



It's real.

Meeting Agenda

City Council

Tuesday, May 1, 2018

5:30 PM

Council Chambers

1. **Call to Order**
2. **Invocation - Council Member Jet Crabb**
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. [18-133](#)
Certificate of Appreciation honoring Ronald Dill upon his retirement - Mayor Don Keil
Attachments: [RonaldDill.RetireCertificate.pdf](#)
7. **Consent Agenda**
 - a. [18-137](#) April 17, 2018 Regular Meeting Minutes
Attachments: [CityCouncilMeetingMinutes.4-17-2018.pdf](#)

b. [ZC 05-18](#)

Ordinance on second reading to consider a Zoning Designation to Single Family Residential (R-1) for Area 1 annexed into the Seguin city limits, being approximately 170.68 acres situated in the A Mansola Survey, Ab. 29, on FM 725 with property ID numbers 129486 (Lot 1, Deer Meadow Sub.), 129487 (Lot 2, Deer Mead Sub.), 29459 (Lot 1, Kristine's Corner Sub.), 58174 and 58287

Attachments: [Staff Memo ZC 05 18](#)
[ZC 05-18 PZ Commission Report & Packet](#)
[ZC 05-18 Ordinance](#)
[ZC0518 ExhibitA CC](#)
[4.10.18 M&H Attorney Letter](#)
[4.10.18 City Attorney Letter](#)

c. [ZC 04-18](#)

Ordinance on second reading to consider a Zoning Designation to Single Family Residential (R-2) and Commercial (C) for Area 2 annexed into the Seguin city limits, being approximately 52.67 acres situated in the M Cherino Survey, Ab 10, on FM 20 with property Id numbers 52646 and 115082

Attachments: [Staff Memo ZC 04 18](#)
[ZC 04-18 PZ Commission Report & Packet](#)
[ZC 04-18 Ordinance](#)
[ZC0418 ExhibitAv2 CC](#)

8. Action Items - Discussion and Possible Motion to Approve**a.** [ZC 03-18](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for property located at 628 S. Austin Street, Property ID 13327 (ZC 03-18) - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo ZC 03 18.docx](#)
[ZC 03-18 P&Z Commission Report & Packet.pdf](#)
[ZC 03 18 Ordinance.docx](#)
[ZC0318 ExhibitA CC.pdf](#)

b. [18-141](#)

Public Hearing and Ordinance on first reading amending the Seguin Code of Ordinances, Chapter 22, Businesses, Article X, Section 22-603, Food Trucks, Duration of Stay; providing for a severability clause, providing an effective date; and authorizing staff to prepare this ordinance as a submittal to the Seguin Code of Ordinances - Pamela Centeno, Director of Planning & Codes

Attachments: [Memo FoodTruck Hours Amendment.docx](#)
[FoodTruck Amend May 2018.docx](#)

c. [18-139](#)

Approval of reports for the quarter ended March 31, 2018 for the following organizations that receive Occupancy Tax funding - Susan Caddell, Director of Finance

- 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 Area Chamber of Commerce
- i. Seguin Art League
- j. The Fields of Huber Ranch, LLC

Attachments: [Quarterly reports for quarter ended 033118.docx](#)
[Quarterly reports for quarter ended 033118.pdf](#)

d. [18-113](#)

Resolution authorizing the City Manager to execute a Facilities Use Agreement between the City of Seguin, Texas and the Navarro Independent School District for use of the east side of Max Starcke Park and the Max Starcke Golf Course; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Attachments: [Memo for Navarro Facilities Use Agreement 2018](#)
[Resolution approving a combined Facility use agreement with Navarro ISD](#)
[Navarro ISD Facility Use Agreement](#)

e. [18-143](#)

Resolution authorizing City Manager to execute a Facilities Use Agreement with Texas Lutheran University; and providing an effective date. - Bruce Allen, Golf Course General Manager.

Attachments: [TLU Golf Agreement for Use of Max Starcke Golf Course 4-24-2018.docx](#)
[TLU Golf Course Use.doc](#)
[Resolution approving 2018 TLU Golf Course Use Agreement](#)

f. [18-140](#)

Ordinance on first reading designating a 258 acre tract of land, more or less, located east and west of Heideke Street along the railroad track and along the east side of State Highway 123 Bypass south of IH10 to the railroad track as a Reinvestment Zone pursuant to Chapter 312 of the Texas Tax Code; making certain findings in connection therewith; providing an effective date; and providing a severability clause - Andy Quittner-City Attorney

Attachments: [Council Memo - Reinvestment Zone 2018-2](#)
[Heideke - Highway 123 Bypass Reinvestment Zone](#)
[Proposed Reinvestment Zone Area](#)

- g. [18-124](#) Resolution of the City Council of Seguin, Texas adopting guidelines for the permitting and use of City of Seguin property and rights-of-way for filming and production crews - Kyle Kramm, Main Street & CVB Director

Attachments: [Council Memo - Film Guidelines](#)
[Resolution Approving Guidelines for Film Production](#)
[Seguin Film Guidelines](#)

- h. [18-135](#) Request to relocate Main Street staff to the Visitor Center inside the Chamber of Commerce - Kyle Kramm, Main Street & CVB Director

Attachments: [Council Memo - CVB & Main Street Office Relocation](#)

- i. [18-142](#)

Ordinance on first reading amending the Seguin Code of Ordinances Chapter 102, Utilities, Article III, Water, Division II, Connections, by adding a new Section 1-2-106, Responsibilities for customer yard piping; providing for publication of this Ordinance; providing for a severability clause; providing for an effective date; and providing for submittal of this ordinance to the Seguin Code of Ordinances - David Rabago, Utility Engineer, P.E.

Attachments: [Pressure Reducing Valves Council Memo 4-24-2018.docx](#)
[Ordinance Amending Water Connections to set Maintenance and Responsibility](#)

- j. [18-144](#)

Approval of sealed bid for the sale of real property on West Washington Street.
Andy Quittner-City Attorney

Attachments: [Approval of bid on Washington Street Property](#)

9. **Acknowledgment of Bills**

- a. [18-138](#)

Check Report: April 13, 2018 through April 26, 2018

Attachments: [Check Report \(50\).pdf](#)

10. **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 Economic Development Negotiations in accordance to Section 551.087 - Doug Faseler, City Manager

b. [13-344](#)

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

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 27th day of April 2018 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.