



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Agenda City Council

Tuesday, December 3, 2019

5:30 PM

Council Chambers

1. **Call to Order**
2. **Invocation - Council Member Ernest Leal**
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. [19-419](#)

City Council Minutes of November 19, 2019
Attachments: [CityCouncilMeetingMinutes.11-19-2019](#)
 - b. [19-420](#)

Ordinance on second reading amending the Fiscal Year 2020 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date
Attachments: [Water Rights Diversion Study memo.docx](#)
[Water Rights Diversion Study.doc](#)

c. [19-381](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 86, Solid Waste, Article II, Garbage and Article IV, Curbside Recycling; providing for a severability clause; providing for publication; providing for an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances

Attachments: [CC.Memo.SolidWaste.11-5-19](#)

[City of Seguin PI Letter October 20191 \(1\)](#)

[October 2019 Weekly Gulf Coast No 2 Diesel Ultra Low Sulfur](#)

[Consumer Price Index September 2019 Economic News Release](#)

[Solid Waste Collection Fee Increasing - October 2019](#)

7. Action Items - Discussion and Possible Motion to Approve**a. [ZC-19-19](#)**

Public Hearing and Ordinance on first reading to consider a Zoning Designation to Single-Family Residential 2 (R-2) for 2 acres on Cordova Road, an addition to the proposed Cordova Crossing Subdivision, Property ID 129033 (ZC 19-19)- Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo ZC19_19](#)

[ZC 19-19 Planning Commission Report & Agenda Packet.pdf](#)

[ZC 19-19 Ordinance](#)

[ZC1919 ExhibitA CC.pdf](#)

b. [ZC-20-19](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Multi-Family (MF-3) and Single Family Residential (R-1) to Planned Unit Development (PUD) for property located at SH 123 South and Harry Miller Pass, Property ID 116456 (ZC-20-19) - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo ZC 20_19](#)

[ZC 20-19 Planning Commission Report & Agenda Packet.pdf](#)

[09-05-19 GENERAL LAND USE PLAN](#)

[ZC 20-19 Ordinance.docx](#)

[ZC2019 ExhibitA CC.pdf](#)

c. [19-434](#)

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 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: [Sequin Agenda Letter](#)
 [Sequin Agenda Language](#)
 [Rev'd Reimbursement Resolution](#)
 [Sequin CO Pres 12.3.19](#)

d. [19-435](#)

Resolution by the City Council of the City of Seguin, Texas authorizing and approving publication of Notice of Intention to issue Certificates of Obligation; complying with the requirements contained in securities and exchange commission rule 15c2-12; and providing an effective date - Duane Westerman, SAMCO Capital Markets

Attachments: [Memo to City Council for Authorization to Issue COs](#)
 [Sequin Agenda Letter](#)
 [Rev'd NOI Resolution](#)
 [Rev'd NOI](#)

e. [19-433](#)

Resolution of the City Council for the City of Seguin, Texas, authorizing the submission of a FY 2020/2021 Regional Solid Waste Grants Program application to the Alamo Area Council of Governments; and authorizing the City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the City's participation in the grant program; and pledging that if a grant is received, the City of Seguin will comply with the grant requirements of the Alamo Area Council of Governments, the Texas Commission on Environmental Quality and the State of Texas - Kathy I. Wood, Grants Administrator

Attachments: [04b-City Memo](#)
 [Resolution](#)

- f. [19-425](#) Resolution awarding seven Fix-It Facade grants within the Seguin Downtown Historic District - Kyle Kramm, Main Street & CVB Director/HPO
Attachments: [Council Memo, FIX-IT Grants](#)
[Resolution Approving 2020 Fix-It Facade Grants](#)
[Fix-It 2020 100 N Austin](#)
[Fix-It 2020 104 S Austin](#)
[Fix-It 2020 114 S Austin, 212 Donegan, 112 Court](#)
[Fix-It 2020 204 S Austin](#)
[Fix-It 2020 104 W Court](#)
[Fix-It 2020 109 N Austin](#)
[Fix-It 2020 217 S River](#)
- g. [19-424](#) Ordinance on first reading amending the downtown parking regulations - Kyle Kramm, Main Street & CVB Director/HPO
Attachments: [Council Memo - Parking Revisions November 2019](#)
[Ordinance lifting 2 hour parking on a block of East Donegan and South Camp](#)
[DHD parking Dec2019 amendments](#)
- h. [19-442](#) 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-2020-04](#)
[Resolution. Fleet Vehicles](#)
- i. [19-439](#) Ordinance on first reading amending the Seguin Code of Ordinances, Chapter 106, Vehicles for Hire, Article III, Wreckers; providing for a severability clause; providing for publication; providing for an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances - Terry Nichols, Police Chief
Attachments: [19-045 Wrecker Ordinance Amendment](#)
[Towing Practices - 2019 Amendment-Final](#)
- j. [19-445](#) Resolution approving an agreement for \$112,031.97 with Tyler Technologies for the annual maintenance for the Tyler Enterprise Resource Programs; authorizing the city manager to execute the agreement; and declaring an effective date - Shane McDaniel, Director of IT
Attachments: [IT Memo - Tyler CY 2020 renewal.docx](#)
[Resolution approving Tyler Technology Maintenance Contract Approval 2020](#)
[Tyler CY 2020 renewal.pdf](#)

k. [19-443](#)

Resolution authorizing the City Manager to execute a purchase order for the FY19-20 LCRA radio infrastructure upgrade capital project; and declaring an effective date - Shane McDaniel, Director of IT

Attachments: [IT Memo - Radio infrastructure upgrade phase 1.docx](#)
[Resolution to purchase infrastructure and hardware for the Radio Conversion Project](#)
[191115 City of Seguin Radio Services Proposal \(LCRA signed\).pdf](#)
[191125 WO 4765951 \(Seguin custom, v2\).pdf](#)

l. [19-441](#)

Ordinance on first reading amending the Fiscal Year 2020 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

Attachments: [Radio Infrastructure Building memo.doc.docx](#)
[Radio Infrastructure Building.doc](#)

m. [19-429](#)

Resolution approving the official City of Seguin Tax Roll for 2019 - Susan Caddell, Director of Finance

Attachments: [Certified Tax Roll Memo](#)
[Certified tax roll resolution FY20.doc](#)
[Certified Tax Roll presentation FY20.pptx](#)

n. [19-438](#)

Approval of reports for the quarter ended September 30, 2019 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 093019.docx](#)
[Quarterly Reports 093019.pdf](#)

o. [19-437](#)

Resolution approving the Hotel Occupancy Tax budgets for the following organizations:

- 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.docx](#)
[Civic Organization Budgets.pdf](#)

p. [19-440](#)

Proposed road closures of Nelda Street and South Saunders Street related to various facility rentals held at the Seguin Events Complex for the 2020 calendar year - Jack Jones, Director of Parks and Recreation

Attachments: [Memo for Nelda Street Closures for 2020](#)

q. [19-447](#)

Election of Mayor Pro Tem - Don Keil, Mayor

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

r. [19-446](#)

Board and/or Commission Appointment:

- a. SEDC Member

Attachments: [Council.SEDCAppoint.Mesurvey](#)

8. Acknowledgment of Bills**a. [19-428](#)**

Check Report: November 15, 2019 to November 27, 2019

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. [13-014](#)

Deliberation regarding Economic Development Negotiations in accordance to Section 551.087 - Rick Cortes, Acting City Manager

b. [13-053](#)

Deliberation regarding Economic Development Negotiations in accordance with Section 551.071 and 551.087 - Rick Cortes, Acting City Manager

c. [14-440](#)

Pursuant to Section 551.071 - Consultation with attorney for advice regarding potential, pending, threatened litigation or settlement - Rick Cortes, Acting City Manager

10. Action Items - Discussion and Possible Motion to Approvea. [19-430](#)

Resolution approving an incentive package proposed by the Seguin Economic Development Corporation for Project Rock - Joshua Schneuker, Director of Economic Development

Attachments: [Project Rock SEDC Incentive Memo](#)

b. [19-431](#)

Resolution to approve a property tax abatement application submitted by Project Rock, and to authorize a property tax abatement pursuant to the application - Joshua Schneuker, Director of Economic Development

Attachments: [Project Rock COS Tax Abatement Memo](#)

[27.28 AC Survey](#)

c. [19-436](#)

Resolution authorizing the city manager to execute any deed, boundary agreement or other document necessary to clear title to the Juan Seguin School property, Dolle Avenue and Juan Seguin Street; and declaring an effective date. Andy Quittner - City Attorney

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 27th day of November 2019 at 3:30 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 as there are two (2) parking spaces reserved for the disabled on the east side of the Municipal Building.