



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda

City Council

Tuesday, June 7, 2022

5:30 PM

Council Chambers

The City Council Meeting can be viewed live at:
[http://cityofseguintx.granicus.com/MediaPlayer.php?](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=5d3a3598-7a51-4d50-afbf-92a99900350d)
[publish_id=5d3a3598-7a51-4d50-afbf-92a99900350d](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=5d3a3598-7a51-4d50-afbf-92a99900350d)

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. [22-256](#)

City of Seguin Financial Reports for the Six Months ended March 31, 2022 -
Susan Caddell, Director of Finance
Attachments: [March 31, 2022 City Council Financials](#)
7. **Consent Agenda**
 - a. [22-250](#)

City Council Meeting Minutes of May 24, 2022
Attachments: [CityCouncilMeetingMinutes.5-24-2022](#)

b. [22-201](#)

Ordinance on second and final 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)

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](#)

c. [22-202](#)

Ordinance on second and final 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)

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

d. [22-203](#)

Ordinance on second and final 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)

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

e. [22-204](#)

Ordinance on second and final 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)

Attachments: [CC Staff Memo VAN03252022_01](#)
[Annex Ordinance van03252022_01 area 4](#)
[CC ExhibitA](#)
[CC ExhibitB](#)
[CC ExhibitC](#)
[VAN03252022_01 AerialLocation map](#)

f. [22-205](#)

Ordinance on second and final 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)

Attachments: [CC Staff Memo VAN03252022_02](#)
[Annex Ordinance van03252022_02 area 5](#)
[CC ExhibitA](#)
[CC ExhibitB](#)
[CC ExhibitC](#)
[VAN03252022_02 AerialLocation map](#)

g. [22-257](#)

Approval of Investment Report for Quarter Ended March 31, 2022 - Susan Caddell, Director of Finance

Attachments: [March 31, 2022 Investment Report memo](#)
[March 31, 2022 Investment Report](#)

h. [22-259](#)

Resolution of the City Council for the City of Seguin, Texas, authorizing submission of a grant application in response to the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS), FY22 Microgrants-Community Policing Development Solicitation.- Kathy Wood, Grant Administrator

Attachments: [06-07-22 City Council MEMO to Submit FY22 COPS Microgrant](#)
[06-07-22 City Council RESOLUTION to submit FY22 COPS Microgrant](#)

i. [22-242](#)

Resolution of the City Council of Seguin, Texas approving a six-month extension of the contract with Brenntag Southwest, Inc. to supply water treatment chemical liquid aluminum sulfate; and declaring an effective date - Twila Wood, Purchasing Manager

Attachments: [Alum Sulfate Contract Renewal. Council Memo 2022](#)
[Alum Sulfate.Resolution 2022](#)

j. [22-266](#)

Resolution approving the purchase of a Frazer Type I ambulance on a Chevrolet 3500 Chassis from the Buyboard Cooperative Purchasing Agreement in the amount of \$259,811.00; utilizing ARP funds and declaring an effective date - Dale Skinner, Fire/EMS Chief

Attachments: [Council Memo Ambulance Purchase FY23](#)
[Seguin Estimate Q2781-1](#)
[Seguin Estimate Q2781-1](#)
[Resolution awarding purchase of ambulance from Frazer](#)

k. [22-254](#)

Resolution authorizing the purchase of pad mount transformers Bid #TF-2022-22 for use by the City of Seguin Electric Utilities Department - Adam Ryals, Utility Warehouse Manager through Rick Cortes, Deputy City Manager

Attachments: [Agenda Item Memo](#)
[Resolution. 3 Transformers](#)
[Bid Tab Unit Prices.Transformers.TF-2022-22 \(1\)](#)

l. [22-251](#)

Check Report: May 16, 2022 through June 3, 2022

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

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

a. [22-261](#)

PUBLIC HEARING: A public hearing will be conducted regarding the City's 2022 Redistricting Project to obtain public discussion, participation, and input regarding potential options for the redrawing and revision of the boundaries of the City's Council Member districts in compliance with applicable federal and state law.

Attachments:[PlanC.District3.Draft](#)[PlanC.DemographicsRpt](#)[PlanC.Demographics.VotingAgePopulation](#)[PlanC.DistrictsMap](#)[PlanC.DistrictsMapbook](#)[PlanC.Demographics.Summary2020Population](#)[PlanC.Demographics.Summary2020VotingAge](#)[PlanE.DemographicsRpt.2020Population](#)[PlanE.Demographics.VotingAgePopulation](#)[PlanE.CouncilDistrictsBenchmarks](#)[PlanE.CouncilDistrictsMapbook](#)[PlanE.Demographics.Summary2020Population](#)[PlanE.DemographicsSummary.2020VotingAgePopulation](#)[PlanG.DemographicsRpt.Detailed2020Population](#)[PlanG.DemographicsRpt.Detailed2020VotingAgePopulation](#)[PlanG.CouncilDistrictsMap](#)[PlanG.CouncilDistrictsMapbook](#)[PlanG.DemographicsRpt.Summary2020Population](#)[PlanG.DemographicsRpt.Summary2020VotingAge](#)**b.** [22-263](#)

Discussion and consideration of an Ordinance may occur regarding the City's 2022 Redistricting Project, including: (a) the City's redistricting obligations based on the 2020 US Census data to redraw and revise the City's council member district boundaries to comply with federal and state law; (b) consideration, with public discussion, participation, and input, regarding potential options for the redrawing and revision of said districts; and (c) consideration and approval of a 2022 redistricting plan for the City regarding the project

c. [22-190](#)

Ordinance on second and final 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](#)

d. [22-268](#)

Ordinance of the City of Seguin, Texas on first reading adopting a Redistricting Plan for Council Member Districts following release of 2020 Decennial Census; establishing findings of fact; and providing an effective date - Andy Quittner, City Attorney

Attachments: [ordinance adopting redistricting plan -June 7 First Reading](#)

e. [ZC](#)
[06-22_CC](#)

Ordinance on second and final reading to consider a Zoning Designation to Single-Family Residential 1 for two properties located at 4000 State Hwy 46 N, Property Ids 54801 & 54802 (ZC 06-22)

Attachments: [Staff Memo ZC 06_22](#)
[Planning Commission Report and Packet](#)
[ZC 06-22 Ordinance](#)
[ZC0622 ExhibitA_CC](#)

- f. [ZC
08-22 CC](#) Ordinance on second and final reading to consider a Zoning Designation to Single-Family Residential (R-2) for a property located at the 3500 Blk of Cordova Rd, Property ID: 56468, (ZC 08-22)
Attachments: [Staff Memo ZC 08 22](#)
[Planning Commission Report & packet](#)
[ZC 08-22 Ordinance](#)
[ZC0822 ExhibitA CC](#)
- g. [ZC
09-22 CC](#) Ordinance on second and final reading to consider a Zoning Designation to Single-Family Residential (R-2) for a property located at the 3600 Blk of Cordova Rd, Property ID: 56467, (ZC 09-22)
Attachments: [Staff Memo ZC 09 22](#)
[Planning Commission Report and packet](#)
[ZC 09-22 Ordinance](#)
[ZC0922 ExhibitA CC](#)
- h. [ZC
02-22 CC](#) 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. [22-249](#) Resolution authorizing the City Manager to execute a Ground Lease Agreement between the City of Seguin and Seguin Media Group, LTD; and declaring an effective date - Josh Schneuker, Director of Economic Development
Attachments: [060722 Memo - Seguin Media Ground Lease.pdf](#)
[Lease of former Stagecoach landfill to KWED](#)
[KWED Radio Tower Ground Lease Final.pdf](#)
- j. [22-258](#) Ordinance on first reading amending the Fiscal Year 2022 Utility Fund Budget for the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance
Attachments: [River Oaks Interceptor and Pecan Orchard Lift Station memo](#)
[River Oaks Interceptor and Pecan Orchard Lift Station](#)

k. [22-240](#)

Resolution authorizing the City Manager to execute a Professional Consulting Service Agreement with Brio Consulting, LLC for the provision of professional services to design and implement a computerized maintenance management system, a performance management system, and to provide continuing services for support of the asset management program related to the city's utility service; and declaring an effective date - Timothy Howe, Director of Water / Wastewater Utilities

Attachments: [Council Memo - 06-07-2022.docx](#)

[Resolution approving Professional Service Agreement with Brio Consulting for C
Sequin Ph 2 Asset Mngmt Program Consulting Agreement 4_11_22 - Executed](#)

l. [22-241](#)

Resolution authorizing the City Manager to execute a Master Services Agreement for Professional Engineering Services with Trihydro Corporation to perform all planning, engineering, design, surveying, construction management, and related services as needed for select water / wastewater utility projects; and declaring an effective date - Timothy Howe, Director of Water / Wastewater Utilities

Attachments: [Council Memo - 06-07-2022.docx](#)

[Resolution approving a master professional services agreement with Trihydro C
Sequin - Master Engineering Agreement.docx FINAL 5-24-2022.pdf
ThC Texas 2022 SOC 5-24-2022.pdf](#)

m. [22-247](#)

Resolution authorizing the City Manager to enter into a Professional Services contract with TRC Engineering, Inc., in the amount of \$1,120,962.00 for engineering design related to the 24" Water Transmission Main Pipeline Project - Timothy J. Howe, Director - Water / Wastewater Utilities

Attachments: [Council Memo - 6-7-2022.docx](#)

[Resolution approving a professional services agreement with TRC for 24 inch w
Sequin 24" Transmission Water Pipeline Project FINAL Engineering Proposal.px](#)

n. [22-255](#)

Resolution authorizing the City Manager to enter into a Professional Services contract with Trihydro Corp., in the amount of \$970,600.00 for preliminary engineering design related to the River Oak Interceptor and Pecan Orchard Lift Station Expansion Project - Timothy J. Howe, Director - Water / Wastewater Utilities

Attachments: [Council Memo - 6-7-2022.docx](#)

[Resolution approving a professional services agreement with Trihydro for the Ri
202205_RiverOak-WW-PreliminaryEngineering_LTRPROP 5-26-2022.pdf](#)

o. [22-245](#)

Resolution awarding a bid and contract to M & C Fonseca Construction Company, Inc., for the installation of approximately 4000 linear feet of 8-inch PVC force main to convey water treatment plant sludge to the Walnut Branch Wastewater Treatment Plant; and declaring an effective date - Joshua Trent, Manager Water / Wastewater Maintenance and Timothy J. Howe, Director Water/Wastewater Utilities

Attachments: [Council Memo - 06-07-2022.docx](#)

[Resolution approving M&C Fonseca bid for replacement of sludge line at Walnu](#)

[Bid Award Recommendation - WTP Sludge Pipe Line.pdf](#)

p. [22-253](#)

Resolution awarding a bid and contract to replace a sanitary sewer collection and water distribution main within the project area bound by E. Humphries St., E. Krezdorn St., N. Bruns St., and N. Heideke to Fuquay Inc.; and declaring an effective date - Joshua Trent, Manager Water / Wastewater Maintenance and Timothy J. Howe, Director Water/Wastewater Utilities

Attachments: [Council Memo 6-7-2022 .docx](#)

[Resolution approving the bid of Fuquay Inc for pipeline rehabilitation - Krezdorn](#)

[2020 Buyboard Bid Proposal - City of Seguin Pipe Burst 2022 N Bauer to Bruns](#)

[2020 Buyboard Bid Proposal - City of Seguin Pipe Burst 2022 N Bauer to Bruns](#)

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. [22-244](#)

EXECUTIVE/CLOSED SESSION MEETING - An executive/closed 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 2022 Redistricting Project, including City redistricting obligations and standards, the 2020 US Census data, documents, analysis, and options for redistricting plan approval; and (b) any other matter described in this meeting agenda.

b. [13-014](#)

Deliberation regarding Real Estate in accordance to Section 551.072 - Steve Parker, City Manager

c. [14-074](#)

In accordance with Section 551.071(b) and 551.074 consultation with City Attorney on a personnel matter - Steve Parker, City Manager

10. **Adjournment****CERTIFICATE**

I certify that the above notice of REGULAR 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 3rd day of June 2022 at 4:00 p.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.