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City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Agenda

City Council

Tuesday, April 19, 2022

5:30 PM

Council Chambers

The City Council Meeting can be viewed live At:
[http://cityofseguintx.granicus.com/MediaPlayer.php?](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=fd4d72f9-8826-4da4-b57e-875b4a9e9d9a)
[publish_id=fd4d72f9-8826-4da4-b57e-875b4a9e9d9a](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=fd4d72f9-8826-4da4-b57e-875b4a9e9d9a)

1. Call to Order
2. Invocation - Council Member Jeremy Roy
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.
7. Consent Agenda
 - a. [22-167](#)

City Council Meeting Minutes of April 4, 2022

Attachments: [CityCouncilMeetingMinutes.4-5-2022](#)

b. [22-115 CC](#)

Ordinance on second and final reading amending the City of Seguin's Unified Development Code, Section 4.8 Road Adequacy and Chapter 7 Definitions; provide a severability clause; provide for publication; authorize city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances; and provide an effective date

Attachments: [2022-04-05 Memo UDC Road Adequacy amendments](#)
[2022-02-16 UDC Sec 4.8 redlines](#)
[P&Z Commission Report - UDC Amendments 4.8](#)
[Ordinance 4.8 Road Adequacy](#)

c. [22-146](#)

Ordinance on second and final reading renaming Avenue E to Jesse Turner Avenue and amending the official street map to rename Avenue E to Jesse Turner Avenue; repealing all ordinances or parts thereof inconsistent or in conflict herewith; providing for severability; and providing for an effective date

Attachments: [NancyTurnerStreetNameRequest](#)
[Ordinance renaming Avenue E](#)

d. [22-157](#)

Ordinance on second and final reading amending the Fiscal Year 2022 General Fund Budget of the City of Seguin, Texas; and declaring an effective date

Attachments: [Mid Year BudgetAmendment 2022](#)
[2019 2022 new home starts monthly applications](#)
[Planning and Codes General Fund](#)

e. [22-158](#)

Ordinance on second and final reading amending the Fiscal Year 2022 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date

Attachments: [Mid Year BudgetAmendment 2022](#)
[2019 2022 new home starts monthly applications](#)
[Planning and Codes Utility Fund](#)

f. [22-165](#)

Ordinance on second and final reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, relevant portions of Chapter 74-Parks and Recreation, Subsection W - Wave Pool; providing a severability clause; providing for publication; authorizing city staff to submit this ordinance to the Seguin Code of Ordinances; and declaring an effective date

Attachments: [Memo for the proposed swim lessons fee increase](#)
[Ordinance Amending Appendix C - Fees for Swimming lessons](#)

8. Action Items - Discussion and Possible Motion to Approve

a. [22-178](#)

Resolution by the City Council of the City of Seguin, Texas authorizing certain representatives of the City to move forward with the proposed issuance and sale of obligations to be designated as "City of Seguin, Texas Higher Education Facilities Corporation Higher Education Revenue Refunding Bonds (Texas Lutheran University Project), Series 2022"; preparing any necessary documents and agreements necessary to effectuate the proposed issuance of these bonds; authorizing and approving publication of notice of a hearing pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended; appointing new board members to the Board of Directors of the City of Seguin Higher Education Facilities Corporation; and other matters in connection therewith - Duane Westerman, SAMCO Capital Markets, Inc

Attachments: [Letter \(8\)](#)

[Council.Appointment.SeguinHigherEducationFacCorp](#)

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

[Resolution \(3\)](#)

b. [ZC](#)
[04-22 CC](#)

Public hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential 1 to Multi-Family High Density (MF-3) for two properties located at the 800 Blk of Water Tower Rd, Property Ids 57044 & 57046 (ZC 04-22)- Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo ZC 04 22](#)

[Planning Commission Report & packet](#)

[ZC 04-22 Ordinance](#)

[ZC0422 ExhibitA CC](#)

c. [22-154](#)

Resolution awarding a tax exemption for the Recorded Texas Historic Landmark located at 617 North Guadalupe Street; and providing for an effective date - Kyle Kramm, Main Street & CVB Director/Historic Preservation Officer

Attachments: [Council Memo - 617 North Guadalupe's 2022 Tax Exemption](#)

[Sonka House 617 N Guadalupe Street](#)

[Warren Tax Abatement 2022 Resolution](#)

d. [22-170](#)

Resolution awarding a tax exemption for the Recorded Texas Historic Landmark located at 308 South Erkel Avenue; and providing for an effective date - Kyle Kramm, Main Street & CVB Director/Historic Preservation Officer

Attachments: [Council Memo - 308 South Erkel's 2022 Tax Exemption](#)

[Erkel Tax Abatement Resolution 2022](#)

[Hayes Receipt Total 2022](#)

[Hayes Tax Abatement Supplemental Documentation 2022](#)

e. [22-179](#)

Resolution authorizing the City of Seguin to participate in the Texas Cooperative Liquid Assets Securities System Trust; and declaring an effective date - Susan Caddell, Director of Finance

Attachments: [Recommendation letter to City Council](#)
[Resolution authorizing participation](#)
[Texas CLASS Registration Packet Participation Certificate](#)

f. [22-173](#)

Board and/or Committee Appointments - Mayor Donna Dodgen

a. Building & Standards Committee

Attachments: [Council.Appointment.Davila.B&S.Regular](#)
[Council.Appointment.SeguinHigherEducationFacCorp](#)

9. Acknowledgment of Bills**a. 22-168**

Check Report: April 4, 2022 through April 14, 2022

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. Workshop**a. [22-180](#)**

Update to the City's Comprehensive Plan and Downtown Master Plan - Freese and Nichols

Attachments: [2022.04.19 SEG City Council Update Presentation](#)

12. 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 14th day of April 2022 at 11:50 a.m.

Kimberly Allison
Deputy 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.