



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Agenda

City Council

Tuesday, January 19, 2016

5:30 PM

Council Chambers

1. **Call to Order**
2. **Invocation - Council Member Donna Dodgen**
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. **Consent Agenda**
 - a. [16-042](#)
City Council Minutes of January 5, 2016 Regular Meeting
Attachments: [MeetingMinutes.1-5-2016](#)
 - b. [ZC 34-15](#)
Ordinance on second reading to consider a Zoning Change request from Agricultural-Ranch to Single-Family Residential for the properties located on the Southside of Rudeloff Rd., approx. 21.35 out of 56.98 acres, Property ID's 53354 and 53356, (ZC 34-15)
Attachments: [P&Z Commission & Staff Report for ZC 34-15](#)
[ZC 34-15 Ordinance](#)
[ZC3415 ExhibitA CC](#)
[Zoning Change Request for 21.35 acres on Rudeloff Rd – \(ZC 34-15\)](#)

c. [16-009](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Chapter 102, Utilities, Article IX, Capital Recovery Fees, to update the living unit equivalent for multi-family buildings and to make provisions for both a maximum and effective capital recovery fee; providing for publication of this ordinance; providing for an effective date; providing a severability clause; and authorizing city staff to prepare this ordinance for submission as a supplement to the code of ordinances

Attachments: [Ordinance Amending Capital Recovery Fees](#)

d. [16-018](#)

Ordinance on second reading approving the Maximum Water and Wastewater Capital Recovery Fees to be assessed; approving the Effective Water and Wastewater Capital Recovery Fees to be charged; providing for publication of this ordinance; and providing for an effective date

Attachments: [Ordinance Impact Fee Max and Eff Rates](#)

e. [16-003](#)

Ordinance on second reading amending Chapter 3, Section 3.4.3 of the Seguin Unified Development Code by adding existing Cemeteries and Amending Funeral Homes; and amending the definitions for Columbarium and Crematory, providing for a severability clause, providing for publication of this ordinance, providing for an effective date; and authorizing staff to submit this ordinance as a supplement to the Seguin Code of Ordinances

Attachments: [Council Memo UDC Amendments December 2015](#)

[P&Z Commission Report - Amendments Chapter 3, Section 3.4.3](#)

[Ordinance UDC Amendments CC December 15 2015](#)

7. Action Items - Discussion and Possible Motion to Approvea. [16-035](#)

Consideration of bids relating to the Sale of Obligations designated as "City of Seguin, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2016"; consideration and approval of financial advisor's recommendation concerning this matter; and other matters in connection therewith - Duane Westerman, SAMCO Capital Markets

b. [16-036](#)

Ordinances authorizing the issuance of "City of Seguin, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2016"; providing for the payment of said certificates by the levy of an Ad Valorem Tax upon all taxable property within the City and further securing said certificates by a lien on and pledge of the pledged revenues of the system; providing the terms and conditions of said certificates and resolving other matters incident and relating to the issuance, payment, security, sale, and delivery of said certificates, including the approval and distribution of an official statement pertaining thereto; authorizing the execution of a paying agent/registrar agreement and an official bid form; complying with the requirements of the letter of representations previously executed with the depository trust company; authorizing the execution of any necessary engagement agreements with the city's financial advisors and/or bond counsel; and providing an effective date - Duane Westerman, SAMCO Capital Markets

Attachments: [cc011216](#)

[Seguin CO Agenda Letter \(2\)](#)

[Seguin CO Ordinance](#)

c. [16-025](#)

Consideration of bids relating to the Sale of Obligations designated as "City of Seguin, Texas Utility System Revenue Bonds, Series 2016", consideration and approval of financial advisor's recommendation concerning this matter; and other matters in connection therewith - Duane Westerman, SAMCO Capital Markets

d. [16-026](#)

Ordinance by the City Council of the City of Seguin, Texas authorizing the issuance of "City of Seguin, Texas Utility System Revenue Bonds, Series 2016"; providing for the payment of the principal of and interest on the bonds, together with certain currently outstanding obligations, by a first and prior lien on and pledge of the net revenues of the system; providing the terms and conditions of such bonds and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of such bonds, including the approval and distribution of an official statement; authorizing the execution of a paying agent/registrar agreement and an official bid form; complying with the requirements of the depository trust company's letter of representations; and providing for an effective date - Duane Westerman, SAMCO Capital Markets

Attachments: [cc011116](#)

[Seguin Utility Agenda Letter \(1\)](#)

[Seguin Ordinance \(1\)](#)

e. [16-021](#)

Public Hearing, discussion and possible action on an appeal of the decision of the Seguin Planning & Zoning Commission to deny a request for a Specific Use Permit (SUP 03-15) to operate a Charter School in a Commercial Zoning District located in the Downtown Historic District for the property located at 113 S. Camp St.; and declaring an effective date - John Foreman, Asst. Director of Planning & Codes

Attachments: [CC Staff Memo Charter School SUP Appeal](#)
[Section 2.5 UDC](#)
[Application](#)
[2015-12-18 - Notice of Appeal from denial of SUP](#)
[P&Z Commission Report and Packet - SUP 03-15](#)
[SlideShow December2015 P&Z](#)

f. [16-038](#)

Ordinance on first reading amending the Seguin Code or Ordinances, Chapter 22, Food Service Establishments, Article II, Section 22-26, Adoption; providing for publication; providing for an effective date; providing for a severability clause; and authorizing city staff to prepare this ordinance for submission as a supplement to the Code of Ordinances - Pamela Centeno, Director of Planning and Codes

Attachments: [Staff Memo Food Establishments State Code Adoption](#)
[Ordinance Food Establishments](#)

g. [16-031](#)

Ordinance on first reading amending the Seguin Code of Ordinances, Chapter 14, Animals, Article III, Dogs and Cats, to establish new guidelines for the determination that a dog is dangerous; and Article V, Animal Services Advisory Committee; providing for publication of this ordinance; providing for an effective date; providing a severability clause; and authorizing city staff to prepare this ordinance for submission as a supplement to the Seguin Code of Ordinances - Leah Lewis, Animal Services Supervisor

Attachments: [AS-16-001](#)
[Ordinance amending dangerous dog determination plus advisory committee ch](#)

h. [16-032](#)

A request from Commissioner Jack Shanafelt requesting that the City of Seguin request Texas Department of Transportation (TxDOT) to perform a traffic study along SH46, Business 123 North, and Hwy. 123 Bypass - Commissioner Jack Shanafelt

Attachments: [cc011416.ShanafeltRequest](#)
[ProposedSpeedLimits_Dec2015](#)

i. [16-023](#)

Resolution approving and ratifying a ten year agreement with the Guadalupe Agricultural and Livestock Fair Association for use of the Seguin Events Complex to conduct the Guadalupe County Fair; and declaring an effective date - Rick Cortes, Assistant City Manager

Attachments: [Guadalupe County Fair Association Final Agreement Approval](#)
[Fair Association Event Complex Agreement](#)
[GALFA Agreement.2016](#)
[Fair Association Agreement-Exhibit 2](#)

j. [16-027](#)

Resolution of the City Council of the City of Seguin, Texas transferring ownership of 311 Mesquite (Lot #5) and 327 Mesquite (Lot #1) to the Guadalupe Valley Habitat for Humanity; authorizing the City Manager to execute all documents necessary; and authorizing an effective date - Doug Faseler, City Manager

Attachments: [GVHFH Request.12-31-2015](#)
[Habitat_311_327Mesquite](#)
[MesquiteSt311&327.Habitat](#)
[SPECIAL WARRANTY DEED - Habitat for Humanity-income restrictions 311 Me](#)
[SPECIAL WARRANTY DEED - Habitat for Humanity-income restrictions 327 Me](#)

k. [16-004](#)

Resolution authorizing the City Manager to execute a Letter of Agreement with the Texas Main Street Program demonstrating the City of Seguin's commitment to continue as a "Sustaining Level Official Main Street City" - Kyle Kramm, Main Street Program Director

Attachments: [2016 Sustaining Level Official Main Street Memo](#)
[2016 Sustaining Level Official Main Street Resolution](#)
[Seguin/TX Main Street Contract](#)

l. [16-024](#)

Resolution authorizing the City Manager to execute a Memorandum of Understanding between the City of Seguin and Guadalupe County for the provision of assistance in Fire Investigations and Inspections; and providing an effective date - Dale Skinner, Fire/EMS Chief

Attachments: [Memo-Council-MOU Guadalupe County FM Office 2016](#)
[Resolution approving Interlocal Agreement with Guadalupe County for Fire Inve](#)
[Fire Marshal MOU Nov 2015](#)

m. [16-028](#)

Resolution of the City Council of the City of Seguin, Texas approving a Capital Improvement Reimbursement Agreement with Central States Manufacturing, Inc. for the construction of street improvements along North Heideke Street; authorizing the City Manager to execute the agreement; and providing an effective date - Doug Faseler, City Manager

Attachments: [cc011416](#)

[Resolution approving a reimbursement agreement with Central States Manufac
Central States - Reimbursement Agreement-Final](#)

n. [16-029](#)

Resolution approving the Seguin Economic Development Corporation's expenditure of an amount not to exceed \$50,000.00 for sidewalk improvements to various locations in Downtown Seguin to support expanded business development; and declaring an effective date - Terry Trevino, Director of Economic Development

Attachments: [SEDC Downtown Sidewalks Expenditure Memo](#)

[Resolution approving SEDC Expenditure for the Downtown Sidewalk Improvem
SEDC 16-01](#)

o. [16-006](#)

Award of Bid - Sidewalk Improvement Project (various locations) - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

Attachments: [Memo to Council - Sidewalk Improvement Project Bid Award \(01192015\)](#)

[Sidewalk Improvement Project TF 2016 03 Bid Tab \(10272015\)](#)

p. [16-030](#)

Resolution of the City Council of the City of Seguin, Texas authorizing City Manager to execute a professional engineering services contract with Brown & Gay Engineering for the design and engineering services related to the Tor Drive Reconstruction Project; and declaring an effective date - David Rabago, P.E., Utility Engineer

Attachments: [Memo to Council - MPO Engineering Services Award \(Tor Drive\) 010816](#)

[Resolution approving a professional services agreement with BGE for Tor Road
PESA - BGE](#)

q. [16-010](#)

Resolution of the City Council of Seguin Texas, awarding the bid amount of \$579,000.00 to Alfa Laval Ashbrook Simon- Hartley, Inc. for the Portable Belt Press for production of solids at both Wastewater Facilities; authorizing the City Manager to enter into a construction contract with Alfa Laval Ashbrook Simon - Hartley, Inc; and declaring an effective date - Emery Gallagher, Director of Water/Wastewater Utilities

Attachments: [Resolution approving purchase of portable belt press](#)

[Recommendation Letter and Bid Tabulation](#)

[Portable Belt Press Council Memo](#)

r. [16-037](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into an Engineering Service Agreement with TRC Solutions for the design of North Heideke Street reconstruction from the I-10 Frontage Road to Hwy 123 Bypass at a cost of \$74,060; providing an effective date - Doug Faseler, City Manager

Attachments: [cc011316](#)

[Engineering Proposal Rev. 1.0 N. Heideke St](#)

[Resolution approving agreement with TRC for the N Heideke reconstruction](#)

s. [16-022](#)

Board and/or Committee Appointments - Mayor Don Keil

a. Juvenile Truancy Committee

Attachments: [Juvenile Truancy Committee](#)

t. [16-020](#)

Update on Capital Improvement Projects - Doug Faseler, City Manager

Attachments: [cc01142016](#)

8. Acknowledgment of Billsa. [16-041](#)

Check Report 12-30-2015 to 1-11-2016

Attachments: [Check Report \(11\)](#)

9. 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 January 2016 at 4:45 p.m.

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.