



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda

City Council

Tuesday, September 6, 2022

5:30 PM

Council Chambers

The City Council Meeting can be viewed live at:
[http://cityofseguintx.granicus.com/MediaPlayer.php?
publish_id=13186488-dd1c-4a8c-99ae-e883e83efc8b](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=13186488-dd1c-4a8c-99ae-e883e83efc8b)

1. Call to Order
2. Invocation - Council Member Chris Rangel
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. [22-383](#)

City of Seguin Financial Reports for the Nine Months Ended June 30, 2022
- Susan Caddell, Director of Finance
Attachments: [June 30, 2022 City Council Financial Statements](#)
[June 30, 2022 power point](#)
7. Consent Agenda

a. [22-368](#)

City Council Minutes of August 2, 2022

Attachments: [CityCouncilMeetingMinutes.8-16-2022](#)

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. [22-331](#)

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 Seguin Code of Ordinances

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

d. [22-350](#)

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

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

e. [22-360](#)

Ordinance on second and final 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

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

f. [22-384](#)

Approval of Quarterly Investment Report for Quarter Ended June 30, 2022 - Susan Caddell, Director of Finance

Attachments: [June 30, 2022](#)

g. [22-377](#)

Resolution authorizing the City Manager to sign an engagement letter for the fiscal year ended September 30, 2022 financial audit with Armstrong, Vaughan and Associates P.C. - Susan Caddell, Director of Finance

Attachments: [Engagement letter to city council FY22](#)
[Resolution approving audit engagement letter](#)
[Engagement letter 2022](#)

h. [22-372](#)

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: [090622 MSA SEDC & COS.pdf](#)
[Resolution approving FY 2022-2023 SEDC Management Services Agreement](#)
[FY 2023 Management Services Agreement Signed by SEDC Board President.p](#)
[Resolution 2022-011 Approving Managment Services Agreement with City of Se](#)

i. [22-382](#)

Resolution approving the Management Services Agreement between the City of Schertz, City of Seguin, and the Schertz/Seguin Local Government Corporation; and providing an effective date - Alan Cockerel, Interim General Manager

Attachments: [Memo for Seguin - MSA 2022-2024](#)
[Resolution approving 2022-24 Joint Management Services Agreement](#)
[MSA Schertz.Seguin.SSLGC - Oct 2022 - Sept 2024](#)
[SSLGC R22-12 - MSA between SSLGC.Seguin.Schertz](#)

j. [22-388](#)

Resolution of the City Council of Seguin, Texas authorizing the City Manager to execute a Facilities Use Agreement between the City of Seguin, Texas and the Seguin Independent School District for use of the "Smokey" Joe Williams Baseball Field, east side of Max Starcke Park, Starcke Park Golf Course, and the Park West concession building and large pavilion area; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Attachments: [Memo for Facilities Use Agreement 2022](#)
[Resolution approving a one year combined Facility use agreement with SISD](#)
[Seguin SISD Facilities Use Agreement 2022-2023](#)

k. [22-389](#)

Resolution of the City Council of Seguin, Texas authorizing the City Manager to execute a Facilities Use Agreement between the City of Seguin, Texas and the Navarro Independent School District for use of the east side of Max Starcke Park and the Starcke Park Golf Course; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Attachments: [Memo for Navarro Facilities Use Agreement 2022](#)
[Resolution approving a combined Facility use agreement with Navarro ISD](#)
[Seguin Navarro ISD Facilities Use Agreement 2022](#)

l. [22-385](#)

Resolution authorizing purchase of two-hundred and sixteen (216) Form 12S Meters from Techline for use by the City's Electric and Utility Services Department - Adam Ryals, Utility Warehouse Manager and Rick Cortes, Deputy City Manager

Attachments: [Agenda Item Memo 12S Meters](#)
[Resolution. 12S Meters](#)

m. [22-410](#)

Amended Resolution calling for a General and Special Election to be held November 8, 2022, changing the charter propositions from numbered to letters - Andy Quittner, City Attorney

Attachments: [Amended Election Resolution](#)

n. [22-398](#)

Submit Official Ballot to appoint members to the Texas Municipal League Intergovernmental Risk Pool Board of Trustees for Place 6, Place 7, Place 8, and Place 9 - Mayor Donna Dodgen

Attachments: [Council.TML.Ballot.IntergovernmentalRiskPoolBoard](#)
[TML International Risk Ballot](#)

o. [22-367](#)

Check Report: August 15, 2022 through September 2, 2022

Attachments: [Check Report \(9\)](#)

8. Action Items - Discussion and Possible Motion to Approve**a. [ZC-15-22_C](#)**

Ordinance on second and final 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)

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

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

Ordinance on second and final 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)

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

c. [ZC](#)
[14-22 CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Agricultural-Ranch to Commercial for the SE corner of US 90 E & IH 10 E, Property Id 43195 (ZC 14-22)- Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo ZC 14 22](#)
[Planning Commission Report and packet](#)
[ZC 14-22 Ordinance](#)
[ZC1422 ExhibitA CC](#)

d. [22-400](#)

Resolution approving a request from Seguin ISD to waive abatement fees and release property liens filed against the property located at 611 San Antonio Avenue; and providing an effective date - Pamela Centeno, Director of Planning & Codes

Attachments: [Memo FeeWaiver and Release of Liens 611SanAntonioAve](#)
[Resolution FeeWaiver and LienRelease 611 SanAntonio](#)
[611 SanAntonioAve Liens 2018to2020](#)

e. [22-406](#)

Public hearing on a proposal to increase total tax revenues from properties on the tax roll in the preceding year - Susan Caddell, Director of Finance

f. [22-405](#)

Public Hearing on FY2023 Budgets - Susan Caddell, Director of Finance

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

g. [22-358](#)

Public Hearing and Resolution to consider a removal of a segment of Future Collector A identified in the City of Seguin Master Thoroughfare Plan that is on the property at 550 Brackenridge Lane - Melissa Reynolds, P.E., MPA, CFM, Director of Engineering

Attachments: [2022-09-06 CC Memo MTP Col A](#)
[2022-09-06 MTP Revision Staff Report P&Z](#)
[Formal Amendment Request](#)
[Resolution approving an amendment to the Master Thoroughfare Plan](#)

h. [22-369](#)

Ordinance on first reading increasing the effective rate of the Wastewater Impact Fee from \$5,711.00 to \$7,139.00; approving the Effective Fees to be charged; providing for publication of this ordinance; authorizing staff to prepare this ordinance for submission to the Seguin Code of Ordinances; and providing for an effective date - Timothy Howe, Director - Water / Wastewater Utilities

Attachments: [Council Memo 9-6-2022](#)
[Water - Wastewater Impact Fee Comparison - Council 09-06-2022](#)
[Ordinance Establishing Effective Rate 9-6-2022](#)

i. [22-399](#)

Resolution of the City Council of Seguin, Texas approving the use of City of Seguin Right-of-Way for construction of the nine pickleball courts at the Seguin-Saegert Pickleball Complex located at 418 W. Mountain St.; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Attachments: [Memo for a Resolution to use City ROW for construction of the pickleball courts](#)
[Resolution approving use of Mountain Street ROW for Seguin-Saegert Pickleball](#)

j. [22-387](#)

Ordinance on first reading amending the Seguin Code of Ordinances Chapter 74, Parks, amending Article II, Parks and Recreation Advisory Board; 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 - Jack Jones, Director of Parks and Recreation

Attachments: [Memo for Parks and Recreation Advisory Board Ordinance By-laws](#)
[Ordinance changing park board appointment requirements](#)

k. [22-380](#)

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; publication; and effective date; and authorizing staff to submit this ordinance as a Supplement to the Seguin Code of Ordinances - Rick Cortes, Deputy City Manager

Attachments: [CC.Memo.SolidWaste.Increase.10-1-2022](#)
[WasteConnections.RateIncrease2022](#)
[SolidWaste.CPI Rate Increase.Oct2022](#)

l. [22-376](#)

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

Attachments: [SEDC Resolution 2022-013 Amending FY22 Budget.pdf](#)
[Resolution approving amendment 3 to SEDC FY 2022 Budget](#)
[090622 Lawson Street Funding Participation Budget Amendment.pdf](#)

m. [22-371](#)

Resolution adopting the Fiscal Year 2022-2023 Seguin Economic Development Corporation Budget - Josh Schneuker, Director of Economic Development

Attachments: [Resolution 2022-010 Adopting FY 23 Budget.pdf](#)
[Resolution approving SEDC FY 2022-2023 Budget](#)
[SEDC Budget Overview FY 2023 - Final.pdf](#)

n. [22-373](#)

Resolution authorizing certain expenditures by the Seguin Economic Development Corporation (SEDC) to fund the Lawson Street Reconstruction Project, which has been found by the SEDC Board of Directors to be required infrastructure necessary to promote or develop new or expanded business enterprises - Josh Schneuker, Director of Economic Development

Attachments: [090622 Lawson Street Funding Participation.pdf](#)
[Resolution approving SEDC expenditure for Lawson Street](#)
[Resolution 2022-012 Funding Lawson Street.pdf](#)
[MOU Between SEDC and City of Seguin - Lawson Street - Signed by SEDC Bo](#)

o. [22-374](#)

Resolution approving an Agreement between the City of Seguin and Tyson Farms, Inc. for the Texas Rural Business Fund (TxRBF) Grant Program, as required by the Texas Department of Agriculture - Josh Schneuker, Director of Economic Development

Attachments: [Memo - Lawson Street Project CoS & Tyson Agreement.pdf](#)
[Resolution approving a performance agreement with Tyson Foods for TxRBF G](#)
[TxRBF Agreement COS Tyson - Final.pdf](#)

p. [22-404](#)

Resolution of the City Council of Seguin, Texas authorizing the possible Closure of Convent Street during St. James Catholic School Hours; and declaring an effective date - Steve Parker, City Manager

Attachments: [St. James Convent Street Closure](#)

[Letter to Mayor Dodgen](#)

[doc04584520220901112519](#)

[Resolution closing Covent Street during school hours](#)

9. **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. [13-053](#)

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

b. [13-014](#)

Deliberation regarding Real Estate in accordance to Section 551.072 - Steve Parker, City Manager

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

a. [22-378](#)

Resolution approving the purchase agreement for 200 South Austin Street - Kyle Kramm, Main Street & CVB Director/HPO

Attachments: [Council Memo - Building Purchase.docx](#)

[Resolution approving purchase of 200 South Austin Street](#)

[Commercial Sale Offer - Austin Street Building 08.15.2022.docx](#)

b. [22-407](#)

Resolution authorizing a Purchase and Sale Agreement between the Seguin Economic Development Corporation and Maruichi Stainless Tube Texas Corporation; and providing an effective date - Josh Schneuker, Executive Director

c. [22-408](#)

Resolution authorizing a Performance Agreement between the Seguin Economic Development Corporation and Maruichi Stainless Tube Texas Corporation; and providing an effective date - Josh Schneuker, Executive Director

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 2nd day of September 2022 at 5:00 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.

1. Seguin Public Facility Corporation Board of Directors to be held on Tuesday, September 6, 2022 at 6:00 pm or immediately following the City Council meeting to consider:

Call to Order

Citizens to be Heard

a. [22-402](#)

Election of Officers

President: _____

Vice-President: _____

Treasurer: _____

Secretary: _____

Attachments: [Public Finance Corporation](#)

b. [22-403](#)

Resolution inducing the Lily Springs Apartments in partnership with Vaquero Multifamily, LLC, to be located at approximately the northeast corner of Hwy 46 & Cordova Road; and authorizing the execution of a Term Sheet; and other matters in connection therewith

Attachments: [DM-8294359v2-Lily Springs Presentation](#)

[Lily Springs Inducement Resolution-8294341-v3](#)

[DM-8282133v5-Lily Springs MOU](#)

[TraditionalStructure](#)

c. [22-409](#)

The Board reserves the right to enter into an Closed Session at any time to discuss any of the agenda items pursuant to Section 551.071 (Consultation with Attorney) or 551.072 (Deliberation Regarding Real Property)

2. **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 2nd day of September 2022 at 5:00 p.m.

**Naomi Manski
City Secretary**