authorizing the City Manager to sign an engagement letter for the fiscal year ended September 30, 2019 financial audit with Armstrong, Vaughan and Associates P.C. - Susan Caddell, Director of Finance

Attachments: [Engagement letter to city council.docx](#)
[Audit Engagement 2019.doc](#)
[2019 Engagement letter.pdf](#)

e. [19-192](#)

Resolution awarding a Professional Services Agreement with Halff & Associates for implementing a Stormwater Program with associated stormwater fees; authorizing the City Manager to execute the agreement; and declaring an effective date - David Rabago, P.E., CFM, City Engineer

Attachments: [Memo Stormwater Utility Fee Contract.docx](#)
[Resolution approving the Stormwater Program professional services agreement](#)
[SeguinStormwaterProgram Scope finaldraft.pdf](#)

f. [19-205](#)

Ordinance of the City Council of the City of Seguin, Texas on first reading amending the Seguin Code of Ordinances, Chapter 102, Utilities, Article II, Electricity; to modernize certain language and amending Appendix C - Fee Schedule, Chapter 102 Utilities, Article II, Electric Rates; providing for a severability clause; providing for publication; declaring an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances - Clarence Smith, Director of Electric Utilities and Rick Cortes, Assistant City Manager

Attachments: [Acceptance of Electric Rate Study and Corresponding Electric Rate Modification Ordinance to Amend Appendix C to set electric rates](#)

g. [19-203](#)

Presentation of the Water & Wastewater Rate Study - Dan Jackson, Willdan Financial Services and Rick Cortes, Assistant City Manager

Attachments: [2019 07 16 Seguin Council W WW Rate Presentation.ppt](#)

h. [19-204](#)

Ordinance of the City Council of the City of Seguin, Texas on first reading amending the Seguin Code of Ordinances Appendix C - Fee Schedules, Chapter 102, Utilities, Article III, Water Rates; and Article IV Wastewater Rates; providing for a severability clause; providing for publication; declaring an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances - David Rabago, P.E., CFM, City Engineer

Attachments: [2019 07 16 Memo W-WW Rate Adjustment Final.docx](#)
[Ordinance Amending Appendix C to set Water Wastewater Utility Rates](#)

i. [19-216](#)

Resolution approving a Pole Attachment Agreement with Zayo Group, LLC for the installation of communication facilities on city utility poles; authorizing the City Manager to execute the Pole Attachment Agreement; and declaring an effective date - Andy Quittner, City Attorney

Attachments: [Council Memorandum - Zayo Group Pole Attachment Agreement](#)
[Resolution approving a Pole Attachment Agreement with Zayo Group, LLC](#)
[Zayo Group LLC Executed Pole Attachment Agreement](#)
[Seguin FCC Calculations SMK - Updated 5.18.2017](#)

j. [19-215](#)

Ordinance on first reading amending the Seguin Code of Ordinances, Chapter 98, Traffic and Vehicles, Article V, Stopping, Standing and Parking, by creating a new section 98-108, Tow Away Zones; providing for a severability clause; providing for an effective date; providing of publication of this Ordinance; and authorizing city staff to prepare this Ordinance for submission as a supplement to the Code of Ordinances - Andy Quittner, City Attorney

Attachments: [Council Memorandum - Tow Away Zones](#)
[Ordinance Amending Seguin Code of Ordinances to create a tow away zone](#)

k. [19-209](#)

Board and/or Committee Appointment
a. Planning & Zoning Commission

Attachments: [Council.Appointments.July19.docx](#)

8. Acknowledgment of Billsa. [19-207](#)

Check Report: June 28, 2019 through July 11, 2019

Attachments: [Check Report.pdf](#)

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. [13-053](#)

Deliberation regarding Economic Development Negotiations in accordance with Section 551.071 and 551.087

b. [14-108](#)

Deliberate regarding Real Property and Economic Negotiations in accordance with Section 551.087, 551.071 and 551.072 - Doug Faseler, City Manager

c. [19-219](#)

In accordance with Section 551.074 to discuss personnel matters concerning the initial applications for city manager

10. Action Items - Discussion and Possible Motion to Approvea. [19-211](#)

Resolution approving an incentive package proposed by the Seguin Economic Development Corporation for Project Desert Wind - Joshua Schneuker, Director of Economic Development

Attachments: [071619 Project Desert Wind SEDC Incentive Memo](#)

b. [19-212](#)

Resolution to approve a property tax abatement application submitted by Project Desert Wind, and to authorize a property tax abatement pursuant to the application - Joshua Schneuker, Director of Economic Development

Attachments: [071619 Project Desert Wind COS Tax Abatement Memo](#)

c. [19-217](#)

Resolution awarding a downtown loan to Jason Howell for the rehabilitation of the Hugo Starcke Building, 1421 North Austin Street; and declaring an effective date - Kyle Kramm, Main Street & CVB Director

Attachments: [CityCouncilMemo.HowellLoan.docx](#)

[JasonHowellInvestments.2019.pdf](#)

[Agreement.JasonHowellLoan.HugoStarckeBldg.docx](#)

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 12th day of July 2019 at 10:00 a.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 as there are two (2) parking spaces reserved for the disabled on the east side of the Municipal Building.