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# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

Tuesday, May 1, 2018

5:30 PM

Council Chambers

#### 1. Call to Order

*The City Council met in a REGULAR Called Meeting on at 5:30 pm in the City Hall Council Chambers, City Hall, 210 East Gonzales in City of Seguin, with Mayor Don Keil presiding.*

#### 2. Invocation - Council Member Jet Crabb

#### 3. Pledge of Allegiance/Salute to the Texas Flag

#### 4. Roll Call

**Present:** 5 - Council Member Donna Dodgen, Council Member Fonda Mathis, Council Member Jeannette Crabb, Council Member Chris Rangel, and Council Member Jim Lievens

**Presiding:** 1 - Mayor Don Keil

**Absent:** 3 - Council Member Carlos Medrano, Council Member Mark Herbold, and Council Member Ernest Leal

#### 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; 4) For the record, please state your name and address before speaking.**

*Name: Jeremiah Arrevalo  
Address: 933 Anderson  
City: Seguin, Texas*

*Mr. Arrevalo stated he would like to see the City place on a future agenda, erecting a sign honoring Smokey Joe Williams with picture and story at the Smokey Joe Williams Ballfield. Mr. Arrevalo provided a summary of the history of Williams.*

*Council Member Lievens acknowledged Mr. Arrevalo's request and thanked him for bringing it before City Council.*

#### 6. Presentation

a. [18-133](#)

Certificate of Appreciation honoring Ronald Dill upon his retirement - Mayor Don Keil

*Mayor Keil acknowledged Ronald Dill's retirement.*

7. **Consent Agenda**

**A motion was made by Council Member Dodgen, seconded by Council Member Mathis, that this be approved on the Consent Agenda. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 5 - Council Member Dodgen, Council Member Mathis, Council Member Crabb, Council Member Rangel, and Council Member Lievens

a. [18-137](#)

April 17, 2018 Regular Meeting Minutes

**This Minutes was approved**

b. [ZC 05-18](#)

Ordinance on second reading to consider a Zoning Designation to Single Family Residential (R-1) for Area 1 annexed into the Seguin city limits, being approximately 170.68 acres situated in the A Mansola Survey, Ab. 29, on FM 725 with property ID numbers 129486 (Lot 1, Deer Meadow Sub.), 129487 (Lot 2, Deer Mead Sub.), 29459 (Lot 1, Kristine's Corner Sub.), 58174 and 58287

**This Zoning Ordinance was adopted**

Enactment No: ORD 2018-021

c. [ZC 04-18](#)

Ordinance on second reading to consider a Zoning Designation to Single Family Residential (R-2) and Commercial (C) for Area 2 annexed into the Seguin city limits, being approximately 52.67 acres situated in the M Cherino Survey, Ab 10, on FM 20 with property Id numbers 52646 and 115082

**This Zoning Ordinance was adopted**

Enactment No: ORD 2018-022

8. **Action Items - Discussion and Possible Motion to Approve**a. [ZC 03-18](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for property located at 628 S. Austin Street, Property ID 13327 (ZC 03-18) - Pamela Centeno, Director of Planning & Codes

*The regular meeting was recessed and the public hearing was called to order. Citizen Comments:*

Name: Michelle Walzem  
Address: 524 Redberry  
City: Seguin, Texas

Mrs. Walzem encouraged the City Council to approve the Zoning Change from Single-Family Residential to Neighborhood Commercial. Mr. & Mrs. Walzem bought the property since it was advertised as "commercial property" and then during the building permitting process they discover it is zoned Residential. Mrs. Walzem said she plans to operate a counseling office.

Name: Douglas Walzem  
Address: 524 Redberry  
City: Seguin, Texas

Mr. Walzem asked the City Council to consider the Zoning Change as this property had previously been a commercial establishment and to be honest they have put alot of money into this project.

Name: Heath Anders  
Address: 141 Bosque  
City: Seguin, Texas

Realtor for this property encouraged the City Council to approve the ordinance and allowing the Walzem's to fulfil their dream of opening the counseling center. Also stating that the building/property has always been a commercial business.

The public hearing was adjourned and the regular meeting was reconvened.

There was much discussion among the City Council Members on being consistent with the Unified Development Code and not setting a precedence.

**A motion was made by Council Member Dodgen, seconded by Council Member Rangel, that this Zoning Ordinance be considered. The motion failed by the following vote:**

**Presiding:** 1 - Mayor Keil

**Nay:** 3 - Council Member Dodgen, Council Member Mathis, and Council Member Crabb

**Aye:** 2 - Council Member Rangel, and Council Member Lievens

b. [18-141](#)

Public Hearing and Ordinance on first reading amending the Seguin Code of Ordinances, Chapter 22, Businesses, Article X, Section 22-603, Food Trucks, Duration of Stay; providing for a severability clause, providing an effective date; and authorizing staff to prepare this ordinance as a submittal to the Seguin Code of Ordinances - Pamela Centeno, Director of Planning & Codes

The regular meeting was recessed and the public hearing was called to order. There being no responses/comments from the public hearing the regular meeting was reconvened.

**A motion was made by Council Member Dodgen, seconded by Council Member Rangel, that this Ordinance be approved on first reading. The motion carried**

by the following vote:

**Presiding:** 1 - Mayor Keil

**Aye:** 5 - Council Member Dodgen, Council Member Mathis, Council Member Crabb, Council Member Rangel, and Council Member Lievens

c. [18-139](#)

Approval of reports for the quarter ended March 31, 2018 for the following organizations that receive Occupancy Tax funding - Susan Caddell, Director of Finance

- a. Seguin Conservation Society
- b. Mid-Texas Symphony
- c. Teatro de Artes de Juan Seguin
- d. Seguin-Guadalupe County Hispanic Chamber of Commerce
- e. Seguin Heritage Museum
- f. Guadalupe County Fair Association
- g. Seguin LULAC Council #682
- h. Seguin Area Chamber of Commerce
- i. Seguin Art League
- j. The Fields of Huber Ranch, LLC

**A motion was made by Council Member Crabb, seconded by Council Member Mathis, that this Action Item be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 5 - Council Member Dodgen, Council Member Mathis, Council Member Crabb, Council Member Rangel, and Council Member Lievens

d. [18-113](#)

Resolution authorizing the City Manager to execute a Facilities Use Agreement between the City of Seguin, Texas and the Navarro Independent School District for use of the east side of Max Starcke Park and the Max Starcke Golf Course; and declaring an effective date - Jack Jones, Director of Parks and Recreation

**A motion was made by Council Member Mathis, seconded by Council Member Lievens, that this Resolution be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 5 - Council Member Dodgen, Council Member Mathis, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-052

e. [18-143](#)

Resolution authorizing City Manager to execute a Facilities Use Agreement with Texas Lutheran Universtiy; and providing an effective date. - Bruce Allen, Golf Course General Manager.

**A motion was made by Council Member Dodgen, seconded by Council Member Crabb, that this Resolution be approved. The motion carried by the following**

**vote:****Presiding:** 1 - Mayor Keil**Aye:** 5 - Council Member Dodgen, Council Member Mathis, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-053

**f.** [18-140](#)

Ordinance on first reading designating a 258 acre tract of land, more or less, located east and west of Heideke Street along the railroad track and along the east side of State Highway 123 Bypass south of IH10 to the railroad track as a Reinvestment Zone pursuant to Chapter 312 of the Texas Tax Code; making certain findings in connection therewith; providing an effective date; and providing a severability clause - Andy Quittner-City Attorney

*The regular meeting was recessed and the public hearing was called to order. There being no responses/comments from the public the regular meeting reconvened.*

**A motion was made by Council Member Dodgen, seconded by Council Member Lievens, that this Ordinance be approved on first reading. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil**Aye:** 5 - Council Member Dodgen, Council Member Mathis, Council Member Crabb, Council Member Rangel, and Council Member Lievens**g.** [18-124](#)

Resolution of the City Council of Seguin, Texas adopting guidelines for the permitting and use of City of Seguin property and rights-of-way for filming and production crews - Kyle Kramm, Main Street & CVB Director

**A motion was made by Council Member Crabb, seconded by Council Member Dodgen, that this Resolution be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil**Aye:** 5 - Council Member Dodgen, Council Member Mathis, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-054

**h.** [18-135](#)

Request to relocate Main Street staff to the Visitor Center inside the Chamber of Commerce - Kyle Kramm, Main Street & CVB Director

**A motion was made by Council Member Lievens, seconded by Council Member Rangel, that this Action Item be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil**Aye:** 5 - Council Member Dodgen, Council Member Mathis, Council Member Crabb, Council Member Rangel, and Council Member Lievens**i.** [18-142](#)

Ordinance on first reading amending the Seguin Code of Ordinances Chapter 102, Utilities, Article III, Water, Division II, Connections, by adding a new Section 1-2-106, Responsibilities for customer yard piping; providing for publication of this Ordinance; providing for a severability clause; providing for an effective date; and providing for submittal of this ordinance to the Seguin Code of Ordinances - David Rabago, Utility Engineer, P.E.

**A motion was made by Council Member Dodgen, seconded by Council Member Mathis, that this Ordinance be approved on first reading. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 5 - Council Member Dodgen, Council Member Mathis, Council Member Crabb, Council Member Rangel, and Council Member Lievens

j. [18-144](#)

Approval of sealed bid for the sale of real property on West Washington Street. Andy Quittner-City Attorney

**A motion was made by Council Member Dodgen, seconded by Council Member Mathis, that this Action Item be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 5 - Council Member Dodgen, Council Member Mathis, Council Member Crabb, Council Member Rangel, and Council Member Lievens

9. **Acknowledgment of Bills**

*The bills were acknowledged.*

a. [18-138](#)

Check Report: April 13, 2018 through April 26, 2018

10. **Executive Session**

*The regular meeting was recessed and the council went into Executive Session at 6:09 pm. The regular meeting reconvened at 6:22 pm.*

a. [13-014](#)

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

b. [13-344](#)

Under Section 551.071(2) - To hear advice from the City Attorney on matters which are confidential

**Adjournment**

*There being no further business before the council the meeting adjourned at 6:22 pm.*

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**Don Keil, Mayor**

**Attest:**

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**Naomi Manski, City Secretary**