



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda

City Council

Tuesday, January 16, 2024

5:30 PM

Council Chambers

The City Council Meeting can be viewed live at:
https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=d9395d1c-49bc-4f0d-bfcc-9a7067a296a7

1. **Call to Order**
2. **Invocation - Council Member Joe Rea**
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. Due to the Open Meetings Act discussions on matters not on the agenda are not allowed, therefore discussion 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. [24-039](#)
Discussion and direction to staff on potential amendment to Section 98 - 109(d) (3) to adjust the limits of Parking By Permit Area A, North Saunders Street between Medlin Street and West Court Street - Steve Parker, City Manager

Attachments: [Parking by Permit Saunders Street](#)
[PxP Area A](#)

- b. [24-040](#) Discussion and direction to Staff regarding Short Term Rentals - Steve Parker, City Manager

Attachments: [Vacation Rental by Owner Amended](#)

7. **Consent Agenda**

- a. [24-018](#)

City Council Meeting Minutes of January 2, 2024

Attachments: [CC MeetingMinutes January 2, 2024](#)

- b. [ZC](#)
[17-23 CC](#)

Ordinance on second and final reading to consider a Zoning Change from Single Family Residential (R-1) to Zero Lot Line (ZL) for a property located at the 1500 block of Joe Carrillo Street, Property ID: 116453 (ZC 17-23)

Attachments: [Staff Memo ZC 17 23](#)

[ZC 17-23 Planning Commissioner Report & agenda packet](#)

[ZC 17-23 Ordinance](#)

[ZC17-23 ExhibitA CC](#)

- c. [ZC](#)
[18-23 CC](#)

Ordinance on second and final reading to consider a Zoning Change from Agricultural Ranch (A-R) to Commercial (C) for a property located at 3965 E. US Hwy 90, Property ID: 170523, (ZC 18-23)

Attachments: [Staff Memo ZC 18 23](#)

[ZC 18-23 Planning Commission Report and agenda packet](#)

[ZC 18-23 Ordinance](#)

[ZC1823 ExhibitA CC](#)

- d. [ZC](#)
[21-23 CC](#)

Ordinance on second and final reading to consider a Zoning Change from Single-Family Residential (R-1) to Manufactured and Residential (M-R) for a property located at 1551 FM 20, Property ID: 111991 (ZC 21-23)

Attachments: [Staff Memo ZC 21 23](#)

[ZC 21-23 Planning Commission Report and agenda packet](#)

[ZC 21-23 Ordinance](#)

[ZC2123 ExhibitA CC](#)

- e. [24-022](#)

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 Bullet-Resistant Shield Grant Program, FY2025 - Justice Homes, Grant Specialist

Attachments: [1-16-2024 City Council MEMO to submit FY25 Bullet Shields Application](#)

[1-16-2024 City Council RESOLUTION to submit FY25 Bullet Shields Applicatio](#)

f. [24-023](#)

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 Body-Worn Camera Grant Program, FY2025 - Justice Holmes, Grant Specialist

Attachments: [1-16-2024 City Council MEMO to submit FY25 Body-Worn Cameras Application](#)
[1-16-2024 City Council RESOLUTION to submit FY25 Body Worn Camera App](#)

g. [24-024](#)

Resolution to 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 Grant Program, FY2025 - Justice Holmes, Grant Specialist

Attachments: [01-16-2024 City Council MEMO to Submit FY25 JAG Application](#)
[01-16-2024 City Council RESOLUTION to submit FY25 JAG Application](#)

h. [24-025](#)

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, FY2025 - Justice Holmes, Grant Specialist

Attachments: [01-16-2024 City Council MEMO to Submit FY25 VOCA Application](#)
[01-16-2024 City Council RESOLUTION to submit FY25 VOCA Application](#)

i. [24-026](#)

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, FY2025 - Justice Holmes, Grant Specialist

Attachments: [01-16-2024 City Council MEMO to Submit FY25 Rifle-Resistant Body Armor Gr](#)
[01-16-2024 City Council RESOLUTION to submit FY25 Rifle Resistant Body Ar](#)

j. [24-031](#)

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, Juvenile Justice & Truancy Prevention Grant Program, FY2025 - Kathy Wood, Grant Administrator

Attachments: [01-16-24 City Council MEMO to Submit FY25 TRIPP Application](#)
[01-16-24 City Council RESOLUTION to submit FY25 TRIPP Application](#)

k. [24-034](#)

Resolution authorizing the purchase of eighty-nine steel poles bid # AF-2024-12 for use by City of Seguin Electric Utilities Department-Adam Ryals, Utility Warehouse Manager and Rick Cortes, Deputy City Manager

Attachments: [Agenda Item Memo 1.10.24 Steel Poles \(1\)](#)
[Bid Tab AF-2024-12 Steel Pole](#)
[Resolution\(Steel.Poles.Bid\)](#)

l. [24-029](#)

Boards and Committee Appointments

- a. Golf Advisory Board
- b. Main Street Advisory Board

Attachments: [Council.Appointments.1-16-2024](#)
[BoardApplication.Sedlacek](#)
[BoardApplication.Henze](#)

m. [24-019](#)

Check Report: January 1, 2024 through January 12, 2024

Attachments: [Check Report \(9\)](#)

8. Action Items - Discussion and Possible Motion to Approvea. [23-567](#)

Ordinance on second and final reading amending the Seguin Code of Ordinances Section 98-109(c), to create Parking by Permit Area B; authorizing city staff to prepare this ordinance as a supplement to the city code of ordinances; providing for a severability clause; providing for publication; and declaring an effective date

Attachments: [2024-01-02 Memo PxP Area B](#)
[Proposed PxP Area B](#)
[Notices Mailed](#)
[2024-01-02 PxP Area B Ordinance revised](#)
[PERMIT CONDITIONS](#)

b. [24-027](#)

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 \(1\)](#)
[Resolution \(1\)](#)
[Agenda and Motion](#)

c. [24-003](#)

Resolution authorizing the City Manager to sign and execute extensions, or authorizing Staff to begin the process of voluntary annexation when extensions are not practicable, for Chapter 43 Development Agreements which have initial terms ending in calendar year 2024- Pamela Centeno, Director of Planning & Codes

Attachments: [Exhibit A_DevAgreement Extensions Jan2024](#)
[Resolution.Dev.Agmt.Extensions](#)
[CC Memo_DevAgreement Extensions_2024](#)

d. [24-009](#)

Resolution to award the bid for the construction of the Crossroads Lift Station force main to Fuquay, Inc., in the amount of \$491,625.00, including an addition \$8,375.00 in contingency for a not to exceed amount of \$500,000.00; and declaring an effective date - Timothy J. Howe, Director - Water/Wastewater Utilities

Attachments: [Council Memo 1-2-24](#)
[Crossroads FM_Resolution](#)
[Buyboard Proposal - Pipe Burst 2023 Crossroads LS Force Main SIGNED](#)

e. [24-028](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into an Agreement with Sullivan Contracting Services regarding a Choice Partners quote in the amount of \$63,007.57 for converting the Rodeo Arena lighting at the Seguin Events Complex from metal halide to LED through a matching grant from the State Energy Conservation Office; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Attachments: [memo](#)
[Rodeo Arena Light Conversion to LED Quote](#)
[Resolution \(Sullivan.Contracting.Services\)\(Rodeo.Arena.Lighting\)](#)

f. [24-030](#)

Resolution authorizing the execution of a Professional Services Agreement between the Seguin Economic Development Corporation and TRC Engineers, Inc. for the design of a water line extension project to serve the NewQuest development located between I-10 and FM 78; and establishing an Effective Date. - Josh Schneuker, Director of Economic Development

Attachments: [011624 Water Line Project Design City Council Memo](#)
[Resolution 2024-03_TRC Engineers](#)
[SEDC Newquest Water line Engineering Services Proposal](#)
[Resolution\(TRC.Contract.NewQuest\)](#)

- g. [24-032](#) Resolution approving an amendment to the Fiscal Year 2023-2024 Seguin Economic Development Corporation Budget - Josh Schneuker, Director of Economic Development
Attachments: [011624 City Council BA1 Memo](#)
[Resolution 2024-04_Budget Amendment 1_New Quest Water Main Project](#)
[City Council Resolution_SEDC Budget Amendment 1](#)
- h. [24-033](#) Resolution to review the Seguin Economic Development Corporation (SEDC) Investment Policy in order to conform to Public Funds Investment Act, Texas Government Code Annotated, Chapter 2256 - Josh Schneuker, Director of Economic Development
Attachments: [011624 City Council_2024 Investment Policy Memo](#)
[Resolution 2024-01_Investment Policy 2024](#)
[City Council Resolution Investment Policy](#)
[SEDC Investment Policy 2024](#)
- i. [24-036](#) Ordinance on first reading amending the Fiscal Year 2024 Utility Fund Budget of the City of Seguin, Texas - Susan Caddell, Director of Finance
Attachments: [Wells Fargo Building Purchase memo](#)
[Wells Fargo Building Purchase](#)
9. **Closed 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. [23-472](#) EXECUTIVE/CLOSED SESSION MEETING - An executive/closed session meeting will be held pursuant to **Section 551.087 Deliberation Regarding Economic Development Negotiations (1)** to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; **(2)** to deliberate the offer of a financial or other incentive to a business prospect. of (Project Jackpot) - 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 12th day of January 2024 at 2:30 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.