



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Agenda

### City Council

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Tuesday, August 18, 2015

5:30 PM

Council Chambers

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1. **Call to Order**
2. **Invocation - Council Member Fonda Mathis**
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.**
6. **Presentation**
  - a. [15-248](#)

Certificates of recognition presented to the Electric Utilities Department's team of employees that participated in the 2015 Texas Lineman's Rodeo - Don Keil, Mayor

**Attachments:** [Certificate TX Linemans Rodeo 2015 - Courtney](#)  
[Certificate TX Linemans Rodeo 2015 - Renaud](#)  
[Certificate TX Linemans Rodeo 2015 - Herrera](#)  
[Certificate TX Linemans Rodeo 2015 - Hyatt](#)  
[Certificate TX Linemans Rodeo 2015 - King](#)  
[Certificate TX Linemans Rodeo 2015 - Vega](#)  
[Certificate TX Linemans Rodeo 2015 - McCormick](#)
7. **Consent Agenda**

**a.** [15-260](#)

City Council Minutes of 8-4-2015 REGULAR  
City Council Minutes of 8-11-2015 WORKSHOP

**Attachments:** [City Council Minutes 8-4-2015 REGULAR](#)  
[City Council Minutes 8-11-2015 WKSHP](#)

**b.** [ZC 10-15](#)

Ordinance on second reading to consider Zoning Changes from Pre-Development and Mixed Use to Commercial, Manufactured-Residential, Neighborhood Commercial, Public, and Single-Family Residential for properties located between Stockdale Highway and Sutherland Springs Rd. (ZC 10-15)

**Attachments:** [Staff Memo ZC 10 15](#)  
[P&Z Commission and Staff Report for ZC 10-15](#)  
[ZC 10-15 Ordinance \(Group 2A\)](#)  
[ZC1015 ExhibitA CC](#)  
[ZC10 15 Exhibit B list](#)

**c.** [ZC 11-15](#)

Ordinance on second reading to consider Zoning Changes from Mixed Use to Commercial, Mobile Home Park, Neighborhood Commercial, Public, and Single-Family Residential for properties located in an area in the center of the City (ZC 11-15)

**Attachments:** [Staff Memo ZC 11 15](#)  
[P&Z Commission and Staff Report for ZC 11-15](#)  
[ZC 11-15 Ordinance \(Group 2B\)](#)  
[ZC1115 ExhibitA CC](#)  
[ZC11 15 Exhibit B list](#)

**d.** [ZC 12-15](#)

Ordinance on second reading to consider Zoning Changes from Mixed Use to Commercial, Neighborhood Commercial, Public, and Single-Family Residential for properties located along N. Guadalupe, W. Cedar, W. Humphreys, N. Camp, and N. Bowie Streets, Approximately 10.64 acres (ZC 12-15)

**Attachments:** [Staff Memo ZC 12 15](#)  
[P&Z Commission and Staff Report for ZC 12-15](#)  
[ZC 12-15 Ordinance \(Group 2C\)](#)  
[ZC1215 ExhibitA CC](#)  
[ZC12 15 Exhibit B list](#)

**e.**      [ZC 13-15](#)

Ordinance on second reading to consider a Zoning Change from Pre-Development to Public for the property located on Fred Byrd Rd., Abstract 6, H Branch Survey, approx. 16.7630 acres, Property ID 51191 (ZC 13-15)

**Attachments:**    [Staff Memo ZC 13 15](#)  
                          [P&Z Commission and Staff Report for ZC 13-15](#)  
                          [ZC 13 15 Ordinance](#)  
                          [ZC1315 ExhibitA\\_CC](#)

**f.**      [ZC 14-15](#)

Ordinance on second reading to consider a Zoning Change from Single-Family Residential and Pre-Development to Light Industrial for the property located between N. Guadalupe St. & Eighth St., Abstract 6, H Branch Survey, Approx. 60.14 acres, Property ID's 51563 and 51121 (ZC 14-15)

**Attachments:**    [Staff Memo ZC 14 15](#)  
                          [P&Z Commission and Staff Report for ZC 14-15](#)  
                          [ZC 14-15 Ordinance](#)  
                          [ZC1415 ExhibitA\\_CC](#)

**g.**      [15-228](#)

Ordinance on second reading amending FY2015 General Fund Budget

**Attachments:**    [cc072915](#)  
                          [Brush Truck](#)

**h.**      [15-232](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 102, Article III, Water (f), (g), (h), (i), and (j); establishing revised rates for certain water services in the city; providing for an effective date and a severability clause; and authorizing staff to submit this ordinance as a supplement to the Seguin Code of Ordinances

**Attachments:**    [Council Memo Proposed Water - Wastewater Rate Adjustment 2015](#)  
                          [2015 08 04 Seguin Council Pres 3.0](#)  
                          [Appendix C Ordinance - Water Rates](#)

i. [15-233](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 102, Article IV, Wastewater (d), (e), (f), and (g); establishing revised rates for certain wastewater services in the city; providing for an effective date and a severability clause; providing for publication; and authorizing staff to submit this ordinance as a supplement to the Seguin Code of Ordinances

**Attachments:** [Council Memo Proposed Water - Wastewater Rate Adjustment 2015](#)  
[2015 08 04 Seguin Council Pres 3.0](#)  
[Appendix C Ordinance - Waste Water](#)

j. [15-239](#)

Ordinance on second reading amending FY2015 Utility Fund Budget

**Attachments:** [cc073015](#)  
[Walnut Springs Rock Wall](#)

k. [15-231](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapters 18, 46, 50, 66, 74, and 82; providing for a severability clause; declaring an effective date; and authorizing city staff to submit this Ordinance as a supplement to the Seguin Code of Ordinances

**Attachments:** [Building Plan Review Fee](#)  
[Re-Inspection and Mowing Fees](#)  
[Memo-Council-Fee Schedule Changes 2015](#)  
[Recommended Library fee additions FY 2016](#)  
[Memo for the proposed Parks fees 2015](#)  
[Fees for Downtown Events](#)  
[Appendix C Ordinance -2016](#)

**8. Action Items - Discussion and Possible Motion to Approve**a. [15-255](#)

Resolution of the City Council of the City of Seguin, Texas approving the waiver of building and permit fees for the new Guadalupe County Children's Advocacy Center; and declaring an effective date - Doug Faseler, City Manager

**Attachments:** [cc081315](#)  
[Resolution Waiving Building Fees for Children's Advocacy Center](#)  
[RequestofWaiver.ChildrensAdvocacyCtr](#)

- b. [15-245](#) Street Closure Request from Roca Eterna Seguin to close the 100 block of East Nolte from 5:00 p.m. to 11:00 p.m. on September 4, 5, and 6, 2015 while hosting a Christian Concert within Central Park - Kyle Kramm, Main Street Program Director  
**Attachments:** [Council Memo - Street Closure Request, Roca Eterna Seguin](#)
- c. [15-262](#) Approval of reports for quarter ended June 30, 2015 for the following organizations that receive Occupancy Tax funding - Susan Caddell, Director of Finance
- a. Seguin Conservation Society
  - b. Mid-Texas Symphony
  - c. The Heritage Museum
  - d. Guadalupe County Fair Association
  - e. LULAC Council #682
  - f. Seguin Area Chamber
  - g. Seguin Art League
  - h. The Fields of Huber Ranch
- Attachments:** [Civic organizations quarterly reports 063015](#)  
[HOT Organizations' Reports for 063015](#)
- d. [15-261](#) Discussion and Direction from City Council on amendments to the Seguin Code of Ordinances, Section 78, Article II, Garage Sales - Pamela Centeno, Director of Planning and Codes  
**Attachments:** [Draft Estate-Garage Sales Memo](#)  
[Draft Garage Sale Ordinance Amendments August 2015](#)
- e. [15-250](#) Resolution authorizing the sale of surplus property in accordance with the City's Disposal of Assets Policy - Twila Wood, Purchasing Manager  
**Attachments:** [Surplus Property.2015.Agenda Item](#)  
[Resolution to sell surplus property](#)
- f. [15-256](#) Furniture, Fixtures and Equipment Bid Award and Purchases through Purchasing Cooperatives and Formal Bidding for the Library Building Project - Jacki Gross, Director of Library  
**Attachments:** [Memo FFE Bid Award and CoOp Purchases](#)  
[FFE Bid Tabulation 7.31.15](#)  
[Seguin Public Library Purchasing Cost Analysis](#)

g. [15-258](#)

Resolution of the City Council of the City of Seguin, Texas approving an agreement with Pyro Shows of Texas, Inc. for the 2016 Independence Day Fireworks Celebration; approving holding the fireworks celebration on Sunday, July 3, 2016 with a rainout date of Saturday, July 9, 2016; and authorizing the City Manager to execute a Contract Agreement; and declaring an effective date - Jack Jones, Director of Parks and Recreation

**Attachments:** [Fireworks Council Memo](#)  
[Resolution approving agreement with Pyro Shows](#)  
[City of Seguin 2016 Fireworks Display Cover Letter](#)  
[City of Seguin 2016 Fireworks Display Proposal](#)  
[City of Seguin Shell Count Comparison 2015 & 2016](#)

h. [15-257](#)

Approval of the demolition of the remaining structure from the Hoermann House at Park West and creating a group pavilion underneath the existing protective metal roofing with picnic tables and barbeque pits utilizing 2013 Parks Bond funding - Jack Jones, Director of Parks and Recreation

**Attachments:** [Memo regarding the Hoermann House at Park West](#)  
[Architexas Letter regarding Hoermann House](#)  
[THC Response - Seguin Community Park](#)  
[Texas Antiquities Permit Application #7301](#)  
[THC Approval Letter DRAFT](#)  
[Seguin Community Park Draft Report 07-15-2015\\_submit\\_r2](#)

i. [15-259](#)

Vote to propose a tax rate of \$.5256 per \$100 valuation - Susan Caddell, Director of Finance

**Attachments:** [Vote to propose a tax rate](#)

j. [15-254](#)

Resolution approving the water rates adopted by the Schertz-Seguin Local Government Corporation for FY2016; and declaring an effective date - Alan Cockerell, SSLGC General Manager

**Attachments:** [CCMemo.SSLGC.Budget&WaterRates](#)  
[Resolution Approving FY 2016 SSLGC Water Rates](#)  
[WATER RATES](#)

k. [15-253](#)

Resolution approving the Schertz-Seguin Local Government Corporation FY2016 Budget; and declaring an effective date - Alan Cockerell, SSLGC General Manager

**Attachments:** [CCMemo.SSLGC.Budget&WaterRates](#)  
[Resolution Approving FY 2016 SSLGC Budget](#)  
[BUDGET](#)

l. [15-252](#)

Resolution of the City Council of the City of Seguin, Texas approving and authorizing a Management Services Agreement between the Schertz-Seguin Local Government Corporation and the City of Seguin; and declaring an effective date - Alan Cockerell, SSLGC General Manager

**Attachments:** [CCMemo.MSA](#)  
[Management Services Agreement-SSLGC](#)  
[RESO # SSLGC R15-09 MSA](#)  
[MSA FY2015-2016 SSLGC & SEGUIN CLEAN COPY](#)

m. [15-244](#)

Resolution approving the FY2016 Seguin Economic Development Corporation Budget - Tim Neeley, Interim Assistant Director of Economic Development

**Attachments:** [Cover Memo for SEDC Budget 2015-2016](#)  
[Resolution approving FY 2016 SEDC Budget](#)  
[sedc budget 2015-2016 Final](#)  
[SEDC FY2015-2016 Budget](#)

n. [15-251](#)

Resolution of the City Council of Seguin, Texas approving a Reimbursement Agreement for Utility Improvements with W&B Development, Ltd for construction of a lift station serving the Meadows at Nolte Farms and adjacent properties; authorizing the City Manager to execute the Agreement; and declaring an effective date - Andy Quittner, City Attorney

**Attachments:** [Council Memo - W&B Reimbursement Agreement](#)  
[Resolution approving a reimbursement agreement with W & B Development](#)  
[Reimbursement Agreement 8-7-15 - W&B Development](#)

o. [15-247](#)

Presentation on Seguin Utilities Operation Center design and timeline, and authorization to bid, - TSG Architects and Rick Cortes, Assistant City Manager

**Attachments:** [Authorization to Bid Utility Complex Project 08.11.15-1](#)  
[Seguin Utilities - Presentation - Final 8-11-15](#)

**9. Acknowledgment of Bills**

a. [15-264](#)

Check Report - 7/26/2015 through 8/10/2015

**Attachments:** [Check Report \(6\)](#)

**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. [13-014](#)

Deliberation regarding Economic Development Negotiations in accordance to Section 551.087 - Doug Faseler, City Manager

b. [13-048](#)

Deliberation regarding Real Property in accordance with Section 551.071 and 551.072 - Doug Faseler, City Manager

c. [15-263](#)

In accordance with Section 551.071 - Deliberate pending litigation in the case Afton Carter v City of Seguin - Andy Quittner, City Attorney

**11. Action Items - Discussion and Possible Motion to Approve**a. [15-222](#)

Resolution authorizing the City Manager to enter into a Chapter 380 Economic Development Agreement with Nolte Farms, LLC for the purpose of reimbursing expenses related to public infrastructure for the Nolte Farms Mixed Use Community Project - Andy Quittner, City Attorney

**Attachments:** [Council Memorandum - Nolte Farms 380 Agreement](#)

[Resolution approving a 380 Agreement with Nolte Farms LLC](#)

[NF 380 Agreement\\_final](#)

[Nolte Farms Dev Code V2 Final with post P&Z comments 031515](#)

**12. Adjournment****CERTIFICATE**

I certify that the above notice of meeting was posted in the display case at the front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 14th day of August 2015 at 2:00 p.m.

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**Naomi Manski**  
**City Manager's Office**

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 as there are two (2) parking spaces reserved for the disabled on the east side of the Municipal Building.