



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Agenda City Council

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Tuesday, December 18, 2018

5:30 PM

Council Chambers

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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.**
6. **Presentation**
  - a. [18-368](#)  
Update on Business 123 Hwy (Austin Street) Reconstruction Project - Will Lockett, TxDOT Area Engineer
7. **Consent Agenda**
  - a. [18-390](#)  
December 4, 2018 City Council Meeting Minutes  
**Attachments:** [CityCouncilMeetingMinutes.12-4-2018.pdf](#)

**b.**     [ZC 24-18](#)

Ordinance on second reading to consider a Zoning Change from Multi-Family High Density (MF-3) and Commercial (C) to Multi-Family High Density (MF-3) for property located at 1231 W. Court Street, Property ID 51153 (ZC 24-18)

**Attachments:**   [Staff Memo ZC 24 18](#)  
                          [ZC 24-18 PZCommission Report & Packet.pdf](#)  
                          [ZC 24-18 Ordinance.docx](#)  
                          [ZC2418 ExhibitA CC.pdf](#)

**c.**     [ZC 25-18](#)

Ordinance on second reading to consider a Zoning Change from Commercial (C) to Neighborhood Commercial (NC) for property located at 1315 N. San Marcos Street, Property ID 22391 (ZC 25-18)

**Attachments:**   [Staff Memo ZC 25 18](#)  
                          [ZC 25-18 PZ Commission Report & Packet.pdf](#)  
                          [ZC 25-18 Ordinance.docx](#)  
                          [ZC2518 ExhibitA CC.pdf](#)

**d.**     [ZC 26-18](#)

Ordinance on second reading to consider a Zoning Change from Single Family Residential (R-1) to Duplex High Density (DP-2) for properties located at 938 and 940 Country Club Drive, Property IDs 144468 and 144469 (ZC 26-18)

**Attachments:**   [Staff Memo ZC 26 18](#)  
                          [ZC 26-18 PZ Commission Report & Packet updated](#)  
                          [ZC 26-18 Ordinance.docx](#)  
                          [ZC2618 ExhibitA CC.pdf](#)

**e.**     [18-386](#)

Ordinance on second reading amending the Fiscal Year 2019 General Fund budget of the City of Seguin, Texas; and declaring an effective date

**Attachments:**   [Land purchase for Walnut Springs Park memo.docx](#)  
                          [Land purchase for Walnut Springs Park.doc](#)

**f.**     [18-381](#)

Ordinance on second reading amending the Fiscal Year 2019 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date

**Attachments:**   [Tree trimming memo.docx](#)  
                          [Tree trimming contract.doc](#)

**g. [18-378](#)**

Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C, Fee Schedule, Chapter 74, Subsection FF, Coliseum Rental, to remove the charge for parking lot light poles, providing a severability clause; declaring an effective date; and authorizing city staff to submit this Ordinance as a supplement to the Seguin Code of Ordinance

**Attachments:** [Memo to remove a fee at the Seguin Events Complex](#)  
[Ordinance Amending Appendix C to remove light pole fee](#)

**8. Action Items - Discussion and Possible Motion to Approve****a. [18-403](#)**

Public Hearing and consideration of a Resolution of No Objection on a proposed project by LDG Multifamily, LLC to construct an apartment complex by using Tax Credit Funding from the Texas Department of Housing and Community Affairs - Ismael B. Segovia, Assistant Director of Planning & Codes

**Attachments:** [Staff Memo Resolution of No Objection Request 121218](#)  
[Resolution of No Objection to TDHCA Affordable Housing Project\\_Court St.doc](#)  
[12.4.18 Courtside Multi-Family Proposed Plan](#)

**b. [18-393](#)**

Approval of reports for the quarter ended September 30, 2018 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 Area Chamber of Commerce
- i. Seguin Art League
- j. The Fields of Huber Ranch, LLC

**Attachments:** [Quarterly reports for quarter ended 093018.docx](#)  
[Reports for Quarter ended 093018.pdf](#)

**c.**      [18-392](#)

Resolution approving the Hotel Occupancy Tax budgets for the following organizations - 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. LULAC Council #682
- h. Seguin Area Chamber of Commerce
- i. Seguin Art League
- j. The Fields of Huber Ranch, LLC

**Attachments:**    [Budgets to City Council.docx](#)  
                              [Civic organization budgets.pdf](#)

**d.**      [18-399](#)

Resolution authorizing the lease/purchase of ten police vehicles; and declaring an effective date - Jamie Suarez, Police Captain

**Attachments:**    [2018 PD Veh agenda memo.docx](#)  
                              [PD Veh resolution.docx](#)  
                              [Vehicle Quote.pdf](#)

**e.**      [18-400](#)

Resolution of the City Council of Seguin, Texas approving the execution of a lease-purchase agreement with American National Leasing Company for the lease-purchase of ten police vehicles; directing the City Manager to execute all documents in connection with the lease-purchase; and declaring an effective date - Susan Caddell, Director of Finance

**Attachments:**    [Memo to City Council 2019.docx](#)  
                              [Resolution approving financing 2019.docx](#)  
                              [Sample Lease Agreement.pdf](#)  
                              [Financing quote.pdf](#)

**f.**      [18-401](#)

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-2019-05](#)  
                              [Resolution. Fleet Vehicles](#)

**g. [18-377](#)**

Resolution authorizing the City Manager to enter into a Park Development Agreement with KB Home Lone Star, Inc. regarding the proposed Woodside Farms Subdivision; and providing an effective date - Jack Jones, Director of Parks and Recreation

**Attachments:** [Memo regarding Private Parkland Dedication for the Woodside Farms Subdivisi](#)  
[Resolution approving Park Agreement with KB Homes](#)  
[Moreno Preliminary Subdivision Plat](#)  
[Woodside Farms Park Plan](#)  
[Park Development Agreement for the Woodside Farms Subdivision](#)

**h. [18-397](#)**

Resolution adopting new guidelines and criteria for Tax Abatements; and declaring an effective date - Joshua Schneuker, Director of Economic Development

**Attachments:** [121818 TA Guidelines and Criteria](#)  
[City of Seguin Tax Abatement Guidlines 2019-2021](#)  
[Resolution approving guidelines for tax abatement](#)

**i. [18-391](#)**

Resolution adopting the revised Council Meeting Procedures; and declaring an effective date - Doug Faseler, City Manager

**Attachments:** [CC Memo.CouncilProceduresAmend.2018.docx](#)  
[Resolution Adopting Amended City Council Meeting Procedures](#)  
[CouncilMeetingProcedures..12-18-18.Final.doc](#)

**j. [18-398](#)**

Board and/or Committee Appointments

- a. Building & Standards Committee
- b. Central Texas Technology Center
- c. Commission on the Arts
- d. Convention & Visitors Bureau
- e. Contractors Advisory Board
- f. Planning & Zoning
- g. Zoning Board of Adjustments

**Attachments:** [Council.AppointmentsDec182018.docx](#)

**9. Acknowledgment of Bills****a. [18-389](#)**

Check Report: November 30, 2018 through December 13, 2018

**Attachments:** [Check Report.pdf](#)

**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. [13-014](#) Deliberation regarding Economic Development Negotiations in accordance to Section 551.087 - Doug Faseler, City Manager
- b. [14-440](#) Pursuant to Section 551.071 - Consultation with attorney for advice regarding pending or threatened litigation or settlement - Doug Faseler, City Manager

11. **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 14th day of December 2018 at 10:00 a.m.

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**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 as there are two (2) parking spaces reserved for the disabled on the east side of the Municipal Building.