



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda

City Council

Tuesday, August 2, 2022

5:30 PM

Council Chambers

The City Council Meeting can be viewed live at:
[http://cityofseguintx.granicus.com/MediaPlayer.php?
publish_id=2a87d806-c6f4-49aa-889a-249a19a447ad](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=2a87d806-c6f4-49aa-889a-249a19a447ad)

1. Call to Order
2. Invocation - Mayor Pro Tem 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. [22-333](#)

Certificate of Recognition to all Electric Department Employees for participating in the Texas Linemen's Rodeo - Mayor Donna Dodgen

Attachments: [Texas Lineman's Rodeo Certificates for Agenda](#)

b. [22-323](#)

Update on the Golf Course Capital Projects - Bruce Allen, Golf Course Manager

Attachments: [Council Memo - NGF](#)
[2 Year Renovation Concerns](#)
[Starcke Park GC Report](#)
[Seguin Council Presentation FinalSteve Edits](#)

7. Consent Agenda**a. [22-320](#)**

City Council Meeting Minutes of July 19, 2022

Attachments: [CityCouncilMeetingMinutes.7-19-2022](#)

b. [22-315](#)

Ordinance on second and final reading amending the Seguin Code of Ordinances, Chapter 18, Buildings and Building Regulations, Articles I through VIII, to adopt the 2018 International Building Codes and the 2020 Electric Code; establishing administrative procedures and certain exceptions; providing for a severability clause, publication, and an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances

Attachments: [Memo to Council for 2018 Code adoption](#)
[Ordinance Amending Building Codes to Adopt new International Codes](#)

c. [22-317](#)

Ordinance on second and final reading amending the Seguin Code of Ordinances, Chapter 50 Fire Prevention and Protection, Article II, Fire Codes, to adopt the 2018 International Fire Code with exceptions and additions; providing for a severability clause; providing for publication; authorizing city staff to prepare this ordinance for submission as a supplement to the Code of Ordinances; and providing for an effective date

Attachments: [2018 IFC adoption memo](#)
[Ordinance adopting 2018 International Fire Code - Final](#)

d. [22-329](#)

Resolution authorizing the City Manager to execute an Agreement between the City of Seguin and the Seguin Independent School District for the operation of the Jammin' After-School Adventures for Me program; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Attachments: [memo JAAM 2022](#)
[ResolutionAgreement.SISD.JamminProgram](#)
[JAAM Facility Use Agreement 2022](#)

e. [22-332](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into a Park Development Agreement with Peter Greenblum regarding the Meadows of Mill Creek Subdivision; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Attachments: [Memo regarding Private Parkland Dedication and Development for the Meadow](#)
[Resolution approving Park Agreement with Peter Greenblum for Meadows of Mill](#)
[Park Development Agreement for Meadows of Mill Creek](#)
[Overall Land Concept Plan for the Meadows of Mill Creek Exhibit A](#)
[Parks Plan by Phase for the Meadows of Mill Creek Exhibit B](#)
[Typical Sidewalk Detail for Meadows of Mill Creek Exhibit C](#)

f. [22-324](#)

Resolution approving the remount of a Frazer Type I ambulance on an International CV 515 Chassis from the Buyboard Cooperative Purchasing Agreement in the amount of \$241,052; utilizing ARP funds and declaring an effective date - Dale Skinner, Fire/EMS Chief

Attachments: [Council Memo Ambulance Remount 2022 International Chassis](#)
[Resolution awarding a bid to Southwest International Trucks for ambulance rem](#)
[Seguin FD Estimate Q3178-1 International Chassis](#)

g. [22-325](#)

Resolution approving the purchase of a Frazer Type I ambulance on a International CV 515 Chassis from the Buyboard Cooperative Purchasing Agreement in the amount of \$273,841; utilizing ARP funds and declaring an effective date - Dale Skinner, Fire/EMS Chief

Attachments: [Council Memo Ambulance Purchase FY23](#)
[Resolution awarding a bid to Rush Truck Center for ambulance remount](#)
[Seguin Estimate Q3179-1 International Chassis](#)

h. [22-328](#)

Proposed street closure request from the Seguin Matador Band Boosters to close a portion of East Cedar Street between Lamar Street and the eastern most driveway entrance of Faith Lutheran Church on Saturday, October 1, 2022, from 6 a.m. to 11 p.m. for the Annual Seguin Marching Festival - Jack Jones, Director of Parks and Recreation

Attachments: [Memo for Street Closures related to the Seguin Band Boosters for a Marching C](#)
[2022 SISD Marching Festival Road Street Closure Map](#)

i. [22-330](#)

Approval of reports for the quarter ended June 30, 2022 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 063022](#)

j. [22-337](#)

Check Report: July 18, 2022 through July 29, 2022

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

8. Action Items - Discussion and Possible Motion to Approvea. [22-326](#)

Presentation of the proposed budget for FY2022-FY2023 - Steve Parker, City Manager and Susan Caddell, Director of Finance

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

Attachments: [City of Seguin FY23 Budget \(1\)](#)
[Budget presentation 080222](#)

b. [22-334](#)

Resolution by the Seguin City Council approving a Bond Resolution previously adopted by the Board of Directors of the Schertz/Seguin Local Government Corporation authorizing the issuance of obligations designated as "Schertz/Seguin Local Government Corporation Contract Revenue Improvement Bonds, New Series 2022A"; acknowledging that these bonds will be sold pursuant to the provisions of a purchase contract executed between the City of Schertz, Texas, the City of Seguin, Texas, and the Schertz/Seguin Local Government Corporation; authorizing the Mayor, the City Manager, and the City Secretary of the City of Seguin, Texas to execute on behalf of the City of Seguin, Texas all documents in connection with this transaction; and other matters in connection therewith - Duane Westerman, SAMCO Capital Markets, Inc.

Attachments: [Memo for Bond Issuance 2022](#)
[Resolution SSLGC R22-11](#)
[Letter \(9\)](#)
[Resolution \(4\)](#)
[Exhibit A Exhibit B](#)

c. [22-335](#)

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, Inc.

Attachments: [Letter \(10\)](#)
[Resolution \(5\)](#)
[Exhibit A Exhibit B \(1\)](#)

d. [22-327](#)

Public Hearing and Ordinance on first reading to consider the Voluntary Annexation of approximately 79.828 acres located along the 8100 Blk of N State Hwy 123, M Cherino Survey, Abstract 10 & AM Esnaurizar Survey, Abstract 20 in Guadalupe County, Texas Property Ids. 52447, 175355, 56244, 56245 & 52449 and 5.936 acres of the N State Hwy 123 right-of-way (VAN06072022)- Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo VAN06072022](#)
[VAN06072022 AerialLocation map](#)
[Annex Ordinance van06072022](#)
[CC ExhibitA](#)
[CC ExhibitB](#)
[CC ExhibitC](#)

e. [ZC](#)
[12-22 CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential 1 (R-1) to Duplex-2 (DP-2) for three properties located at 607, 611 & 615 E Martindale St., Property Id 39301 (ZC 12-22)- Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo ZC 12 22](#)
[Planning Commission Report & packet](#)
[ZC 12-22 Ordinance](#)
[ZC1222 ExhibitA CC](#)

f. [ZC](#)
[13-22 CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Commercial (C) to Multi-Family 3 (MF-3) for a 15.57 acre portion out of a 18.17 acre tract NE corner of State Hwy 46 N and Cordova Rd, Property ID 175347. (ZC 13-22)-Pamela Centeno, Director of Planning & Codes.

Attachments: [Staff Memo ZC 13 22](#)
[Planning Commission Report & packet](#)
[ZC 13-22 Ordinance](#)
[ZC1322 ExhibitA CC](#)

g. [22-252](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a professional engineering services contract with Pape-Dawson Engineers, Inc. in the amount of \$4,428,217.65, for the design and engineering services related to the MPO Project CSJ #0915-46-052 Cordova Road Reconstruction Project; and declaring an effective date - Melissa Reynolds, P.E., MPA, CFM, City Engineer

Attachments: [2022-08-02 CC Memo Cordova PD Professional Services](#)
[Resolution approving professional services agreement with Pape dawson for th](#)
[Cordova Road PD Contract](#)

h. [22-318](#)

Ordinance of the City Council of the City of Seguin, Texas on the first reading amending the Seguin Code of Ordinances Appendix C - Fee Schedules, Chapter 102, Utilities, Article III, Water Rates; and Article IV Wastewater Rates; 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; Timothy Howe, Director - Water / Wastewater Utilities and Dan V. Jackson, Vice President - Willdan Financial Services

Attachments: [Council Memo 7-20-2022](#)
[Ordinance 7-20-2022](#)
[Council Capital Projects Presentation 8-2-2022](#)
[2022 08 02 Seguin Willdan City Council Presentation 2.0](#)
[2022 08 02 Seguin Willdan City Council Presentation with Appendix 2.0](#)
[Proposed CIP FY 2023-2031 - 08-2-22](#)

i. [22-319](#)

Presentation on the City of Seguin Electric rates for FY2022-2023; providing for an effective date - Rick Cortes, Deputy City Manager

Attachments: [Electric Rate Council Memo 2022-23 \(1\)](#)
[2022-23 Electric Rates Presentation Rev](#)
[Bill Comparison](#)

j. [22-321](#)

Ordinance of the City Council of Seguin, Texas on first reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, for relevant portions of Chapters 66 (Library) and 74 (Golf Course); 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 - Andy Quittner, City Attorney

Attachments: [22-23 Fee Increase Memo](#)
[FY 2023 Fee Change Memo](#)
[Ordinance Amending Appendix C - Fees - Master Ordinance-final](#)

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. [13-053](#)

Deliberation regarding Economic Development Negotiations in accordance with Section 551.071 and 551.087 - Steve Parker, City Manager

10. Action Items - Discussion and Possible Motion to Approve

a. [22-336](#)

Possible action as a result of the Executive Session Item - Joshua Schneuker,
Director of Economic Development

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 July, 2022 at 5:30 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.**