



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Agenda

City Council

Tuesday, November 17, 2015

5:30 PM

Council Chambers

1. **Call to Order**
2. **Invocation - Council Member Jeannette Crabb**
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. [15-392](#)

City Council Minutes 11-3-2015 REGULAR & City Council Minutes 11-9-2015 WKSHP
Attachments: [City Council Minutes 11-3-2015 REGULAR](#)
[City Council Minutes 11-9-2015 WKSHP](#)
 - b. [ZC 31-15](#)

Ordinance on second reading to consider a Zoning Change request from Agricultural Ranch to Single-Family Residential 2 for the property located at the 1900 Blk of Rudeloff Rd., Abstract 20, AM Esnaurizar Survey, Property ID 55289, approx. 135.595 acres out of a 293.75 acre tract (ZC 31-15)
Attachments: [Staff Memo ZC 31_15](#)
[P&Z Commission & Staff Report - ZC 31-15](#)
[ZC 31-15 Ordinance](#)
[ZC3115 ExhibitA_CC](#)

c. [ZC 27-15](#)

Ordinance on second reading to consider a Zoning Change request from Pre-Development to Suburban-Residential for the properties located along FM 725 where properties were zoned PD in 2013, approx. 26.98 acres (ZC 27-15)

Attachments: [Staff Memo ZC 27 15](#)
[P&Z Commission & Staff Report - ZC 27-15](#)
[ZC 27-15 Ordinance \(Group 5A\)](#)
[ZC2715 ExhibitA CC](#)

d. [ZC 28-15](#)

Ordinance on second reading to consider a Zoning Change request from Pre-Development to Neighborhood Commercial for the properties located along W. Kingsbury St. where properties were zoned PD in 2013, approx. 5.66 acres (ZC 28-15)

Attachments: [Staff Memo ZC 28 15](#)
[P&Z Commission & Staff Report - ZC 28-15](#)
[ZC2815 ExhibitA CC](#)
[ZC 28-15 Ordinance \(Group 5B\)](#)

e. [ZC 29-15](#)

Ordinance on second reading to consider a Zoning Change request from Pre-Development to Agricultural-Ranch for the properties located along FM 725 where properties were zoned PD during annexation, approx. 476.37 acres (ZC 29-15)

Attachments: [Staff Memo ZC 29 15](#)
[P&Z Commission & Staff Report - ZC 29-15](#)
[ZC 29-15 Ordinance \(Group 5C\)](#)
[ZC2915 ExhibitA CC](#)

f. [15-359](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 74 Parks and Recreation, Streets and Other City Facilities; adding Section II, Seguin Events Complex Rental; providing for a severability clause; declaring an effective date; providing for publication of this ordinance; and authorizing city staff to submit this Ordinance as a supplement to the Seguin Code of Ordinances

Attachments: [Memo for the proposed fees for the Seguin Events Complex First Reading](#)
[Ordinance for Seguin Events Complex Fees](#)
[2015 Approved fees-Addendum A](#)

g. [15-352](#)

Ordinance on second reading removing the school zones associated with Ball Elementary School and the Saegert Sixth Grade Center on the appropriate blocks of West Mountain, North Bowie, North Goodrich, West Gonzales and North Guadalupe Streets, all within the City of Seguin, Texas; providing for a severability clause; providing for an effective date; providing for publication of this Ordinance; and authorizing city staff to prepare this Ordinance for submission as a supplement to the Seguin Code of Ordinances

Attachments: [15-052 Removal of School Zone signs](#)
[Ordinance removing school zone speed limits at Ball and Saegert](#)

7. **Action Items - Discussion and Possible Motion to Approve**a. [15-385](#)

Election of Mayor Pro Tem - Mayor Don Keil

Attachments: [Council.Mayor Pro Tem.Crabb](#)

b. [ZC 33-15](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change request from Light Industrial to Single-Family Residential (R-1) for the property located at 1840 E. Walnut, Abstract 35, John Sowell Survey, approx. 4.00 acres, Property ID 59161 (ZC 33-15) - Pamela Centeno, Director of Planning and Codes

Attachments: [Staff Memo ZC 33_15](#)
[P&Z Commission & Staff Report for ZC 33-15](#)
[ZC 33-15 Ordinance](#)
[ZC3315 ExhibitA CC.pdf](#)

c. [15-325](#)

Ordinance on first reading amending the Seguin Code of Ordinances Appendix A, Unified Development Code, Chapter 3, Zoning and Land Use, Section 3.3.5, Historic Overlay District, to add additional area to the District and creating a new map; 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 - Kyle Kramm, Director of Main Street Program

Attachments: [Memo - Expansion of Downtown Historic District](#)
[Ordinance Extending Downtown Historic District Overlay](#)
[Heritage Village DHD Expansion Request](#)
[Map - Proposed DHD Expansion](#)
[P&Z Commission Report - Overlay District](#)

- d. [15-393](#) Ordinance on first reading amending the Seguin Code of Ordinances, Chapter 94, Taxation, Article 1, In General, to refer to the Downtown Historic District Overlay as it is set forth in Section 3.3.5 of the Unified Development Code; 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 - Kyle Kramm, Director of Main Street Program
- Attachments:** [Ordinance Amending Section 94-1](#)
[Ordinance Amending 94-1 to refer to the UDC](#)
- e. [15-353](#) Adjourn regular meeting of the Seguin City Council and call to order meeting of the City of Seguin Employee Benefit Trust - Mayor Don Keil
- f. [15-354](#) Approval of the minutes of the November 4, 2014 meeting of the City of Seguin Employee Benefit Trust - Tammy Garcia, Director of Human Resources
- Attachments:** [Benefit Trust minutes 2014](#)
- g. [15-355](#) Resolution to award bid and authorize the Chairman of the Employee Benefit Trust to execute a contract for Employee Group Health, Dental and Life/AD&D benefits - Tammy Garcia, Director of Human Resources
- Attachments:** [2016 ins. cover memo](#)
[Gallagher Executive Summary](#)
[Insurance resolution 2016](#)
- h. [15-356](#) Adjourn meeting of the City of Seguin Employee Benefits Trust and reconvene meeting of Seguin City Council - Mayor Don Keil
- i. [15-357](#) Resolution authorizing funding of the City of Seguin Employee Benefits Trust for plan year 2016 - Tammy Garcia, Director of Human Resources
- Attachments:** [Funding of Trust 2016](#)
- j. [15-368](#) Resolution by the City Council of the City of Seguin, Texas authorizing and approving publication of Notice of Intention to issue Certificates of Obligation; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date - Duane Westerman, SAMCO Capital Markets, Inc.
- Attachments:** [cc111315](#)
[Seguin NOI Resolution \(1\)](#)
[Seguin CO City Sec Cert Re NOI Resolution](#)
[SEGUIN NOI](#)

k. [15-369](#)

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: [Seguin Reimbursement Resolution \(1\)](#)

l. [15-370](#)

Resolution relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various City Utility System 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: [cc111215](#)
[Seguin Utility Reimbursement Resolution](#)

m. [15-391](#)

Resolution of the City Council of Seguin, Texas approving a formal Debt Management Policy; and declaring an effective date - Susan Caddell, Director of Finance

Attachments: [Resolution approving Debt Management Policy](#)
[CC Debt management policy memo dw 11.10.15](#)
[Debt Management Policy 110915](#)

n. [15-389](#)

Resolution of the City Council of Seguin, Texas approving the Five Year Capital Improvement Plan and Financial Forecast; and declaring an effective date - Susan Caddell, Director of Finance

Attachments: [Resolution approving five year CIP](#)
[City Council memo](#)
[5 Year Plan](#)

o. [15-390](#)

Approval of City of Seguin Investment Report for Quarter Ended June 30, 2015 - Susan Caddell, Director of Finance

Attachments: [June 30, 2015 memo](#)
[June 30, 2015 Investment Report](#)

p. [15-386](#)

Resolution authorizing the City Manager to enter into contract negotiations with Don Krueger Construction Company for the construction of the Seguin Utilities Operation Center; and declaring an effective date - Rick Cortes, Assistant City Manager

Attachments: [Memo Utility Operations Center](#)

[Resolution approving bid and contract negotiation with Don Krueger Constructio](#)

[City Seguin-New Operations Center-Bid Tab Results-with Alternates](#)

[City of Seguin-New Operations Center Recommendation Letter \(rev\)](#)

q. [15-382](#)

Resolution of the City Council of the City of Seguin, Texas awarding the bid in the amount of \$265,980.00 to Atlas Construction Corporation for the Geronimo Creek Wastewater Outfall Relocation Project; authorizing the City Manager to enter into a Construction Agreement with Atlas Construction Corporation; and declaring an effective date - Emery Gallagher, Director of Water and Wastewater Utilities

Attachments: [CM - Geronimo Creek Wastewater Plant Outfall Relocation](#)

[Resolution approving bid and contract with Atlas Construction-Outflow Reconst](#)

[TRC Geronimo Creek Outfall Relocation bid tab](#)

r. [15-375](#)

Resolution approving a Luxury Limousine Business Permit for Ejaz Hanif d/b/a/ Morgan Limousine Services; and declaring an effective date - Andy Quittner, City Attorney

Attachments: [Luxury Limo Permit-Hanif](#)

[Limo Permit Resolution - Hanif](#)

[TAXICAB BUSINESS PERMIT Application for Limousine Service](#)

[DriverPermitRegistration.Hanif](#)

[PHOTO 1](#)

[PHOTO 2](#)

8. **Acknowledgment of Bills**a. [15-396](#)

Check Report 10-27-2015 through 11-10-2015

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

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 13th day of November 2015 at 3:00 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.