



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda

City Council

Tuesday, July 20, 2021

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, July 20, 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=d378bee9-5527-4f28-9643-f161a4489952

1. Call to Order
2. Invocation - Council Member Chris Rangel
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. Consent Agenda

a. [21-234](#)

City Council Meeting Minutes of July 6, 2021

Attachments: [CityCouncilMeetingMinutes.7-6-2021](#)

b. [21-217](#)

Ordinance on second and final reading to consider a request for Voluntary Annexation for an area of land located at the southwest corner of W. Kingsbury Street and River Rd, being approximately 7.6 +/- acres of land in Guadalupe County, Texas consisting of one tract with property ID 50454 (VAN 05-27-21)

Attachments: [Staff Memo VAN05272021 RiverRd](#)

[Annex Ordinance RiverRd van05272021](#)

[Ordinance Exhibits RiverRd](#)

[OverviewMap RiverRd](#)

c. [ZC](#)
[09-21 CC](#)

Ordinance on second and final reading to consider a zoning change from Single-Family Residential 1 (R-1) to Multi-Family 2 (MF-2) for a property located at 1720 N Guadalupe St, Property ID 51543 (ZC 09-21)

Attachments: [Staff Memo ZC 09_21](#)

[ZC 09-21 Planning Commission Report and Packet](#)

[ZC 09-21 Ordinance](#)

[ZC0921 ExhibitA CC](#)

d. [ZC](#)
[14-21 CC](#)

Ordinance on second and final reading to consider a zoning change from Agricultural Ranch (A-R) to Planned Unit Development (PUD) for a property located at Rudeloff and Huber, Property IDs 55713, 55715, 167657 (ZC 14-21)

Attachments: [Staff Memo ZC 14_21](#)

[Planning Commission Report & agenda packet](#)

[ZC 14-21 Ordinance](#)

[ZC1421 ExhibitA CC](#)

[Huber Airpark Runway Protection Zone](#)

[Approved General Land Use Plan Huber&Rudeloff](#)

[Walnut Springs - Seguin Presentation-r](#)

7. Action Items - Discussion and Possible Motion to Approvea. [21-246](#)

Resolution establishing the Seguin Business Improvement Grant Program to promote new and expanded business development and providing an effective date - Josh Schneuker, Director of Economic Development

Attachments: [072021CC Seguin BIG Program Creation Memo](#)

[Resolution approving the BIG Grant Program](#)

[072021- Seguin Business Improvement Grant Program Guidelines](#)

b. [21-222](#)

Ordinance of the City Council of the City of Seguin, Texas on first reading amending the Seguin Code of Ordinances Appendix C - Fee Schedules, Chapter 102, Utilities, Article III, Water Rates; and Article IV Wastewater Rates; 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 - Tim Howe, Director of Water/Wastewater Utilities and Dan Jackson, Willdan Financial

Attachments: [Council Memo - FY22 Proposed Rates 7-1-2021.docx](#)
[Ordinance Amending Appendix C 07-1-2021.docx](#)
[2021 06 29 Seguin Rate Model 2.0 Rate Schedule.pdf](#)
[2021 07 20 Seguin Willdan Council Presentation](#)

c. [21-237](#)

Ordinance of the City Council of the City of Seguin, Texas on first reading of the electric rates; providing for a severability clause; declaring an effective date - Rick Cortes, Deputy City Manager and Steve Moffitt, Schneider Engineering

Attachments: [Electric Rates Memo 07-20-2021](#)
[Ordinance Amending Appendix C to set electric rates](#)
[2021-07-19 Seguin Rate Implementation Update](#)

d. [21-231](#)

Resolution authorizing the City Manager to execute an amendment to the Geronimo Creek Wastewater Treatment Plant Expansion Engineering Services contract between the City of Seguin and TRC Companies, Inc.; and declaring an effective date - Timothy J. Howe, Director - Water / Wastewater Utility

Attachments: [Council Memo - Amendment to the TRC Engineering Services Agreement 08-03-2021](#)
[Resolution approving an amendment to the TRC Professional Service Contract](#)
[Engineering Contract Amendment No. 3 - Additional Environmental Services \(1\).pdf](#)

e. [21-245](#)

Resolution approving a Master Equity Lease Agreement and Maintenance Agreement with Enterprise Fleet Management Trust for a pilot program to provide vehicles for administrative use by city staff; authorizing the city manager to execute necessary documents; and provide an effective date - Susan Caddell, Director of Finance

Attachments: [City Council presentation - Enterprise Fleet System Program](#)
[Resolution approving a Master Lease and Maintenance Agreement with Enterprise Fleet Management Trust](#)
[Seguin - Master Equity Lease Agreement](#)
[GP3N - City of Seguin, Texas - TEXAS GOV Amendment to Equity MLA - FM T](#)
[Seguin - Full Maintenance Agreement - New Vehicles](#)
[GP3N - City of Seguin, Texas - Addendum to FM Agreement - 05.2021](#)
[EFM Government Credit Application](#)
[City of Seguin Fleet Synopsis City Council](#)
[City of Seguin Menu Pricing 1st Year 7.14.2021](#)

f. [21-241](#)

Resolution of the City Council of Seguin, Texas approving the extension of the existing Agreement for the Operation of the Concession Services with RRL Concessions through September 30, 2022, and waiving concession fees; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Attachments: [Memo for Concession Agreement for Extension of Existing Agreement and Waiver of Concession Fees](#)
[Resolution approving one year extension and waiver of concession fees for the](#)

g. [21-242](#)

Resolution of the City Council of Seguin, Texas approving the five-year extension of the existing Agreement For The Use Of The Seguin Events Complex For The Purpose Of Operating And Conducting A Church Bazaar; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Attachments: [Memo for Our Lady of Guadalupe Church Bazaar Agreement Extension](#)
[Resolution Five-Year Our Lady of Guadalupe Church](#)
[Existing Our Lady of Guadalupe Church Agreement](#)

h. [21-243](#)

Resolution of the City Council of Seguin, Texas approving the extension of the existing Agreement For The Use Of The Seguin Events Complex For The Purpose Of Operating And Conducting Buck Fever; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Attachments: [Memo for Buck Fever Agreement Extension](#)
[Resolution approving a five year renewal of the Buck Fever Agreement for Event](#)
[Existing Buck Fever Agreement](#)

i. [21-244](#)

Resolution approving participation as part of a coalition of cities in proceedings to be held by the Railroad Commission of Texas related to implementation of House Bill 1520; authorizing the hiring of attorneys and consultants; requiring reimbursement of reasonable legal and consultant expenses to the extent allowed by law; finding that the meeting complies with the open meetings act; and making other findings and provisions related to the subject - Andy Quittner, City Attorney

Attachments: [Council Memo - Resolution to join ACM intervention at Railroad Commission](#)
[Securitization-ACM-S.TX-Resolution-HB 1520 Proceedings-Resolution-ACM-S.TX](#)

j. [21-235](#)

Authorization to move the first City Council Meeting in October 2021 to Monday, October 4, 2021 to allow Council Members to attend the National Night Out on Tuesday, October 5, 2021 and the those members attending the Texas Municipal League Annual Conference to travel on Tuesday, October 5 - Steve Parker, City Manager

Attachments: [Council Change October 5th Meeting](#)

8. Acknowledgment of Bills

a. [21-236](#)

Check Report: July 5, 2021 through July 16, 2021

Attachments: [Check Report \(5\)](#)

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. [13-048](#)

Consultation with City Attorney in accordance with Section 551.071 and Section 551.072 regarding Deliberation on Real Property, Easements and Right-of-Way access for several projects - Steve Parker, City Manager

10. Adjournment**WORKSHOP**a. [21-142](#)

Presentation and discussion of the Metropolitan Planning Organization 101 - Allison Blazosky, ACIP

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 16th day of July 2021 at 4:30 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.