



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 16, 2022

5:30 PM

Council Chambers

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The City Council Meeting can be viewed live at:  
[http://cityofseguintx.granicus.com/MediaPlayer.php?  
publish\\_id=c6c9930b-de7a-4b09-9f65-98ae5545cb1e](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=c6c9930b-de7a-4b09-9f65-98ae5545cb1e)

1. Call to Order
2. Invocation - Council Member Jeremy Roy
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. [22-363](#)  
  
Recognition of the Seguin ISD School Board being named the Region 20 School Board of the Year by the Texas Association of School Administration - Mayor Donna Dodgen  
  
Attachments: [Certificate of Recognition Seguin ISD Board of Trustees](#)
7. Consent Agenda
  - a. [22-339](#)  
  
City Council Meeting Minutes of August 2, 2022  
  
Attachments: [CityCouncilMeetingMinutes.8-2-2022](#)

**b.**      [22-327](#)

Ordinance on second and final 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)

**Attachments:**    [Staff Memo VAN06072022](#)  
[VAN06072022\\_AerialLocation\\_map](#)  
[Annex Ordinance van06072022](#)  
[CC ExhibitA](#)  
[CC ExhibitB](#)  
[CC ExhibitC](#)

**c.**      [ZC](#)  
[12-22 CC](#)

Ordinance on second and final 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)

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

**d.**      [ZC](#)  
[13-22 CC](#)

Ordinance on second and final 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)

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

**e.**      [22-318](#)

Ordinance of the City Council of the City of Seguin, Texas on the second and final 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

**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](#)

**f.**      [22-351](#)

Resolution of the City Council of Seguin, Texas approving a price increase and six-month extension of the agreement with Brenntag Southwest Inc. to supply liquid chlorine; and declaring an effective date - Twila Wood, Purchasing Manager

**Attachments:**    [Chlorine Contract. Renewal Aug 2022](#)  
[Chlorine.Resolution .Renewal Aug 2022](#)

**g.**      [22-364](#)

Resolution authorizing purchase of pad mount transformers Bid #TF-2022-30 for us by the City of Seguin Electric Utilities Department - Adam Ryals, Utility Warehouse Manager and Rick Cortes, Deputy City Manager

**Attachments:**    [Agenda Item Memo 8.10.22 Transformers Revised](#)  
[Resolution Transformers 58](#)  
[Bid Tab Unit Prices.Transformers.TF-2022-30](#)

**h.**      [22-352](#)

Resolution authorizing the City Manager to execute a change order number 9, in the amount of \$118,680.30, to Meyers Concrete Construction, LP for handrail on the Walnut Springs Trail Extension Project; and declaring an effective date - Melissa Reynolds, P.E., MPA, CFM, City Engineer

**Attachments:**    [2022-08-08 Memo to CC WSTE CO#9](#)  
[Resolution approving Change Order No. 9 to the Walnut Springs Trail Extensior](#)  
[290933 Walnut Springs Trail Extension Change Order No 9](#)

i. [22-353](#)

Resolution authorizing the City Manager to execute Amendment No. 7 to the Professional Services Agreement with Brown and Gay Engineering (BGE) in the amount of \$125,155 for Rudeloff Road Phase I Widening Project - CSJ: 0915-46-045; and declaring an effective date - Melissa Reynolds, P.E., MPA, CFM, City Engineer

**Attachments:** [Memo - Rudeloff P1 - Water Main Design CO#7](#)  
[Rudeloff Road Supplemental Agreement #7 Scope](#)  
[Resolution approving a change order for BGE additional water pipe design - Ru](#)

j. [22-359](#)

Boards and/or Committee Appointment  
a. Building & Standards

**Attachments:** [Council.Appointments.August2022](#)

k. [22-366](#)

Check Report: August 1, 2022 through August 12, 2022

**Attachments:** [Check Report \(8\)](#)

**8. Action Items - Discussion and Possible Motion to Approve**a. [22-321](#)

Ordinance of the City Council of Seguin, Texas on second and final reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, for relevant portions of Chapters 66 (Library) and 74 (Golf Course & Parks); 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](#)  
[22-23 Fee Increase Memo](#)  
[Ordinance Amending Appendix C - Fees - Amended Master Fee Ordinance \(1\)](#)

b. [ZC-15-22 C](#)  
[C](#)

Public Hearing and Ordinance on first reading to consider a Zoning Designation to Single-Family Residential (R-1) for a property located at the 8100 Blk of State Hwy 123 N (A), Property ID(s): 52447, 56244, 56245, and 175355, (ZC 15-22)  
-Pamela Centeno, Director of Planning & Codes

**Attachments:** [Staff Memo ZC 15 22](#)  
[Planning Commission Report & packet](#)  
[Proposed Zoning Plan](#)  
[ZC 15-22 Ordinance](#)  
[ZC1522 ExhibitA\\_CC](#)

c. [ZC-16-22 C](#)  
[C](#)

Public Hearing and Ordinance on first reading to consider a Zoning Designation to Zero Lot Line (ZL) for a property located at the 8100 Blk of State Hwy 123 N (B), Property ID(s): 56244, 52449, and 175335 (ZC 16-22)-Pamela Centeno, Director of Planning & Codes

**Attachments:** [Staff Memo ZC 16 22](#)  
[Planning Commission Report & packet](#)  
[Proposed Zoning Plan](#)  
[ZC 16-22 Ordinance](#)  
[ZC1622 ExhibitA CC](#)

d. [22-331](#)

Public Hearing and Ordinance on first 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 Seguin Code of Ordinances - Jack Jones, Director of Parks and Recreation

**Attachments:** [Memo for Standards of Care for 2022-2023](#)  
[Ordinance adopting standard of care-2022](#)  
[2022-2023 JAAM Parent Handbook](#)

e. [22-361](#)

Naming the 1.3 acres of public parkland that was purchased by the City of Seguin for future pickleball courts located at 418 W. Mountain St. - Jack Jones, Director of Parks and Recreation

**Attachments:** [Memo regarding naming the pickleball courts](#)

f. [22-349](#)

Resolution of the City Council for the City of Seguin, Texas, authorizing submission of a grant application in response to the Office of the Secretary of Transportation for the Safe Streets and Roads For All discretionary grant program - Kathy Wood, Grant Administrator

**Attachments:** [08-16-22 City Council MEMO to submit FY22 Safe Streets for All grant applicati](#)  
[08-16-22 City Council RESOLUTION to submit FY22 Safe Streets for All grant e](#)

g. [22-343](#)

Resolution awarding Convention, Sports & Leisure International a contract to conduct a market analysis and feasibility study on a hotel conference center - Kyle Kramm, Main Street & CVB Director.

**Attachments:** [Council Memo - Selection of Firm.docx](#)  
[Resolution approving a contract with CSL for Conference Feasibility Study](#)  
[Seguin TX Hotel Convention Center Study Engagement Letter 2022\\_08\\_10.pdf](#)  
[CSL Convention Conference Proposal - Seguin TX 2022.pdf](#)

**h. [22-356](#)**

Resolution of the City Council of Seguin, Texas approving the naming of Fire Station 3 as the Roger W. Dean III Fire Station - Dale Skinner, Fire Chief

**Attachments:** [Council Memo Station 3 Naming](#)  
[Resolution naming Fire Station 3 as the Roger W. Dean III Station](#)

**i. [22-350](#)**

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

**Attachments:** [Walnut Springs Trail Extension Project CO memo](#)  
[Walnut Springs Trail Extension Project CO](#)

**j. [22-360](#)**

Ordinance on first reading amending the Code of Ordinances, Chapter 2, Administration, Article II, City Council, to set compensation for the Mayor and City Council Members; providing a severability clause; authorizing city staff to prepare this Ordinance for submission as a supplement to the Code of Ordinance; and providing for an effective date - Steve Parker, City Manager

**Attachments:** [Ordinance setting city council compensation](#)

**k. [22-357](#)**

Resolution approving the Order and Notice for a General and a Special Election to be conducted on November 8, 2022, for the purpose of electing city council members for districts 3,5,7, and 8 and for changes to the City of Seguin Charter; and declaring an effective date - Andy Quittner, City Attorney

**Attachments:** [Resolution approving notice and order of election](#)  
[Notice\(ENGLISH\)General and Special.November](#)  
[2022 NOTICE \(SPANISH\) GENERAL ELECTION](#)  
[Order of Election for November 8 2020 \(English\)](#)  
[ORDER \(SPANISH\) GENERAL ELECTION November 3 2022](#)  
[EV Schedule and Locations Nov2022](#)  
[Election Day Vote Center Locations -Nov2022](#)

**9. Adjournment from Regular Session and Open the Budget Workshop****a. [22-340](#)**

City Council Budget Workshop

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

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

**10. Adjournment from the Workshop and Open the Regular Session**

a. [22-365](#)

Propose a New Tax Rate of \$.5225 per \$100 valuation for FY2023 - Susan Caddell, Director of Finance

**Attachments:** [City Council memo Proposal of Tax Rate 2023](#)

11. **Closed 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 Real Estate in accordance to Section 551.072 - Steve Parker, City Manager

12. **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 August 2022 at 4:45 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.