



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda City Council

Tuesday, December 21, 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, December 21, 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=d1cd6622-bf0e-4886-9e66-c56883df6290

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. **Presentation**

a. [21-468](#)

City of Seguin Financial Reports for the Year Ended September 30, 2021 - Susan Caddell, Director of Finance

Attachments: [September 30, 2021](#)

b. [21-478](#)

Update on the construction work on the City Hall Facade - Greg Odom, Facilities & Grounds Maintenance Director

Attachments: [POWER POINT for City Hall Facade Project](#)

c. [21-480](#)

Presentation and update regarding the project status report for repairing the breached dam and bank stabilization at Walnut Springs Park including the flooding event that occurred on October 14, 2021 - Jack Jones, Director of Parks and Recreation

Attachments: [Walnut Branch Dam-Spillway Environmental Permitting Status Report from TRC](#)
[Memo regarding a project status report for the repair of the Walnut Springs Park](#)

d. [21-486](#)

Presentation and possible direction regarding City owned and deed restricted park property located at 206 South Travis Street - Jack Jones, Director of Parks and Recreation.

Attachments: [Memo regarding park property located at 206 South Travis Street](#)
[Deed for 206 South Austin Street](#)
[Overview of 206 Sout Travis Street](#)
[Close up view of 206 Sout Travis Street](#)

7. **Consent Agenda**a. [21-446](#)

City Council Minutes of December 7, 2021

Attachments: [CityCouncilMeetingMinutes.12-7-2021](#)

b. [ZC](#)
[25-21_CC](#)

Ordinance on second and final reading to consider a zoning designation to Public (P) for a property located at 450 Seitz Rd, Property Id 59124, (ZC 25-21)

Attachments: [Staff Memo ZC 25 21](#)
[Planning Commission Report and packet](#)
[ZC 25-21 Ordinance](#)
[ZC2521 ExhibitA_CC](#)

- c. [ZC
28-21 CC](#) Ordinance on second and final reading to consider a request for a zoning change from Agricultural-Ranch (A-R) to Single-Family Residential (R-1) for a property located at 1910 E Martindale Rd, Property Id 52760, (ZC 28-21)
Attachments: [Staff Memo ZC 28_21](#)
[Planning Commission Report and packet](#)
[ZC 28-21 Ordinance](#)
[ZC2821 ExhibitA CC](#)
- d. [ZC
29-21 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 3000 Blk of N. Austin St, Property ID: 51510, (ZC 29-21)
Attachments: [Staff Memo ZC 29_21](#)
[Planning Commission Report and packet](#)
[ZC 29-21 Ordinance](#)
[ZC2921 ExhibitA CC](#)
- e. [ZC
31-21 CC](#) Ordinance on second and final reading to consider a zoning change request from Single Family Residential (R-1) to Neighborhood Commercial (NC) for property located at 515 Koepsel St, Property ID 22989 (ZC 31-21)
Attachments: [Staff Memo ZC 31_21](#)
[Planning Commission Report and packet](#)
[ZC 31-21 Ordinance](#)
[ZC3121 ExhibitA CC](#)
- f. [21-436](#) Ordinance on second and final reading amending the Fiscal Year 2022 Special Revenue Fund Budget of the City of Seguin, Texas; and declaring an effective date
Attachments: [Council Memo - Staff Raises - Golf-KL](#)
[Golf Salary Increases](#)

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

- a. [ZC
38-21 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Designation to Single Family Residential (R-2) for property located at the 3500 block of Cordova Road, Property ID 56468 (ZC 38-21) - Pamela Centeno, Director of Planning & Codes
Attachments: [Staff Memo ZC 38 21](#)
[ZC 38-21 Planning Commission Report and packet](#)
[ZC 38-21 Ordinance](#)
[ZC3821 ExhibitA CC](#)
- b. [ZC
39-21 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Designation to Single Family Residential (R-2) for property located at the 3600 Block of Cordova Road, Property ID 56467 (ZC 39-21)- Pamela Centeno, Director of Planning & Codes
Attachments: [Staff Memo ZC 39 21](#)
[ZC 39-21 Planning Commission Report and packet](#)
[ZC 39-21 Ordinance](#)
[ZC3921 ExhibitA CC](#)
- c. [21-465](#) Resolution adopting an Interlocal Cooperation Agreement between Guadalupe County and the City of Seguin related to Subdivision Regulations in the City's Extraterritorial Jurisdiction (ETJ) in Guadalupe County - Pamela Centeno, Director of Planning & Codes
Attachments: [Staff Memo InterlocalAgreement Subdivisions 2021](#)
[Seguin Guad ILA 2021 FINAL](#)
- d. [21-445](#) Public Hearing and Ordinance on first reading amending the Seguin Code of Ordinances, Chapter 102, Utilities, by renaming Article V, Reserved, to Stormwater Drainage System, adopting provisions to establish and manage a Municipal Stormwater Utility System in accordance with Subchapter C of Chapter 552, Texas Local Government Code; declaring stormwater drainage to be a public utility; providing for the establishment and calculation of stormwater utility charges and credits; providing for penalties and remedies for nonpayment of charges; adding an appropriate section to Appendix C to set forth the Storm Water Utility Rate; and declaring an effective date - Steve Parker, City Manager and Halff & Associates
Attachments: [StormwaterDrainageSystem&Fee](#)

e. [21-472](#)

Resolution of the City Council for the City of Seguin, Texas, authorizing the selection of professional services providers for the GLO CDBG-MIT Grant Program; and giving the authority to the City Manager to execute contracts with the providers. - Kathy Wood, Grants Administrator and Langford Community Management Services

Attachments: [12-21-21 City Council MEMO to Hire Engineering Firms CDBG-MIT Grant](#)
[12-21-21 City Council RESOLUTION to Hire Engineering Firms_CDBG-MIT Gr](#)
[BGE_Engineering Svcs Contract](#)
[Half Associates Engineering Svcs Contract](#)
[Pape-Dawson Engineering Svcs Contract](#)
[TRC Companies Engineering Svcs Contract](#)

f. [21-476](#)

Resolution of the City Council for the City of Seguin, Texas, approving Amendment #2 to the grant administration services contract pertaining to the General Land Office Community Development Block Grant-Mitigation Program (CDBG-MIT) contract number 22-085-008-D236. - Kathy Wood, Grant Administrator and Langford Community Management Services

Attachments: [12-21-21 City Council MEMO to Correct GLO Admin Fee and Environmental Sv](#)
[12-21-21 City Council RESOLUTION to Approve Amend 2 to Grant Administrati](#)
[AMENDMENT NO 2. Corrected Dollar Figure - Grant Administration](#)

g. [21-440](#)

Resolution authorizing the annual renewal of Tyler Technologies software; and declaring an effective date - Shane McDaniel, Director of IT

Attachments: [IT Memo - Tyler CY 2022 renewal](#)
[Resolution approving Tyler Technology Maintenance Contract Approval 2022](#)
[Tyler CY 2022 annual renewal](#)

h. [21-477](#)

Resolution by the Seguin City Council approving a Bond Resolution previously adopted by the Board of Directors of the Schertz/Seguin Local Government Corporation authorizing the issuance of Obligations designated as "Schertz/Seguin Local Government Corporation Contract Revenue Refunding Bonds, Taxable New Series 2022"; acknowledging that these bonds will be sold to UBS Financial Services, Inc., pursuant to the provisions of a purchase contract; ratifying, reconfirming, and readopting the provisions of a Regional Water Supply Contract executed between the City of Schertz, Texas, the City of Seguin, Texas, and the Schertz/Seguin Local Government Corporation; authorizing the Mayor, the City Manager, and the City Secretary of the City of Seguin, Texas to execute on behalf of the City of Seguin, Texas all documents in connection with this transaction; and other matters in connection therewith - Mark McLiney, SAMCO Capital Markets

Attachments: [Letter \(5\)](#)
 [Resolution \(2\)](#)

i. [21-471](#)

Resolution relating to establishing the City's Intention to Reimburse itself for the prior lawful expenditure of funds relating to constructing various City Improvements from the proceeds of one or more tax-exempt obligations to be issued by the city for authorized purposes; authorizing other matters incident and related thereto; and providing an effective date - Duane Westerman, SAMCO Capital Markets

Attachments: [Letter \(4\)](#)
 [Reimbursement Resolution \(2\)](#)

j. [21-473](#)

Resolution relating to establishing the City's Intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various city improvements from the proceeds of one or more Tax-exempt Obligations to be issued by the City for authorized purposes; authorizing other matters incident and related thereto; and providing an effective date - Duane Westerman, SAMCO Capital Markets

Attachments: [Letter \(4\)](#)
 [Resolution \(1\)](#)

k. [21-463](#)

Resolution authorizing an amendment to a Performance Agreement made and entered into by and between the Seguin Economic Development Corporation, VME, LLC, and United Alloy Texas, LLC. - Josh Schneuker, Director of Economic Development

Attachments: [121321 UA PA Amendment - CC Memo.pdf](#)
 [Resolution approving an amendment to the Economic Incentive to United Alloy](#)
 [Resolution_2021-19_Amendment to UA Performance Agreement.pdf](#)
 [First Amended Performance Agreement UAI - Final.pdf](#)

I. [21-464](#)

Resolution authorizing an amendment to a Tax Abatement Agreement made and entered into by and between the City of Seguin, VME, LLC, and United Alloy Texas, LLC. - Josh Schneuker, Director of Economic Development

Attachments: [121321 UA TA Agreement Amendment - CC Memo.pdf](#)
[Resolution Approving UAT first amended tax abatement agreement](#)
[First Amended Tax Abatement Agreement UAI.pdf](#)

m. [21-466](#)

Approval of reports for the quarter ended September 30, 2021 for the following organizations that receive Occupancy Tax funding - Susan Caddell, Director of Finance:

- a. Seguin Conservation Society
- b. Mid-Texas Symphony
- c. Teatro de Artes de Juan Seguin
- d. Seguin-Guadalupe County Hispanic Chamber of Commerce
- e. Seguin Heritage Museum
- f. Guadalupe County Fair Association
- g. Seguin LULAC Council #682
- h. Seguin Art League
- i. The Fields of Huber Ranch, LLC

Attachments: [Quarterly reports for quarter ended 093021](#)
[Quarterly Reports for Quarter Ended 093021](#)

n. [21-469](#)

Approval of Quarterly Investment Report for Quarter ended September 30, 2021
- Susan Caddell, Director of Finance

Attachments: [September 30, 2021 Investment Report memo](#)
[September 30, 2021](#)

o. [21-467](#)

Resolution approving the budgets for the following organizations that receive Occupancy Tax funding - Susan Caddell, Director of Finance:

- a. Seguin Conservation Society
- b. Mid-Texas Symphony
- c. Teatro de Artes de Juan Seguin
- d. Seguin-Guadalupe County Hispanic Chamber of Commerce
- e. Seguin Heritage Museum
- f. Guadalupe County Fair Association
- g. Seguin LULAC Council #682
- h. Seguin Art League
- i. The Fields of Huber Ranch, LLC

Attachments: [Budgets to City Council 2022](#)
[HOT Organization Budgets](#)

p. [21-470](#)

Ordinance on first reading amending the Fiscal Year 2022 Special Revenue Fund Budget of the City of Seguin, Texas - Susan Caddell, Director of Finance

Attachments: [21-59 Budget Amendment Memo Traffic Crash Crime Scene Equipment](#)
[Traffic Crash Crime Scene Equipment](#)

q. [21-479](#)

Resolution authorizing the City Manager to sign a contract for the financial advisor services with Samco Capital Markets, Inc. - Susan Caddell, Director of Finance

Attachments: [City Council memo](#)
[Financial Advisor 2022 Resolution](#)
[Contract.2021](#)

r. [21-388](#)

Resolution authorizing the City Manager to execute a Professional Services Agreement in the amount of \$1,234,183.12, with Brown and Gay Engineering for design and engineering services related to the Rudeloff Road Phase II Project, CSJ: 0915-46-049; and declaring an effective date - Mary Hamann, P.E., Assistant Director of Engineering

Attachments: [Memo to Council Rudeloff Road BGE Professional Services Phase 2 1221202](#)
[PROFESSIONAL ENGINEERING SERVICES AGREEMENT- BGE - Rudeloff R](#)
[Resolution approving a professional services agreement with BGE for Rudeloff I](#)

s. [21-441](#)

Resolution authorizing Change Order #10 to SJ Louis Construction contract for the Walnut Branch Sanitary Sewer Line Phase II Project in an amount not to exceed \$398,208.28, for the Walnut Branch 12" Water Line Replacement Project; and declaring an effective date - Mary Hamann, P.E., Assist Director of Engineering

Attachments: [22012 Walnut Change Order 10 signed](#)
[Resolution approving Change Order No. 10 to SJ Louis for Walnut Branch Sewer](#)
[WB PH II_Memo to CC_2021 12 21](#)

t. [21-443](#)

Resolution of the City Council of the City of Seguin, Texas approving Change Order No. 6 to the Myers Concrete Construction, L.P. contract for the Walnut Springs Trail Extension Project; and declaring an effective date - Jack Jones, Director of Parks & Recreation

Attachments: [Memo regarding a Change Order for the Heart Shaped Well](#)
[Change Order No. 6 to the Walnut Springs Trail Extension Project](#)
[Heart Shaped Well Myers Proposal](#)
[Picture of Heart Shaped Wishing Well](#)

u. [21-462](#)

Resolution authorizing the purchase of a use of force simulator for the Police Department; and declaring an effective date - Terry Nichols, Chief of Police

Attachments: [21-60 Purchase of Use of Force Simulator](#)
[Resolution approving a sole source agreement with TI Training](#)
[Ti RECON Use of Force Simulator Quote](#)

v. [21-474](#)

Board and/or Committee Appointments - Mayor Donna Dodgen

a. Alamo Area Housing Finance Committee

b. Seguin Public Library Foundation

Attachments: [Council.Appointments.Dec21](#)

9. **Acknowledgment of Bills**a. [21-447](#)

Check Report: December 6, 2021 through December 17, 2021

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

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 17th day of December 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.