



**It's real.**

## **City of Seguin**

210 E. Gonzales Street  
Seguin TX, 78155

### **Public & Virtual Meeting Agenda**

#### **City Council**

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Tuesday, November 16, 2021

5:00 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, November 16, 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=35fc4844-89c3-45c7-916d-8c764421bb75](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=35fc4844-89c3-45c7-916d-8c764421bb75)

1. **Call to Order**
2. **Invocation - Council Member Joe Rea**
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. [21-373](#)
- Presentation to fulfill part of the City's Annual Section 3 Requirements that apply to recipients of HUD Community Planning and Development grant funding exceeding \$200,000 - Kathy Wood, Grant Administrator, and Cindy Metro, Langford Community Management Services
- Attachments:** [11-16-21 City Council MEMO for Section 3 Presentation](#)  
[10-08-2021\\_A1024 Section 3 Sample Presentation to Local Community \(3\)](#)
- b. [21-416](#)
- Juan Seguin Burial Site Signage - Jack Jones, Director of Parks and Recreation and Kyle Kramm, Main Street & CVB Director
- Attachments:** [Memo regarding the Juan Seguin Burial Site Signage](#)  
[Juan Seguin Burial Site Timeline Signage 36"x96" FINAL](#)  
[Juan Seguin Burial Site Special Thanks Sign 24"x36"](#)
7. **Consent Agenda**
- a. [21-400](#)
- City Council Minutes of November 2, 2021
- Attachments:** [CityCouncilMeetingMinutes.11-2-2021](#)
- b. [ZC](#)  
[22-21 CC](#)
- Ordinance on second and final 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)
- Attachments:** [Staff Memo ZC 22\\_21](#)  
[ZC 22-21 Planning Commission Report and packet](#)  
[ZC 22-21 Ordinance](#)  
[ZC2221 ExhibitA CC](#)
- c. [ZC](#)  
[23-21 CC](#)
- Ordinance on second and final 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)
- Attachments:** [Staff Memo ZC 23\\_21](#)  
[ZC 23-21 Ordinance](#)  
[ZC 23-21 Planning Commission Report and packet](#)  
[ZC2321 ExhibitA CC](#)
- d. [21-392](#)
- Ordinance on second and final reading amending the Fiscal Year 2022 Special Revenue Fund Budget of the City of Seguin, Texas; and declaring an effective date
- Attachments:** [Pickleball court property memo](#)  
[Pickleball court property](#)

e. [21-395](#)

Ordinance on second and final reading amending the Fiscal Year 2022 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date

**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](#)

f. [21-374](#)

Ordinance on second and final 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

**Attachments:** [CC.Memo.SolidWaste.11-2-21](#)  
[SolidWasteSurvey.10-29-2021](#)  
[Ordinance Increasing Solid Waste Collection Fee - October 2021](#)  
[WasteConnections.CPI RateAdjust.2021](#)

**8. Action Items - Discussion and Possible Motion to Approve**a. [21-411](#)

Resolution approving an Agreement with the Meadow Lake Dam Association for funding an engineering study performed by Freese and Nichols, Inc.; conditionally authorizing the execution of the Professional Services Agreement with Freese and Nichols, Inc; and declaring an effective date - Steve Parker, City Manager

**Attachments:** [Meadowlake Dam Memo nov 16](#)  
[Resolution approving an Agreement with the Meadow Lake Nolte Dam Associat](#)  
[Funding Agreement with MLNDA for Freese and Nichols Contract - MLNDA - Fi](#)  
[Professional Services Agreement Meadow Lake Dam Study\\_11-08-21](#)  
[Attachment TC](#)  
[Attachment CO](#)  
[Attachment SC - Meadow Lake 11-08-21](#)  
[Schedule](#)

b. [ZC  
24-21 CC](#)

Public hearing and Ordinance on first reading to consider a zoning designation to Single Family Residential (R-2) for a property located at the 1900 Blk of Cordova Rd, Property ID(s): 56086 & 56087, (ZC 24-21)- Pamela Centeno, Director of Planning & Codes

**Attachments:** [Staff Memo ZC 24 21](#)  
[Planning Commission Report and packet](#)  
[ZC 24-21 Ordinance](#)  
[ZC2421 ExhibitA CC](#)

c. [ZC  
30-21 CC](#)

Public Hearing and Ordinance on first reading to consider a zoning designation to Commercial (C) for property located at the NW corner of SH 46 N and Three Oaks Rd. PID(s) 153944, 153945, 153946 (ZC 30-21)- Pamela Centeno, Director of Planning & Codes

**Attachments:** [Staff Memo ZC 30 21](#)  
[Planning Commission Report and packet](#)  
[ZC 30-21 Ordinance](#)  
[ZC3021 ExhibitA CC](#)

d. [21-384](#)

Ordinance by the City Council of the City of Seguin, Texas authorizing the issuance of "City of Seguin, Texas Tax Notes, Series 2021", levying an annual ad valorem tax, within the limitations prescribed by law, for the payment of the obligations; prescribing the form, terms, conditions, and resolving other matters incident and related to the issuance, sale and delivery of the obligations; authorizing the execution of a paying agent/registrar agreement and a purchase and investment letter; complying with the letter of representations previously executed with the depository trust company; authorizing the execution of any necessary engagement agreement with the City's Financial Advisors; and providing an effective date - Susan Caddell, Director of Finance

**Attachments:** [City Council memo for approval of financing](#)  
[Letter \(4\)](#)  
[Agenda and Motion](#)  
[Ordinance \(2\)](#)

e. [21-410](#)

Resolution of the City Council of Seguin Texas, approving a professional services contract in the amount of \$279,846.00, to RPS, for the Walnut Branch Sewer Main Project - Phase IV and other related engineering services; and declaring an effective date - Billy Hornung, P.E., Project Engineer

**Attachments:** [WB PH IV Memo to CC 2021 11 16](#)  
[Resolution approving a professional services agreement - RPS - Walnut Branch](#)  
[RPS Proposal Walnut Branch IV CC Mtg 2021 11 16](#)

f. [21-415](#)

Resolution supporting the proposed rehabilitation of Eden Cross and Eden Place by National Church Residences and waiving a minimum of \$250.00 in planning or building fees as the City's in-kind contribution to the project; and declaring an effective date - Andrew Quittner, City Attorney

**Attachments:** [Council Memo - Eden Place -Eden Cross](#)

[Resolution supporting Eden Cross - Eden Place Rehabilitation and waiver of \\$2:](#)

[TxStateAffordableHousingCorp.1220&1240JeffersonSt](#)

[TxStateAffordableHousingCorp.1220&1240JeffersonSt](#)

9. **Acknowledgment of Bills**a. [21-401](#)

Check Report: November 1, 2021 through November 12, 2021

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

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. [13-048](#)

Consultation with City Attorney in accordance with Section 551.072 regarding Deliberation on Real Property - 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 12th day of November 2021 at 3:00 p.m.**

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**Naomi Manski  
City Secretary**