



It's real.

## City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

### Public & Virtual Meeting Agenda

#### City Council

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Tuesday, August 17, 2021

5:30 PM

Council Chambers

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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](mailto:virtualcouncil@seguintexas.gov) no later than 3:00 pm on Tuesday, August 17, 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=d001ca38-a19b-4d0b-acd5-ebdd0262cb19](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=d001ca38-a19b-4d0b-acd5-ebdd0262cb19)

1. Call to Order
2. Invocation - Council Member Sonia Mendez
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. [21-251](#) AACOG presentation and update regarding Connect Seguin Bus route, pertaining to route, ridership and outlook - Rick Cortes, Deputy City Manager and Sean Scott, Transportation Director, Alamo Area Council of Government

**Attachments:** [Connect Seguin powerpoint 2021](#)

- b. [21-284](#)

Update on the COVID-19 - Steve Parker, City Manager

**Attachments:** [COVID Update Meeting August 17 2021Final](#)

## 7. **Consent Agenda**

- a. [21-269](#)

City Council Minutes for August 3, 2021

**Attachments:** [CityCouncilMeetingMinutes.8-3-2021](#)

- b. [ZC  
16-21\\_CC](#)

Ordinance on second and final reading to consider a request for a zoning designation to Rural Residential (R-R) for a property located at River Road and W Kingsbury, Property ID: 50454, (ZC 16-21)

**Attachments:** [Staff Memo ZC 16\\_21](#)

[ZC 16-21 Planning Commission Report and packet](#)

[ZC 16-21 Ordinance](#)

[ZC1621\\_ExhibitA\\_CC](#)

- c. [ZC  
18-21\\_CC](#)

Ordinance on second and final reading to consider a zoning change from Single Family Residential 1 (R-1) and Commercial to only Commercial (C) for a property located at 115 East New Braunfels Street, property ID 23211 (ZC 18-21)

**Attachments:** [Staff Memo ZC 18\\_21](#)

[Planning Commission Report and packet](#)

[ZC 18-21 Ordinance](#)

[ZC1821\\_ExhibitA\\_CC](#)

- d. [21-265](#)

Ordinance on second and final reading amending the Seguin Code of Ordinances Chapter 74, Parks, amending Article IV, Standards of Care for Youth Recreation Programs; providing for publication of this ordinance; providing a severability clause; providing for an effective date; and authorizing City staff to prepare this ordinance for submission as a supplement to the Code of Ordinances

**Attachments:** [Memo for Standards of Care for 2021-2022](#)

[Ordinance adopting standard of care-2021-2](#)

[2021-2022 JAAM Parent Handbook for Elementary Schools](#)

[2021-2022 JAAM Parent Handbook for Ball](#)

e. [21-258](#)

Ordinance on second and final reading amending the Fiscal Year 2021 Utility Fund Budget of the City of Seguin, Texas

**Attachments:** [BIGS Grant Program memo](#)  
[BIGS Grant Program](#)

f. [21-256](#)

Ordinance on second and final reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule for relevant portions of Chapters 18, 22, 74, 82 and Appendix A; providing for a severability clause; providing for publication; declaring an effective date; and authorizing city staff to submit this Ordinance as a supplement to the Seguin Code of Ordinances

**Attachments:** [CC Memo 2021 Fee Schedule Update](#)  
[20-21 Fee Increase Memo](#)  
[Memo for the proposed Parks fees 2021-2022 \(1\)](#)  
[Ordinance Amending Appendix C - Fees - Master Ordinance-final](#)

**8. Action Items - Discussion and Possible Motion to Approve**a. [21-252](#)

Resolution approving the Fiscal Year 2021-2022 Seguin Economic Development Corporation Budget - Josh Schneuker, Director of Economic Development

**Attachments:** [SEDC Budget Narrative FY 2022 - Seguin City Council.pdf](#)  
[Resolution approving SEDC FY 2021-2022 Budget](#)  
[Resolution 2021-17 ResoBudgetFY2022.pdf](#)

b. [21-253](#)

Resolution authorizing the City Manager to execute a Management Services Agreement with the Seguin Economic Development Corporation; and declaring an effective date - Josh Schneuker, Director of Economic Development

**Attachments:** [080921-Memo FY 22 Management Services Agreement.pdf](#)  
[Resolution approving FY 2021-2022 Management Services Agreement](#)  
[FY 2022 Management Services Agreement.pdf](#)  
[Resolution 2021-18 ResoManagementServicesAgreement FY22.pdf](#)

c. [21-254](#)

Resolution authorizing the termination of a Tax Abatement Agreement between the City of Seguin and CoffeeTech Industries, Inc.- Josh Schneuker, Director of Economic Development

**Attachments:** [Seguin City Council Memo - CoffeeTech Industries Termination 080921.pdf](#)  
[Resolution Terminating Coffee Tech tax abatement agreement](#)

d. [21-276](#)

Resolution waiving building permit and related fees including impact fees for the construction of up to ten homes per year by Habitat for Humanity - Pamela Centeno, Director of Planning & Codes

**Attachments:** [CC Memo Habitat for Humanity Fee Waivers 2021](#)  
[Habitat Request 2021](#)  
[Resolution Fee Waiver Habitat for Humanity 2021](#)

e. [21-267](#)

Resolution authorizing the City Manager to execute a professional services agreement between the City of Seguin and Roadway Asset Services, LLC, for administration related to implementing an Asset Management System for Pavement Rehabilitation - John Donnelly, Director of Public Works

**Attachments:** [Memo to Council RAS Award 2021 08 17](#)  
[Resolution approving a professional services Agreement with Roadway Asset S](#)  
[RAS Proposal](#)  
[RAS slide show](#)

f. [21-281](#)

Street closure request for Word Image Ministries to host Jesus Lives Cristo Christian Concert on Saturday, September 25, 2021, in the 100 Block of East Donegan and East Nolte Street; and declaring an effective date - Kyle Kramm, Main Street and CVB Director

**Attachments:** [Jesus Lives Cristo Vive 9-25-21](#)  
[Jesus Lives Cristo Vive Map 9-25-21](#)

g. [21-282](#)

Street Closure request for the Pecan Fest Celebration on Saturday, October 30, 2021, in the 100 and 200 Blocks East Nolte, 100 - 300 Blocks East Donegan, 100-400 Blocks South River, 200 Block East Live Oak, 500 Block South Crockett, and 100 Blocks of East and West Gonzales Street, to include the sale of alcohol; and declaring an effective date - Kyle Kramm, Main Street and CVB Director

**Attachments:** [Pecan Fest Street Closure 10-30-21](#)

h. [21-277](#)

Resolution authorizing the City Manager to execute a Contract to Lease Golf Carts & GPS from Yamaha; and declaring an effective date - Bruce Allen, Golf Course Manager

**Attachments:** [Council Memo - Yamaha Carts](#)  
[Resolution approving lease-purchase of fifty-four golf carts](#)  
[Yamaha Proposal for Starcke Park \(City of Seguin\) 8-2-21](#)

i. [21-279](#)

Resolution approving the selection of BGE, Inc., Halff Associates, Inc., Pape Dawson Engineers and TRC Engineers, Inc., as consulting engineers for the final design and implementation phase of the Texas General Land Office CDBG-MIT grant for four drainage projects; and declaring an effective date - Michael Sharp, Engineering Technician II

**Attachments:** [Memo to Council TxGLO Grant \(1\)](#)

[Resolution approving four consulting engineer firms for the TxGLO CDBG-MIT \(](#)

[Evaluation Tabulation - Eng Svc GLO CDBG MIT Final](#)

[Evaluation Tabulation - Eng Svc GLO CDBG MIT Final](#)

j. [21-283](#)

Ordinance on first reading amending the FY2021 City of Seguin Special Revenue Fund Budget; and declaring an effective date - Susan Caddell, Director of Finance

**Attachments:** [Council Memo -CVB Building](#)

[Ordinance - CVB Building](#)

9. **Acknowledgment of Bills**a. [21-270](#)

Check Report: August 2, 2021 through August 13, 2021

**Attachments:** [Check Report \(7\)](#)

10. **Adjourn from the Regular Session and Convene a Budget Workshop**a. [21-278](#)

Discussion of the proposed budget for FY2021-FY2022 - Steve Parker, City Manager

- a. General Fund
- b. Debt Service Fund
- c. Special Revenue Fund
- d. Utility Fund

**Attachments:** [ProposedBudget.FY2022](#)

11. **Adjourn from the Budget Workshop and Convene a Regular Meeting**a. [21-271](#)

Propose a new Tax Rate of \$0.5462 per \$100 valuation for FY2022 - Susan Caddell, Director of Finance

**Attachments:** [City Council memo Proposal of Tax Rate](#)

12. **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. [14-108](#)

Deliberate regarding Real Property and Economic Negotiations in accordance with Section 551.087, 551.071 and 551.072 - Steve Parker, City Manager

13. **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 August 13, 2021 at 3:00 p.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.