



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Agenda

City Council

Tuesday, December 1, 2020

5:30 PM

Council Chambers

"All patrons attending the meeting are required to wear a face covering pursuant to the City of Seguin's disaster declaration signed by Former Mayor Don Keil on June 26, 2020."

This City Council meeting can be viewed live at:
http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=8aa57f94-58a6-4045-be9b-e90a8f6b2385

1. Call to Order
2. Invocation - Deacon Nick Carrillo
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. [20-428](#)
Radio infrastructure upgrade presentation - Shane McDaniel, Director of IT
Attachments: [IT Radio Project presentation.pptx](#)
7. Consent Agenda

a. [20-404](#)

City Council Minutes of November 17, 2020

Attachments: [CityCouncilMeetingMinutes.11-17-2020](#)

8. **Action Items - Discussion and Possible Motion to Approve**a. [20-412](#)

Resolution authorizing the sale of surplus property in accordance with the City's Disposal of Assets Policy - Twila Wood, Purchasing Manager

Attachments: [Agenda Item Memo.Auction December 2020](#)
[Resolution.Auction.Dec 2020](#)

b. [20-388](#)

Resolution authorizing the purchase of fleet vehicles for various City departments; and declaring an effective date - Twila Wood, Purchasing Manager

Attachments: [Fleet Vehicles.Agenda Item](#)
[Bid Tab.TF-2021-01](#)
[Resolution. Fleet Vehicles](#)

c. [20-411](#)

Public Hearing and Ordinance on first reading to consider Annexation into the Seguin City Limits on the request of the property owners for an area of land located at the southwest corner of State Hwy 46 North and Three Oaks Rd, being approximately 50.24 acres of land in Guadalupe County, Texas and in the Seguin ETJ, and declaring an effective date - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo VAN 102720_SH46N](#)
[Annex Ordinance van102720 wExhibits](#)

d. [20-400](#)

Public Hearing and Ordinance on first reading on Amendments to the City of Seguin Unified Development Code, Section 3.4.3, Land Use Matrix - Downtown Historic District and Section 3.5.3., Limited Uses-Development Standards - Kyle Kramm, Main Street & CVB Director

Attachments: [Council Memo - Land Use Matrix_pc](#)
[Ordinance_pc](#)

e. [20-424](#)

Resolution approving a Capital Improvement Agreement with Bitterblue, Inc. for the construction and over-sizing of an off-site sanitary sewer line running from a manhole at Cordova Road east of Highway 46 south to an existing manhole at the corner of a parcel of land owned by Scrappy Development, LLC; authorizing the city manager to execute the Agreement and declaring an effective date - Andy Quittner, City Attorney

Attachments: [Council Memo - Capital Improvement Agreement with Bitterblue](#)
[Resoulution approving a Capital Improvement Agreement with BitterBlue for cons](#)
[Agreement for Bitter Blue Sanitary Sewer Reimbursement v3.0 Final](#)
[Exh 1 Concept Plan - Maverick Meadows](#)
[Exh 2 Maverick Meadows Sewer](#)

f. [20-422](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into a Park Development Agreement with Bitterblue, Inc. regarding the proposed Maverick Meadows Subdivision; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Attachments: [Memo regarding Private Parkland Dedication and Development for the Maverick](#)
[Resolution approving Park Agreement with Bitterblue for Maverick Meadows](#)
[Park Development Agreement for Maverick Meadows](#)
[Maverick Meadows Location Map](#)
[Maverick Meadows Location Map Larger scale](#)
[Maverick Meadows Concept Plan from the Planning Department](#)
[Park Plan for Maverick Meadows](#)

g. [20-410](#)

Discussion and possible action regarding proposed road closures of Nelda Street and South Saunders Street related to various upcoming special events and facility rentals at the Seguin Events Complex - Jack Jones, Director of Parks and Recreation

Attachments: [Memo - Proposed Road Closures of Nelda Street and South Saunders Street](#)

h. [20-420](#)

Resolution approving a Capital Improvement Agreement with NBDean 32, LLC for the Construction of a sanitary sewer line that will connect the NBDean property to the new FM 758 sewer line at the Lennar Project; and declaring an effective date. Andy Quittner - City Attorney

Attachments: [Council Memo - Capital Improvement Agreement with NB Dean 32, LLC](#)
[Resoulution approving a Capital Improvement and Wastewater Reservation Agre](#)
[NBDEAN LLC Sanitary Sewer Agreement - final](#)

i. [20-398](#)

Resolution authorizing negotiation and purchase, including the use of eminent domain proceedings for the acquisition of right of way and permanent drainage easements on eighteen tracts of land bordering Rudeloff Road in connection with the Metropolitan Planning Organization (MPO) Project - Rudeloff Road, Phase I #0915-46-045; ratifying all actions taken to date towards such acquisition of land; declaring each section of this Resolution to be severable one from the other in event that any section is determined to be invalid; and declaring an effective date - Andy Quittner, City Attorney

Attachments: [Council Memo - Rudeloff Road Phase 1 property purchase](#)

[Resolution approving negotiation and purchase for Rudeloff Road Phase 1](#)

[Exhibit A - Rudeloff ROW MAP 2020-10-05](#)

[Exhibit B - Rudeloff Road Affected Parcels Acquisitions & Easements CSJ#09](#)

j. [20-392](#)

Resolution authorizing the City Manager to execute a Professional Services Agreement with Ardaga and Associates in the amount of \$92,520.00, for land management services related to the Metropolitan Planning Organization (MPO) Project - Rudeloff Road, Phase I #0915-46-045; and declaring an effective date - David Rabago, City Engineer, P.E., CFM

Attachments: [Memo - Rudeloff Road - ROW Acquisition](#)

[Ardaga Agreement Rudeloff Road Phase I](#)

[Rudeloff Road fee proposal 10-27-2020](#)

k. [20-423](#)

Resolution authorizing the City Manager to enter into a professional services agreement with Doucet and Associates to provide design/bid/construction services for the Mesquite Street Extension and Utility Improvements - David Rabago, P.E., CFM, City Engineer

Attachments: [Memo Mesquite Street Extension](#)

[Resolution approving a professional services Agreement with Doucet for Mesqu](#)

[2134-003 Proposal Mesquite Street Extension Project 2020-11-3](#)

[Rendering 2020](#)

l. [20-387](#)

Resolution authorizing Steve Parker, City Manager to enter into an agreement with TSG for \$295,000 for the design contract for the Central Fire Station, declaring an effective date - Greg Odom, Director of Facilities and Rick Cortes, Deputy City Manager

Attachments: [Central Fire Remodel Council Memo \(002\)](#)

[Resolution approving a professional services agreement with TSG for the renov](#)

[20201029092922](#)

m. [20-401](#)

Resolution authorizing the purchase of an emergency response mobile generator for backup power at the City's sanitary sewer lift stations; and declaring an effective date - Timothy Howe, Director- Water / Wastewater Utilities

Attachments: [Council Memo 12-1-2020.docx](#)
[Resolution approving the purchase of a mobile generator for lift station power b:](#)
[ASCO_WWW_11122020.pdf](#)

n. [20-402](#)

Resolution authorizing the City Manager to execute a Professional Services Agreement with Ardaga and Associates in the amount of \$74,886.00 for land management services related to the Geronimo Creek wastewater treatment plant expansion and the decommissioning of the Walnut Branch wastewater treatment plant project; and declaring an effective date - Timothy Howe, Director of Water / Wastewater Utilities

Attachments: [Council Memo - Land Management Services 12-1-2020.docx](#)
[Ardaga Agreement Walnut Branch WWTP Decomissioning](#)
[Ardaga Easement Aquisition Proposal 10-30-2020.xlsx](#)

o. [20-409](#)

Resolution authorizing the City Manager to execute an Interlocal Agreement between the City of Seguin and City of Cibolo for the provision of fire services in the unincorporated area of Guadalupe County; and assistance to Local Volunteer Fire Departments in those areas; and declaring an effective date - Dale Skinner, Fire/EMS Chief

Attachments: [Council Memo Interlocal Agreement Cibolo 2020](#)
[Resolution approving an interlocal Agreement with Cibolo for fire protection in th](#)
[Guadalupe County-Seguin-Cibolo Fire FY2021](#)

p. [20-413](#)

Resolution approving the official City of Seguin Tax Roll for 2020 - Susan Caddell, Director of Finance

Attachments: [Certified Tax Roll memo 21](#)
[Certified tax roll resolution FY21](#)
[Certified Tax Roll 21 Charts](#)

q. [20-408](#)

Resolution approving an Agreement with the Texas Department of Transportation for construction, maintenance and operation of a continuous highway lighting system along IH-10 within the corporate limits of the City of Seguin; and declaring an effective date - Andy Quittner, City Attorney

Attachments: [Council Memo - TxDOT Lighting](#)
[Resolution approving TxDOT IH-10 Lighting Agreement](#)
[Traffic TEA21_Seguin](#)

r. [20-407](#)

Ordinance on first reading amending the Seguin Code of Ordinances Article 90, Streets, Sidewalks, and other Public Places, by adding a new Article VI, License or Franchise for Use of Public Right-of-Way; and amending Appendix C-Fee Schedule, Chapter 90, to add a franchise fee for the location of small cell nodes in city right-of-way; providing a severability clause; providing for penalties; declaring an effective date; and authorizing city staff to submit this Ordinance as a supplement to the Seguin Code of Ordinances - Andy Quittner, City Attorney

Attachments: [Council Memo - ROW Licensing](#)

[Ordinance Establishing ROW license and Appendix C to set Small Cell fee](#)

s. [20-403](#)

Election of Mayor Pro Tem - Mayor Donna Dodgen

Attachments: [Council.MayorProTem.Wallace](#)

t. [20-406](#)

Appointments to Boards and/or Commissions - Mayor Donna Dodgen

- a. Animal Services
- b. Building & Standards Commission
- c. Central Texas Technology Center
- d. Main Street Advisory Board
- e. Planning & Zoning Commission
- f. Seguin Economic Development Board

Attachments: [Council.Appointments.Dec1](#)

9. **Acknowledgment of Bills**a. [20-405](#)

Check Report: November 16, 2020 through November 25, 2020

Attachments: [Check Report \(1\)](#)

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 25th day of November 2020 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.