



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda

City Council

Tuesday, November 2, 2021

5:30 PM

Council Chambers

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 no later than 3:00 pm on Tuesday, November 2, 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=2d744a9c-42d2-4616-ad44-6cb27c11a9ca

1. **Call to Order**
2. **Invocation - Mayor Pro Tem Penny Follis**
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. [21-372](#)
Guadalupe Regional Medical Center FY2022 Budget - Robert Haynes, CEO
- b. [21-333](#)
Storm Water Utility Status and Update - Jennifer Ramos, P.E., and Troy Dorman, P.E., Halff & Associates
Attachments: [Sequin Stormwater Council Update 11.02.2021 -draft](#)
- c. [21-331](#)
Update on COVID-19 - Steve Parker, City Manager
Attachments: [COVID Update Meeting November 2 2021Final](#)
[COVID Update Meeting October 4 2021Final](#)
7. **Consent Agenda**
- a. [21-376](#)
City Council Minutes of October 19, 2021
Attachments: [CityCouncilMeetingMinutes.10-19-2021](#)
- b. [21-343](#)
Ordinance on second and final reading to consider a request for Voluntary Annexation for an area of land located at 450 Seitz Rd, being approximately 45.13+/- acres of land in Guadalupe County, Texas consisting of one tract with property ID 59124 (VAN 08062021)
Attachments: [Staff Memo VAN08062021_WWTPPlant](#)
[Annex Ordinance_GWWTP_van08062021](#)
[ExhibitA_van08062021](#)
- c. [21-344](#)
Ordinance on second and final reading to consider a request for Voluntary Annexation for an area of land located on Cordova Rd, being approximately 75.605+/- acres of land in Guadalupe County, Texas consisting of one tract with property ID 133819 (VAN 08272021-02)
Attachments: [Staff Memo VAN08272021_02](#)
[Annex Ordinance van08272021_02](#)
[ExhibitA van08272021_02](#)
[ExhibitB van08272021_02](#)
[ExhibitC van08272021_02](#)

- d. [ZC 21-21 CC](#) Ordinance on second and final reading to consider a request for a zoning change from Agricultural Ranch (A-R) to Multi-Family High Density 3 (MF-3) for a property located at the 3500 Blk of SH 123 Bypass N., Property ID: 52359, (ZC 21-21)

Attachments: [Staff Memo ZC 21 21](#)
[ZC 21-21 Planning Commission Report and packet](#)
[ZC 21-21 Ordinance](#)
[ZC2121 ExhibitA CC](#)

8. **Action Items - Discussion and Possible Motion to Approve**

- a. [ZC 22-21 CC](#) Public Hearing and Ordinance on first reading on a request for a Zoning Change from Commercial and Agricultural-Ranch to Commercial for property located at the SE corner of IH 10 West and FM 464, Property ID 53164 (ZC 22-21)- Pamela Centeno, Director of Planning and Codes

Attachments: [Staff Memo ZC 22 21](#)
[ZC 22-21 Planning Commission Report and packet](#)
[ZC 22-21 Ordinance](#)
[ZC2221 ExhibitA CC](#)

- b. [ZC 23-21 CC](#) Public hearing and Ordinance on first reading on a request for a zoning designation to Single Family Residential (R-2) for a property located at the 1000 Block of Cordova Rd, Property ID: 133819, (ZC 23-21)- Pamela Centeno, Director of Planning and Codes

Attachments: [Staff Memo ZC 23 21](#)
[ZC 23-21 Ordinance](#)
[ZC 23-21 Planning Commission Report and packet](#)
[ZC2321 ExhibitA CC](#)

- c. [21-380](#) Public Hearing and Ordinance on first reading to consider the Voluntary Annexation of approximately 57.911 acres located north of the 1900 block of Cordova Rd, A M Esnaurizar Survey, Abstract 20, in Guadalupe County, Texas, Property IDs 56086 & 56087 (VAN 09-27-2021)- Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo VAN08272021 01 area 1](#)
[Annex Ordinance van08272021 01 area 1](#)
[OrdinanceExhibits van08272021 01](#)
[VAN08272021 01 AerialLocation map](#)

d. [21-383](#)

Public Hearing and Ordinance on first reading to consider Voluntary Annexation of approximately 23.145 acres, located north of Timmermann Rd, M Cherino Survey, Abstract 10, in Guadalupe County, Texas, Property ID 52715 (VAN 09-24-2021_2)- Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo VAN009242021_02 area 3](#)
[Annex Ordinance van09242021_02 area 3](#)
[Ordinance Exhibits VAN09242021_02](#)
[VAN09242021_02 AerialLocation map](#)

e. [21-385](#)

Public Hearing and Ordinance on first reading to consider Voluntary Annexation of approximately 7.211 acres, located on the northwest corner of State Hwy 46 N & Three Oaks Rd, being Lots 2, 3, & 4 of the River Oaks Commercial Subdivision in Guadalupe County, Texas, Property IDs 153944, 153944, & 153946 (VAN 09-24-20201_01)- Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo VAN09242021_01 Area 2](#)
[Annex Ordinance van09242021_01 Area2](#)
[Ordinance Exhibits van09242021_01](#)
[VAN09242021_01 AerialLocation map](#)

f. [21-386](#)

Public Hearing and Ordinance on first reading to consider Voluntary Annexation of approximately 61+/- acres, located at 2161 Manor Dr, Isaac Baker Survey, Abstract 3, in Guadalupe County, Texas, Property ID 50514 (VAN 08-10-2021)- Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo VAN08102021_ManorDr](#)
[Annex Ordinance van08102021 area 4](#)
[Exhibit A van08102021 area 4 Updated](#)
[Exhibit B Property ID 50514 50513 W Kingsbury Manor Dr development agreen](#)
[VAN08102021_AerialLocation_map](#)
[Exhibit C van08102021](#)

g. [21-381](#)

Public Hearing and Ordinance on first reading to consider the annexation of sections of Cordova Rd, being approximately 19.67 acres and 15,918.99 linear feet of right-of-way in Guadalupe County, Texas (VAN 09-27-2021)- Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo VAN09272021_CordovaRd](#)
[Annex Ordinance van09272021 area 5](#)
[Exhibit A van09272021 area 5](#)
[Exhibit B van09272021 area 5](#)
[VAN09272021_AerialLocation_map](#)

h. [21-378](#)

Resolution ratifying the authorization for the City Manager to enter into a Interlocal Agreement for Maintenance of Cordova Road between Guadalupe County and the City of Seguin; providing for an effective date - Steve Parker, City Manager

Attachments: [Resolution. Ratifying an Interlocal Agreement for Cordova Road Agreement.GuadalupeCounty.MaintenanceOfCordovaRoad](#)

i. [21-396](#)

Resolution approving the purchase of new duty handguns for the police department; approving the sale of current duty handguns and other surplus firearms; and declaring an effective date - Terry Nichols, Police Chief

Attachments: [Disposal of Excess Weapons and Purchase of Handguns, Optics and Accessori](#)
[Resolution to approve firearm quote from GT Distributors](#)
[GT Distributors Quote 10.26.21](#)

j. [21-390](#)

Resolution authorizing the City Manager to execute a Deed Without Warranty to purchase the Saegert Middle School Tennis Courts and Maintenance Buildings from the Seguin Independent School District for a purchase price of \$200,000; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Attachments: [Memo to purchase the old Saegert Middle School Tennis Courts and associatec](#)
[Resolution approving purchase of Saegert Middle School Tennis Courts](#)
[Deed for Saegert tennis courts](#)

k. [21-392](#)

Ordinance on first reading amending the Fiscal Year 2022 Special Revenue Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

Attachments: [Pickleball court property memo](#)
[Pickleball court property](#)

l. [21-395](#)

Ordinance on first reading amending the Fiscal Year 2022 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

Attachments: [BIGS program, vacation buyback and material spreader memo](#)
[Council Memo - Additional Funding for BIG Program](#)
[Vacation Buyback Memo-Fire and Police Personnel](#)
[BIGS program, vacation buyback and material spreader](#)

m. [21-382](#)

Resolution approving agreements between the City of Seguin and the following organizations that receive financial appropriation in the FY2022 Hotel Occupancy Tax Fund - 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 Fairs Association
- g. Seguin LULAC Council #682
- h. Seguin Art League
- i. The Fields of Huber Ranch, LLC

Attachments: [City Council memo on agreements 2022](#)

[Resolutions and Agreements](#)

n. [21-374](#)

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

Attachments: [CC.Memo.SolidWaste.11-2-21](#)

[SolidWasteSurvey.10-29-2021](#)

[Ordinance Increasing Solid Waste Collection Fee - October 2021](#)

[WasteConnections.CPI RateAdjust.2021](#)

o. [21-394](#)

Street closure request by SRE Promotions to host Corvettes on Square on January, 15, 2022 - Kyle Kramm, Main Street & CVB Director/HPO.

Attachments: [Corvettes on the Square St Closure Request 1-15-21](#)

[Corvettes on the Square Map](#)

p. [21-387](#)

Street closure and sale of alcohol request for Seguin's Holiday Stroll events including Sip 'n Stroll, Jingle Bell 5K, and North Pole Stroll - Kyle Kramm, Seguin Main Street & CVB Director/HPO

Attachments: [Memo - Holiday Stroll Street Closure Dec 2021](#)

q. [21-379](#)

Resolution by the Governing Body of the City of Seguin, Texas approving the facility parking lot expansion of the Guadalupe Appraisal District - Andrew Quittner, City Attorney

Attachments: [AppraisalDistrictParkingLotExpansionRes.2021](#)

[AppraisalDistrictParkingLotExpansion.Resolution](#)

r. [21-375](#)

Resolution of votes cast to elect Directors for the Guadalupe Appraisal District for the years 2022-2023 - Mayor Donna Dodgen

Attachments: [CouncilMemo.AppraisalDistrictVotesCast.Dunn](#)

[AppraisalDistrict.Ballot.2022-2023](#)

[Appraisal Dist Votes Cast.2022-2023](#)

9. **Acknowledgment of Bills**a. [21-377](#)

Check Report: October 18, 2021 through October 29, 2021

Attachments: [Check Report \(5\)](#)

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

11. **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 29th day of October 2021 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.