

CITY OF SEGUIN CITY COUNCIL AGENDA  
City Hall Council Chambers  
210 E. Gonzales Street  
Seguin, Texas 78155  
November 3, 2009  
5:30 P.M.

Notice is hereby given that the governing body of the City of Seguin, Texas will meet at 5:30 p.m. on the 3<sup>rd</sup> day of November 2009 for a Regular Called Meeting at the City Council Chambers, City Hall, 210 E. Gonzales Street, in the City of Seguin, Texas for the purpose of considering all matters related to the following agenda items:

1. Invocation – Councilman Manuel Cevallos
2. Pledge of Allegiance
  - a. Pledge to U.S. Flag
  - b. Pledge to Texas Flag
3. Roll Call
4. 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:
  - a. Statements of specific factual information given in response to any inquiry.
  - b. A recitation of existing policy in response to an inquiry.
  - c. A proposal to place the subject on the agenda for a future meeting.
5. Approval of minutes of the October 20, 2009 Regular Called Meeting
6. No separate discussion or action on any of the items is necessary unless desired by a council member in which event the matter shall be considered in its normal sequence after the matter not requiring separate discussion has been acted upon by a single motion:
  - a. Approval of an Ordinance on second reading approving a Zoning Change request from “Multi-Family (MF-3)” to “Retail” for the property located at 1204 N. King St., SE Corner of Blk. 471, .423 Acres, and Cntr Pt of S ½ of Blk. 471, .417 Acres, Zella Buerger Addition, Property Account #1G0410-0471-00060 and #1G0410-0471-00050 (ZC 19-09)
  - b. Approval of an Ordinance on second reading assigning a zoning designation of “Single-Family Residential” for Oak Village North Subdivision and Delene Estates, annexed into the City of Seguin in 2009, and a zoning change from “Commercial” to “Single-Family Residential” for the properties located at the end of Red Oak Ct., which were annexed into the City of Seguin in 1995, (ZC 20-09)

- c. Approval of an Ordinance on second reading amending Chapter 98, Article IV, Section 98-105 Two-Hour Parking; declaring the 300 Block of North Austin Street as a Temporary Two-Hour Parking; providing for penalties for violations thereof; providing a severability clause; providing for an effective date; providing for publication of this ordinance; providing for submission of the Code of Ordinances
7. Presentation of the Guadalupe Regional Medical Center 2010 Budget – Robert Haynes, CEO
8. Presentation and discussion regarding redistricting process and principles including initial assessment – Greg Hudson, Hudson & O’Leary
9. Discussion and possible action on approval of a Resolution adopting criteria for use in redistricting of Council Member Districts – Greg Hudson, Hudson & O’Leary
10. Discussion and possible action on approval of a Resolution establishing Guidelines for Person(s) Submitting Specific Redistricting Proposals – Greg Hudson, Hudson & O’Leary
11. Public Hearing to consider assigning zoning designations to “Agricultural-Ranch”, “Single-Family Residential” for approximately 386.049 acres, annexed into the City of Seguin in 2009 (Oak Village North Area), Ab. 6, H Branch Survey, Ab. 10, M Cherino Survey and Ab. 131, Benjamin Fuqua Survey, located off F.M. 20 and E. Martindale Rd., (ZC 21-09)
12. Discussion and possible action on approval of an Ordinance on first reading to consider assigning zoning designations to “Agricultural-Ranch”, “Single-Family Residential” for approximately 386.049 acres, annexed into the City of Seguin in 2009 (Oak Village North Area), Ab. 6, H Branch Survey, Ab. 10, M Cherino Survey and Ab. 131, Benjamin Fuqua Survey, located off F.M. 20 and E. Martindale Rd., (ZC 21-09) – Don Smith, Director of Planning
13. Public Hearing to consider a zoning change request from “Multi-Family” to “Planned Unit Development (PUD)” for the property located at 1048 Country Club Dr., Lt. 1, Blk. 10, Nob Hill #1 Addition, Property Account #1G2170-1010-00100 (ZC 23-09)
14. Discussion and possible action on approval of an Ordinance on first reading to consider a zoning change request from “Multi-Family” to “Planned Unit Development (PUD)” for the property located at 1048 Country Club Dr., Lt. 1, Blk. 10, Nob Hill #1 Addition, Property Account #1G2170-1010-00100 (ZC 23-09) – Don Smith, Director of Planning
15. Public Hearing to consider a zoning change request from “Commercial” to “Multi-Family (MF-3)” for the property located at N. State Hwy. 123 Business, 11.296± acres, Ab. 20, A.M. Esnaurizar Survey, Property Account #2G0020-0000-92300 and #2G0020-0000-92310 (ZC 24-09)

16. Discussion and possible action on approval of an Ordinance on first reading to consider a zoning change request from “Commercial” to “Multi-Family (MF-3)” for the property located at N. State Hwy. 123 Business, 11.296± acres, Ab. 20, A.M. Esnaurizar Survey, Property Account #2G0020-0000-92300 and #2G0020-0000-92310 (ZC 24-09) – Don Smith, Director of Planning
17. Discussion and possible action on approval of an Ordinance on first reading abandoning a 0.033 acre unimproved portion of Perez Street held by the City of Seguin and authorizing the City Manager to re-convey the tract of land to the adjoining property owner, Augustine Rodriguez; providing a severability clause and declaring an effective date – Don Smith, Director of Planning
18. Discussion and possible action on approval of a Resolution authorizing a License to Use the public right-of-way for the property owners of 520 E. Donegan Street; for the sole purpose of maintaining an existing building encroachment, more fully described in the attached License to Use Agreement as measuring 33.99’ by 6.94’ (+/-) and an attached mechanical unit, adjacent to 520 E. Donegan, and authorizing the City Manager to execute said agreement on behalf of the City Council of the City of Seguin, Texas – Don Smith, Director of Planning
19. Discussion and possible action on approval of the FY2009 Quarterly Reports for the following organizations – Susan Caddell, Director of Finance
  - a. Seguin Area Chamber of Commerce Convention & Visitors Bureau
  - b. Seguin Conservation Society
  - c. Mid-Texas Symphony
  - d. Teatro de Artes de Juan Seguin
  - e. Seguin-Guadalupe County Hispanic Chamber of Commerce
  - f. Seguin Heritage Museum
  - g. Guadalupe County Fair Association
20. Discussion and possible action on approval of a Resolution approving the FY2010 Hotel Occupancy Tax Budgets for the following organizations – Susan Caddell, Director of Finance
  - a. Seguin Area Chamber of Commerce Convention & Visitors Bureau
  - b. Seguin Conservation Society
  - c. Mid-Texas Symphony
  - d. Teatro de Artes de Juan Seguin
  - e. Seguin-Guadalupe County Hispanic Chamber of Commerce
  - f. Seguin Heritage Museum
  - g. Guadalupe County Fair Association
  - h. The Fields of Huber Ranch
21. Discussion and possible action on approval of a Resolution approving agreements between the City of Seguin and the following organizations that receive financial appropriation in the FY2010 Hotel Occupancy Fund – Susan Caddell, Director of Finance

- a. Seguin Area Chamber of Commerce Convention & Visitors Bureau
  - b. Seguin Conservation Society
  - c. Mid-Texas Symphony
  - d. Teatro de Artes de Juan Seguin
  - e. Seguin-Guadalupe County Hispanic Chamber of Commerce
  - f. Seguin Heritage Museum
  - g. Guadalupe County Fair Association
  - h. The Fields of Huber Ranch
22. Discussion and possible action on approval of a Resolution approving the agreements between the City of Seguin and the following organizations that receive financial appropriation in the FY2010 General Fund – Susan Caddell, Director of Finance
- a. Retire and Senior Volunteer Program
  - b. Activity Center of Seguin and Guadalupe County
  - c. Guadalupe County MHMR
  - d. Family Violence Shelter
  - e. Guadalupe County Children’s Advocacy Center
  - f. Seguin Youth Services
23. Discussion and possible action on approval of a Resolution approving the City of Seguin Fraud Prevention and Detection Policy – Susan Caddell, Director of Finance
24. Presentation on funding strategy proposed to reduce unfunded liability and to phase in annually repeating plan updates – Tammy Garcia, Director of Human Resources
25. Discussion and possible action on approval of an Ordinance on first reading authorizing and allowing, under the act governing the Texas Municipal Retirement System, “Updated Service Credits” in said system for service performed by qualifying members of such system who presently are members of the City of Seguin; providing for increased prior and current service annuities for retirees and beneficiaries of deceased retirees of the city; establishing an effective date for the ordinance; and directing staff to submit this ordinance as an amendment to the Code of Ordinances – Tammy Garcia, Director of Human Resources
26. Discussion and possible action on approval of a Resolution authorizing a lump sum contribution to Texas Municipal Retirement System of the balance of the amount budgeted for TMRS contributions in FY 2009 but which have not yet been expended through regular monthly deposits – Tammy Garcia, Director of Human Resources
27. Discussion and possible action on approval of an Ordinance on first reading establishing the lawful speed limits on FM 20 and Martindale Road within the City of Seguin, Texas; providing for penalties for violations thereof; providing a severability clause; providing for 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 – Kevin Kelso, Police Chief

28. Discussion and possible action approval of the following bids:

- a. Walnut Branch Linear Park, Phase 1 – Joe Ramos, City Engineer

29. Discussion and possible action on approval of a Resolution authorizing the acceptance of an Energy Efficiency and Conservation Block Grant (EECBG) from the State Energy Conservation Office; and authorizing the City Manager to act as the City's Executive Officer and authorized representative in all matters pertaining to the City's participation in the EECBG Program – Joe Ramos, City Engineer

30. Discussion and possible action on approval of a Resolution authorizing the City Manager execute an agreement with TRC Solutions for the engineering services for the Sludge Collection Equipment Replacement Project at the Seguin Water Plant – Rick Cortes, Assistant City Manager

31. Discussion and possible action on approval of the following boards/committees – Mayor Betty Ann Matthies

- a. Central Texas Technology Center (1 reappointment)

32. Acknowledgement of Bills

33. Adjournment

CERTIFICATE

I certify that the above notice of meeting was posted on the Front Door at the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 30<sup>th</sup> day of October 2009 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.