



**It's real.**

## **City of Seguin**

210 E. Gonzales Street  
Seguin TX, 78155

### **Public & Virtual Meeting Agenda City Council**

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Tuesday, June 1, 2021

5:30 PM

Council Chambers

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**"All patrons attending the meeting are required to wear a face covering in all city facilities pursuant to the City of Seguin's policy on March 2, 2021."**

**Opportunities for citizen comment will still take place at the beginning of the meeting. For the citizen comments section of the meeting, the public is asked to email any comments to [virtualcouncil@seguintexas.gov](mailto:virtualcouncil@seguintexas.gov) no later than 3:00 pm on Tuesday, June 1, 2021.**

**Normal rules for public comment apply so please include your name and address in your email. Participants wishing to comment will receive a Zoom Meeting invitation, and a meeting ID number to enter when joining the meeting, as well as participant instructions.**

**This City Council meeting can be viewed live at:  
[http://cityofseguintx.granicus.com/MediaPlayer.php?  
publish\\_id=255ff46d-51b6-45bf-970b-67d53495375d](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=255ff46d-51b6-45bf-970b-67d53495375d)**

- 1. Call to Order**
- 2. Invocation - Mayor Pro Tem Penny Follis**
- 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. [21-175](#) Presentation on Seguin Commission on the Arts' Public Art Project "Seguin Squirrel Trail" - Blaire Zahn, Main Street & CVB Assistant Director.

**Attachments:** [Seguin Squirrel Trail Council Presentation](#)

**7. Consent Agenda**

- a. [21-170](#) City Council Minutes of May 18, 2021

**Attachments:** [CityCouncilMeetingMinutes.5-18-2021](#)

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

- a. [21-173](#) Ordinance on one reading only by the City Council of the City of Seguin, Texas authorizing the issuance of "City of Seguin, Texas Utility System Revenue Bonds, Series 2021" (Clean Water State Revolving Fund); providing for the payment of the principal of and interest on the bonds, together with certain currently outstanding obligations, by first and prior lien on and pledge of the net revenues of the system; providing the terms and conditions of such bonds and resolving other matters incident and relating to the issuance, payment, security, sale, and delivery of such bonds, including the approval and distribution of a private placement memorandum pertaining to the bonds; authorizing the execution of a paying agent/registrar agreement and an escrow agreement; complying with the requirements of the depository trust company's letter of representations; complying with the regulations promulgated by the Texas Water Development Board; authoring the execution of any necessary engagement agreements with the city's financial advisors; and providing an effective date - Duane Westerman, SAMCO Capital Markets

**Attachments:** [Agenda Language](#)  
[Ordinance For Utility Systems Bonds](#)

- b. [21-180](#) Ordinance on one reading only by the City Council of the City of Seguin, Texas authorizing the issuance of "City of Seguin, Texas General Obligation Refunding Bonds, Series 2021", levying an annual ad valorem tax, within the limitations prescribed by law, for the payment of the bonds; prescribing the form, terms, conditions, and resolving other matters incident and related to the issuance, sale, and delivery of the bonds, authorizing the execution of a paying agent/registar agreement, a purchase and investment letter, and an escrow deposit letter; complying with the letter of representations on file with the depository trust company; authorizing the execution of any necessary engagement agreement with the City's financial advisor; delegating the authority to certain members of the City Council, and city staff to approve and execute certain documents relating to the sale of the bonds; and providing an effective date - Duane Westerman, SAMCO Capital Markets

**Attachments:** [Agenda Language](#)  
[Ordinance for Refunding Bonds](#)

- c. [21-165](#) Public Hearing and Ordinance on first reading to consider a request for Voluntary Annexation of Area 1 (US Alternate 90 & Geronimo Creek) being approximately 64.34 acres situated in the John Sowell Survey, Abstract 35, Guadalupe County, Texas, consisting of two tracts with property ID 59056 & 59057 (VAN 05-3-2021\_01) - Helena Schaefer, Senior Planner

**Attachments:** [Staff Memo VAN05032021\\_01 Alternate 90 v2.pdf](#)  
[Annex Ordinance Alternate90\\_van05032021\\_01](#)  
[Ordinance Exhibits](#)

- d. [21-166](#) Public Hearing and Ordinance on first reading to consider a request for Voluntary Annexation of Area 2 (3000 Block of Cordova Rd) - approximately 48.001 acres situated in the A.M. Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, consisting of one tract with property ID 55967 (VAN 05-302021\_02) - Pamela Centeno, Director of Planning & Codes

**Attachments:** [Staff Memo VAN05032021\\_02 Cordovav2.pdf](#)  
[Annex Ordinance CordovaRd\\_van05032021\\_02](#)  
[Ordinance Exhibits](#)

- e. [21-167](#) Public Hearing and Ordinance on first reading to consider Voluntary Annexation of Area 3 (7817 IH 10 E) - approximately 17.72 acres situated in the J.A. Swift Survey, Abs 292 & in the Joseph Kent Survey, Abs 205, Guadalupe County, Texas consisting of one tract with property ID 174278 (VAN 04-20-21) - Helena Schaefer, Senior Planner  
**Attachments:** [Staff Memo VAN04202021 7817IH10E](#)  
[Original 2012 Development Agreement.pdf](#)  
[Annex Ordinance 7817ih10E van04202021](#)  
[Ordinance Exhibits](#)
- f. [ZC](#)  
[03-21 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Agricultural Ranch (A-R) to Public (P) for a 2.757 acre portion of a property located south of Wetz St, Property ID: 52838 (ZC 03-21)- Helena Schaefer, Senior Planner  
**Attachments:** [Staff Memo ZC 03\\_21.pdf](#)  
[ZC 03-21 Planning Commission Report & packet](#)  
[ZC 03-21 Ordinance](#)  
[ZC0321 ExhibitA CC](#)
- g. [ZC](#)  
[07-21 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Agricultural-Ranch (A-R) to Single-Family Residential 2 (R-2) for a property located along the 500 Blk Continental Dr, Property IDs 56435 & 55131 (ZC 07-21)- Helena Schaefer, Senior Planner  
**Attachments:** [Staff Memo ZC 07\\_21.pdf](#)  
[ZC 07-21 Planning Commission Report & packet](#)  
[ZC 07-21 Ordinance](#)  
[ZC0721 ExhibitA CC](#)
- h. [ZC](#)  
[08-21 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Agricultural Ranch (A-R) to Single Family Residential (R-2) for two parcels of land totaling 155.885 acres, located at the 1600 Blk of W. Court St, Property IDs 52838 & 52836 (ZC 08-21)- Helena Schaefer, Senior Planner  
**Attachments:** [Staff Memo ZC 08\\_21.pdf](#)  
[ZC 08-21 Planning Commission Report & packet](#)  
[ZC 08-21 Ordinance](#)  
[ZC0821 ExhibitA CC](#)

- i. [21-177](#) Resolution of the City Council of Seguin, Texas approving a one-year 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 2021](#)  
[Alum Sulfate.Resolution 2021](#)
- j. [21-174](#) Public Hearing and Ordinance on first reading amending Chapter 18, Buildings and Building Regulations, Article II, Building Codes, to make changes in the Licensing Procedures for contractors operating within Seguin; providing a severability clause; providing an effective date; and authorizing city staff to submit this ordinance as a supplement to the City of Seguin Code of Ordinances - Oscar Arevalo, Building Official  
**Attachments:** [Memo\\_Contractor License Registration Amendments](#)  
[Ordinance Amending Building Codes Chapter 18 - to Establish Contractor Regis](#)
- k. [21-168](#) Resolution of the City Council of the City of Seguin, Texas awarding a bid in an amount not to exceed \$330,041.90 to WJC Constructors, LLC for the reconstruction of Downtown Sidewalks through the Main Street Revitalization Texas Capital Fund Grant #7219292; authorizing the City Manager to enter into a construction contract with WJC Constructors, LLC; and declaring an effective date - Kyle Kramm, Main Street & CVB Director, HPO  
**Attachments:** [Council Memo - Project Award to WJC Constructors](#)  
[Resolution approving bid and contract to WJC Constructors LLC for downtown s](#)  
[Bid Recommendation Seguin TxCDBG MSP](#)
- l. [21-169](#) Resolution approving the lease renewal for CVB & Main Street offices; and providing an effective date - Kyle Kramm, Main Street & CVB Director/HPO  
**Attachments:** [Council Memo - CVB Lease Agreement FY2022](#)  
[Resolution approving 2021-2022 CVB-Chamber Lease Agreement](#)  
[CVB-Chamber Lease Agreement FY2022](#)
- m. [21-172](#) Resolution of the City Council of the City of Seguin, Texas approving the water rates adopted by the Schertz-Seguin Local Government Corporation for Fiscal Year 2021-2022; and declaring an effective date - Amber Bread, General Manager  
**Attachments:** [DOC020](#)  
[R21-14 - Water Rates](#)  
[WATER RATES WORD DOC 2021-2022](#)  
[SSLGC.Water Rates.FY2021-2022](#)

- n. [21-176](#) Ordinance on first reading amending the Seguin Code of Ordinances Chapter 18, Buildings and Building Regulations by the addition of a new Section 18-27 regulating Liquefied Petroleum Gas within the City's jurisdiction; adopting the Texas Railroad Commission's LP-Gas Safety Rules in conformity with Section 113.054 of the Natural Resources Code; providing for a severability clause; providing an effective date; and authorizing staff to prepare this Ordinance as a supplement to the Code of Ordinances. Andrew Quittner - City Attorney  
**Attachments:** [Council Memo - LP Gas Regulation](#)  
[Ordinance Amending Chapter 18 to add a section on LP Gas LBS edit](#)
- o. [21-179](#) Ordinance on first reading amending the Seguin Code of Ordinances Chapter 86, Solid Waste, Article II, Garbage, to change language to align with the governing franchise; 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 Code of Ordinances - Andy Quittner-City Attorney  
**Attachments:** [Council Memo - Solid Waste Residential Monthly Charge Definition](#)  
[Ordinance refining definition of residential unit for solid waste collection fees](#)
- p. [21-178](#) Boards and Commission Appointments  
a. Planning & Zoning  
b. Zoning Board of Adjustments  
**Attachments:** [Council.Appointments.June1](#)
9. **Acknowledgment of Bills**
- a. [21-171](#) Check Report: May 17, 2021 to May 27, 2021  
**Attachments:** [Check Report \(9\)](#)
10. **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 May 2021 at 3:00 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.