



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda

City Council

Tuesday, March 15, 2022

5:30 PM

Council Chambers

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 no later than 3:00 pm on Tuesday, March 15, 2022.

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=eade3d0c-ab61-4efe-be37-f19c6ee16084

1. Call to Order
2. Invocation - Council Member Monica Carter
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. [22-133](#)

Presentation of 2021 Audit Report - Debbie Fraser, Armstrong, Vaughan & Associates, P.C.

Attachments: [City Council presentation](#)
[City of Seguin Governance Letter 09302021](#)
[City of Seguin CAFR](#)

b. [22-134](#)

Presentation with possible direction on the redistricting process needed to balance the City's single member council districts in line with the 2020 decennial census - Andy Quittner, City Attorney

Attachments: [20220308165159](#)

c. [22-084](#)

2021 Annual Police Department Racial Profiling/Citizen Contact Report - Terry Nichols, Police Chief

Attachments: [22-10 Memo to Mayor and Council 2021 Racial Profiling Report](#)
[2021 City Council Racial Profiling Presentation 3.3.22](#)
[2021 Seguin PD Comparative Analysis Report 2.21.22](#)

7. Consent Agenda**a. [22-106](#)**

City Council Meeting Minutes March 1, 2022

Attachments: [CityCouncilMeetingMinutes.3-1-2022](#)

b. [22-101](#)

Ordinance on second and final reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 74, Summer Day Camp Program; 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

Attachments: [Memo for the proposed Summer Day Camp fee increase](#)
[Ordinance Amending Appendix C - Fes for Summer Day Camp](#)

**c. [ZC](#)
[43-21 CC](#)**

Ordinance on second and final reading to consider a Zoning Change from Commercial (C) to Multi-Family High Density (MF-3) for a property located at the 2600-2700 Blk of State Hwy 46 N, Property ID: 172978, (ZC 43-21)

Attachments: [Staff Memo ZC 43-21](#)
[Planning Commission Report and packet](#)
[ZC 43-21 Ordinance](#)
[ZC43-21 ExhibitA CC splitzoning](#)

- d. [ZC 01-22 CC](#) Ordinance on second and final reading to consider a Zoning Change from Agricultural-Ranch (A-R) to Single-Family Residential 2 (R-2) and Commercial (C) for the property located on the SE corner of State Hwy 46 S and Jefferson Ave, Property ID 52779 (ZC 01-22)

Attachments: [Staff Memo ZC 01 22](#)
[Planning Commission Report with packet](#)
[ZC 01-22 Ordinance](#)
[ZC0122 ExhibitA CC splitzoning](#)

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

- a. [22-117](#) Ordinance authorizing the issuance of "City of Seguin, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2022"; providing for the payment of said certificates by the levy of an Ad Valorem Tax upon all taxable property within the City and further securing said certificates by a lien on and pledge of the pledged revenues of the system; authorizing the execution of any necessary engagement agreement with the City's Financial Advisors; and providing an effective date - Duane Westerman, SAMCO Capital Markets, Inc.

Attachments: [Letter \(7\)](#)
[Agenda and Motion](#)
[Ordinance \(4\)](#)
[Receipt \(2\)](#)

- b. [22-131](#) 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, Homeland Security Grants Division, FY2023 Local Border Security Program; directs and designates the City Manager as the City's Authorized Official to act in all matters in connection with this application and the City's participation in the Grant Program, including the authority to apply for, accept, reject, alter, or terminate this grant; and providing an effective date - Kathy Wood, Grant Administrator

Attachments: [03-15-22 City Council MEMO to submit FY23 LBSP Application](#)
[03-15-22 City Council RESOLUTION to submit FY23 LBSP Application](#)

- c. [22-129](#) Ordinance on first reading amending the Seguin Code of Ordinances Chapter 78, Article II- Garage and Estate Sales, Section 22-551, Licensed Estate Sales, and Appendix C- Fee Schedule, to remove the requirement for permits; providing for an effective date, publication and a severability clause; and authorizing city staff to prepare the ordinance for submission as a supplement to the code of ordinances - Pamela Centeno, Director of Planning & Codes

Attachments: [CC Memo GarageSalePermits 2022](#)
[CC Ordinance Garage and Estate Sales 2022Amendments](#)

d. [22-130](#)

Ordinance on first reading amending the Seguin Code of Ordinances Sections 18-26(b) and 18-28 to make changes to the permit requirements for residential roofs and residential accessory structures that do not exceed 200 sq ft; providing for an effective date, publication and a severability clause; and authorizing city staff to prepare the ordinance for submission as a supplement to the code of ordinances - Pamela Centeno, Director of Planning & Codes.

Attachments: [CC Memo ResPermit Exemptions 2022](#)

[CC Ordinance ResPermit Exemptions](#)

e. [22-105](#)

Resolution authorizing the City Manager to execute a Professional Services Agreement with Freese and Nichols, Inc., in the amount of \$68,870, for the Utility Impact Fee Study Update; and declaring an effective date - Melissa Reynolds, P.E., MPA, CFM, City Engineer

Attachments: [2022-03-15 Memo W-WW Impact Study update](#)

[Resolution approving a professional services agreement for water and wastewater](#)

[Seguin Impact Fee PSA_signed](#)

f. [22-132](#)

Resolution in connection with the Milam Street Reconstruction Project; authorizing all appropriate action by the city manager, staff, attorneys, and consultants, in the negotiation, purchase, and possible institution and prosecution of condemnation proceedings to acquire utility easements and fee simple title from lands held by various owners abutting the street right-of-way of the projects all within the City of Seguin, Guadalupe County, Texas; declaring each section of the Resolution severable one from the other in event any section is determined to be invalid; and declaring an effective date - Melissa Reynolds, P.E., MPA, CFM, City Engineer

Attachments: [2022-03-15 Memo Milam AuthToPurchase](#)

[Memo Milam AuthToPurchase](#)

[Resolution approving negotiation and purchase of right of way and easements](#)

g. [22-111](#)

Ordinance on first reading amending the Seguin Code of Ordinances Chapter 98-40, Designation of No Through Truck traffic streets by adding a portion of Huber Road to the list; providing for publication of this Ordinance; providing a severability clause; providing for an effective date; and authorizing city staff to prepare this ordinance for submission as a supplement to the code of ordinances - Mary Hamann, P.E., Assistant Director of Engineering

Attachments: [2022-03-15 Memo Huber thru trucks](#)

[No Through Trucks - Huber Road](#)

[Huber Rd - Project Location03072022](#)

h. [22-112](#)

Ordinance on first reading amending the Seguin Code of Ordinances Section 98-65 (g), Speed limits - Specific streets to set the speed limit on all streets to 25 miles per hour in the Townewood Village Subdivision; providing for penalties for violations thereof; providing a severability clause; providing for an effective date; providing for publication of this Ordinance; and directing city staff to prepare this Ordinance for submission as a supplement to the Code of Ordinances - Mary Hamann, P.E., Assistant Director of Engineering

Attachments: [2022-03-15 Memo Townewood Village 25 mph](#)
[Ordinance reducing speed in the Townewood Village Subdivision](#)
[Townewood Village - Project Location03072022](#)

i. [22-128](#)

Ordinance on first reading amending the Seguin Code of Ordinances Section 98-65(b), Speed limits - Specific streets to set the speed limit on Cordova Road; providing for penalties for violations thereof; providing a severability clause; providing for an effective date; and providing for publication of this Ordinance; and directing city staff to prepare this Ordinance for submission as a supplement to the Code of Ordinances - Mary Hamann, P.E., Assistant Director of Engineering

Attachments: [2022-03-15 Memo Cordova speed limit](#)
[Ordinance setting speeds on Cordova Road](#)
[Cordova Speed Limit Study Summary](#)
[Cordova Rd - Project Location03072022](#)

j. [22-119](#)

Ordinance on first reading amending the Fiscal Year 2022 General Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

Attachments: [Mid Year memo 2022](#)
[Mid Year General Fund 22](#)

k. [22-120](#)

Ordinance on first reading amending the Fiscal Year 2022 Utility Fund Budget of the City of Seguin, Texas; and providing an effective date - Susan Caddell, Director of Finance

Attachments: [Mid Year Utility Fund 22](#)

l. [22-121](#)

Ordinance on first reading amending the Fiscal Year 2022 Special Revenue Fund Budget of the City of Seguin, Texas; and providing an effective date - Susan Caddell, Director of Finance

Attachments: [Mid Year Special Revenue Fund](#)

m. [22-135](#)

Resolution of the City Council of Seguin, Texas authorizing the City Manager to execute a second contract with Yamaha for the lease of new golf carts; providing for an effective date - Bruce Allen, Golf Course General Manager

Attachments: [Council Memo - Yamaha Carts \(1\)](#)
[Resolution approving second lease-purchase of fifty-four golf carts](#)
[Yamaha Proposal for Starcke Park \(City of Seguin\) 3-10-22](#)

n. [22-140](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into an Agreement with CT Fieldscapes regarding the BuyBoard quote in the amount of \$210,060 to renovate the infields at the Seguin Softball 4-Plex; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Attachments: [Memo regarding infield work to be by CT Fieldscapes](#)
[Resolution approving contract with CT Fieldscapes for 4-Plex renovation](#)
[Est 2233 from CT Fieldscapes Field #1](#)
[Est 2234 from CT Fieldscapes Field #2](#)
[Est 2235 from CT Fieldscapes Field #3](#)
[Est 2236 from CT Fieldscapes Field #4](#)

9. Acknowledgment of Bills**a. [22-107](#)**

Check Report: February 28, 2022 through March 11, 2022

Attachments: [Check Report \(2\)](#)

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. [13-053](#)

Deliberation regarding Economic Development Negotiations in accordance with Section 551.071 and 551.087 - Steve Parker, City Manager

b. [13-014](#)

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

11. 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 11th day of March 2022 at 3:00 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.