



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Agenda

### City Council

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Tuesday, November 3, 2015

5:30 PM

Council Chambers

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1. **Call to Order**
2. **Invocation - Mayor Don Keil**
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. [15-350](#)  
Guadalupe Regional Medical Center FY2016 Budget - Robert Haynes,  
CEO/Administrator  
**Attachments:** [CC.10212015](#)
7. **Consent Agenda**
  - a. [15-360](#)  
City Council Minutes 10-20-2015 REGULAR  
**Attachments:** [City Council Minutes 10-20-2015 REGULAR](#)

**b.**     [15-299](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Chapter 18, Buildings and Building Regulations, Articles I through VIII, to adopt the 2015 International Building Codes with the exception of the 2011 Electric Code; establishing administrative procedures; establishing certain exceptions set forth in this Ordinance; providing for a severability clause; providing for publication; providing for an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances

**Attachments:**   [CC Memo 2015 Codes](#)  
                          [Ordinance adopting 2015 International Codes](#)

**c.**     [15-307](#)

Ordinance on second reading providing for increased prior and current service annuities under the act governing the Texas Municipal Retirement System for retirees and beneficiaries of deceased retirees of the City of Seguin, establishing an effective date for the ordinance; and directing staff to submit this ordinance as an amendment to the Code of Ordinances

**Attachments:**   [2016 TMRS memo](#)  
                          [Seguin ORD - CPI 2016](#)

**d.**     [15-310](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 74 Parks and Recreation, Streets and Other City Facilities; 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:**   [Memo for the proposed fees for the large pavilions Park West](#)  
                          [Appendix C Ordinance - Large Group Picnic Pavillion](#)

**e.**     [15-335](#)

Ordinance on second reading amending Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 86, Solid Waste, Article II, Garbage and Article IV, Curbside Recycling; providing a severability clause, an effective date, providing for publication, and directing staff to submit this ordinance as a supplement to the Seguin Code of Ordinances

**Attachments:**   [Residential Waste Hauling Services & Recycling – Request for fuel adjustment \(](#)  
                          [Solid Waste&Recycling Decrease.October 2015](#)  
                          [ProgressiveWasteMemo.10-6-2015](#)

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

**a.**     [ZC 31-15](#)

Public Hearing and Ordinance on first 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) - Pamela Centeno, Director of Planning and Codes

**Attachments:**   [Staff Memo ZC 31 15](#)  
                          [P&Z Commission & Staff Report - ZC 31-15](#)  
                          [ZC 31-15 Ordinance](#)  
                          [ZC3115 ExhibitA\\_CC](#)

**b.**     [ZC 27-15](#)

Public Hearing and Ordinance on first 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) - Pamela Centeno, Director of Planning and Codes

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

**c.**     [ZC 28-15](#)

Public Hearing and Ordinance on first 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) - Pamela Centeno, Director of Planning and Codes

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

**d.**     [ZC 29-15](#)

Public Hearing and Ordinance on first 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) - Pamela Centeno, Director of Planning and Codes

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

e. [15-351](#)

Resolution approving the Mortgage Revenue Refunding and Improvement Bonds, Series 2015, to be issued by the Board of Managers, joint Guadalupe County-City of Seguin Hospital (d/b/a Guadalupe Regional Medical Center) to finance the acquisition, construction improvement, repair, or rehabilitation of certain hospital facilities or the acquisition and/or installation of equipment or supplies for certain hospital facilities, refund certain previously issued obligations of the Issuer, and pay certain costs associated with the issuance of the bonds - Robert Haynes, CEO/Administrator

**Attachments:** [GRMCBondSeries2015.City](#)  
[GRMC Resolution.Bond Series 2015](#)

f. [15-361](#)

Update from the Task Force on the affirmation of the Agreement with the Guadalupe Agricultural and Livestock Fair Association for use of the Seguin Events Complex to conduct the Guadalupe County Fair - Rick Cortes, Assistant City Manager

**Attachments:** [Guadalupe County Fair Association Agreement Revised](#)  
[Fairgrounds Association - Premise Use Agreement-Post Association meeting - f](#)

g. [15-363](#)

Resolution approving the Official City of Seguin Tax Roll for 2015 - Tracy Stalnaker, Assistant Director of Finance

**Attachments:** [Certified Roll Memo](#)  
[Certified tax roll resolution FY16](#)  
[Certified Tax Roll Charts](#)

h. [15-364](#)

Resolution approving a FY2016 budget adjustment for Seguin Economic Development Corporation - Douglas Faseler, City Manager

**Attachments:** [Memo.November 2015 Budget Adjustment.TSC](#)  
[Budget Adjustment SEDC.TSC Detention Pond.City](#)  
[Budget Adjustment.SEDC.Tractor Supply Detention Pond](#)

i. [15-338](#)

Bid Award - Purchase of a 1 1/2 ton Truck for Public Works utilizing an HGAC contract - Twila Wood, Purchasing Manager

**Attachments:** [Public Works truck.cou memo](#)  
[HGAC.Seguin](#)

j. [15-344](#)

Bid Award - Purchase of two backhoes for Water/Wastewater Utilities utilizing an HGAC contract - Twila Wood, Purchasing Manager

**Attachments:** [Backhoe Loaders.cou memo](#)  
[HGAC Quote](#)

**k.**     [15-348](#)

Resolution authorizing the sale of surplus property in accordance with the City's Disposal of Assets Policy - Twila Wood, Purchasing Manager

**Attachments:**   [Backhoe Auction.cou memo](#)  
                          [Resolution.Auction Backhoe](#)

**l.**     [15-362](#)

**Resolution authorizing the City Manager to execute a Change Order for the Park West Project contract with The Koehler Company in the amount of \$95,676 - Jack Jones, Director of Parks and Recreation**

**Attachments:**   [Memo regarding the Changer Order to demo the Hoermann House and create e](#)  
                          [Resolution for Change Order 7 for the Park West Project](#)  
                          [Change Order #7 for Park West](#)

**m.**     [15-359](#)

Ordinance on first 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 - Jack Jones, Director of Parks and Recreation

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

**n.**     [15-373](#)

Seguin Events Complex Rental Agreement for the rental and use of facilities - Jack Jones, Director of Parks and Recreation

**Attachments:**   [Memo for Seguin Events Complex Rental Agreement](#)  
                          [Seguin Events Complex Rental Agreement](#)  
                          [Terms for Rental of the Seguin Events Complex Facilities](#)  
                          [Security Officers Agreement](#)

**o.**     [15-352](#)

Ordinance on first 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 - Kevin Kelso, Chief of Police

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

p. [15-367](#)

Resolution authorizing the City Manager to execute an Interlocal Agreement between the City of Seguin and City of Frisco for the purpose of purchasing uniform items and equipment- Dale Skinner, Fire/EMS Chief

**Attachments:** [Memo-Council-Interlocal Purchasing Agreement with FriscoTX](#)  
[Resolution Approving interlocal agreement with Frisco Texas](#)  
[INTERLOCAL AGREEMENT SEGUIN](#)  
[Frisco FD 1405-067 renewal \\_1](#)  
[Frisco FD Oversize renewal \\_1](#)

q. [15-366](#)

Ordinance amending the Fiscal Year 2016 Utility Fund Budget of the City of Seguin, Texas; declaring an emergency requiring only one reading - Douglas Faseler, City Manager

**Attachments:** [cc.10272015](#)  
[Walnut Springs Rock Wall](#)

r. [15-372](#)

Resolution authorizing the City Manager to execute an Agreement with A1 Hydroseeding in the amount of \$158,620.00, for repair of two sewer lines and rebuilding the failing rock wall in Walnut Springs Park - Douglas Faseler, City Manager

**Attachments:** [cc.10272015](#)  
[Resolution approving emergency contract for Walnut Springs Wall reconstructio](#)  
[WB City of Seguin Proposal \(2\)](#)

**9. Acknowledgment of Bills**a. [15-374](#)

Check Report 10-11-2015 through 10-26-2015

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

**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

**11. 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 30th day of October 2015 at 11:30 a.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.