



It's real.

# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

Tuesday, March 5, 2019

5:30 PM

Council Chambers

1. **Call to Order**

2. **Invocation - Council Member Ernesto Leal**

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

4. **Roll Call**

**Present:** 8 - Council Member Mark Herbold, Council Member Fonda Mathis, Council Member Ernest Leal, Council Member Jeannette Crabb, Council Member Chris Rangel, Council Member Jeremy Roy, Council Member Penny Wallace, and Council Member Chris Aviles

**Presiding:** 1 - Mayor Don Keil

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: Julian Leal  
Address: 849 Prexy Dr  
City: Seguin, Texas*

*Spoke about the steep area along Walnut Branch close to Park West. Doug Faseler advised the City would take a look at the area.*

*Riding a bike and then you try to cross the street on West Kingsbury (by Tyson) cars do not want to stop. Doug Faseler advised that you are supposed to go to the traffic signal at Vaughan Street to cross.*

*Bauer Park - Would like to see a sidewalk all the way around the park.*

*Council Member Wallace - Commend city staff on the work along South Heideke.*

*Council Member Roy - Commend Kyle Kramm and staff for the hard work to put on Arts Fest, March 2-3, 2019.*

*Council Member Rangel - Great weekend for the Neighborhood Clean Up and TLU Day of the Dawgs.*

## 6. Presentation

### a. [19-070](#)

Presentation of FY2018 Audit Report - Nancy Vaughan, Armstrong, Vaughan, and Associates, PC

*Nancy Vaughan provided a brief overview of the Annual Audit.*

## 7. Consent Agenda

**A motion was made by Council Member Herbold, seconded by Council Member Rangel, that the Consent Agenda be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

### a. [19-066](#)

February 19, 2019 City Council Minutes

**A motion was made by Council Member Herbold, seconded by Council Member Rangel, to approve the Consent Agenda. The motion carried by the following vote:**

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

### a. [ZC 01-19](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Light Industrial (LI) to Industrial (I) for property located at 2050 Eighth Street, Property ID 114374, (ZC 01-19) - Pamela Centeno, Director of Planning & Codes

*The regular meeting was recessed and the public hearing was called to order. There being no response or comments from the public, the public hearing was adjourned and the regular meeting was reconvened.*

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

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

### b. [ZC 02-19](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change

from Commercial (C) to Neighborhood Commercial (NC) for property located at 110 W. Weinert, Property 23119 (ZC 02-19) - Pamela Centeno, Director of Planning & Codes

*The regular meeting was recessed and the public hearing was called to order. There being no response or comments from the public, the public hearing was adjourned and the regular meeting was reconvened.*

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

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

c. [19-072](#)

Public Hearing and Ordinance on first reading amending Chapter 82, Article IV of the Seguin Codes of Ordinance by adding Section 82-111, Subdivision Entrance Signs; providing for a severability clause; providing for an effective date; and authorizing staff to publish and prepare this ordinance for submission as a supplement to the 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 or comments from the public, the public hearing was adjourned and the regular meeting was reconvened.*

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

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

d. [19-060](#)

Public Hearing and consideration of a Resolution of No Objection on a proposed project by LDG Multifamily, LLC to construct an apartment complex by using Tax Credit Funding from the Texas Department of Housing and Community Affairs - Ismael B. Segovia, Assistant Director of Planning & Codes

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

*Jake Brown with LDG Development, LLC made a presentation to City Council on the proposed Pecan Gove 195 Units Affordable Housing Development, 1,2,3 bedroom apartments, using tax credits to help fund construction. They are not going to build this quality of units in Seguin and simply allow them to deteriorate. He said they want to use the tax credits to help make a multi-million dollar investment in Seguin's housing market. A Market Study was provided to all Council Members previously, TLU would not provide a letter of support but he felt that the meeting was well received. Not able to visit with the community organizations.*

*There being no responses or comments, the public hearing was adjourned and the regular meeting was reconvened.*

*Council Member Herbold made a motion to approve the No Objection, and Council Member Aviles second the motion.*

*Mayor Keil - Stated he does not approve of subsidized housing. Realtors and others of the community do not recommend that Seguin needs more subsidized housing. We have three times the housing than New Braunfels has. Seguin has 7,500 proposed houses on the maps at this time with the new proposed subdivisions. \$40,000 is a very low income.*

*City Council Members had several questions regarding:*

*Other Property locations*

*Clarify the difference between Section 8 and Section 42*

*Quality apartment homes will allow the city to upgrade some of its rental inventory*

*Suggested to work with Community Council of South Central Texas*

*Mr. Brown said they have numerous properties in Houston, San Antonio, Austin, Sherman, Abilene, Fort Worth, and that they would not work through the Housing Authority since LDG Development properties are not Section 8. LDG Development is looking at making an investment within the community. Commended the City Council on the job of growing the economy base but felt we are not making a commitment to affordable housing. Good quality maintained apartment rentals would increase the affordable housing market and might force other landlords to bring their properties up to standards. Our program is required to set a annual budget to make repairs and update.*

*Council Member Aviles - Compared the average wage analysis and felt LDG was not far off. Suggest the City perform a wage analysis before making a final decision. Seguin is a manufacturing community.*

*Council Member Herbold - \$15.00 average rate. If the property was not across from TLU it would be different. Do not want to see the property twenty years and feel we made a mistake.*

*Council Member Rangel - A couple of properties that started out looking like yours however that is not how they look today.*

*Jake Brown said the apartments are designed for working people, who meet the income qualifications, criminal history checks. Annually LDG reviews the tenant qualifications and just because they have advanced in their income status does not mean they must leave. They can stay till they are 80 if they want.*

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

**Presiding:** 1 - Mayor Keil

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

**Aye:** 5 - Council Member Herbold, Council Member Leal, Council Member Rangel, Council Member Roy, and Council Member Aviles

Enactment No: RES 2019-026

e. [19-069](#)

Ordinance on first reading amending the Fiscal Year 2019 General Fund Budget of the City of Seguin, Texas and providing an effective date - Susan Caddell, Director of Finance

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

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

f. [19-068](#)

Ordinance on first reading amending the Fiscal Year 2019 Special Revenue Fund Budget of the City of Seguin, Texas and providing an effective date - Susan Caddell, Director of Finance

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

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

g. [19-071](#)

Street closure request for St. Andrew's Episcopal Church to host Boots and Burgers in the 200 Block of East Nolte Street - Kyle Kramm, Director of Main Street and CVB

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

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

h. [19-065](#)

Resolution adopting the Election System & Software; Express Vote Universal Voting System for Early Voting in Person; Early Voting by Mail; Election Day Voting and Provisional Ballots in all future elections held in Seguin, Guadalupe County, Texas - Andy Quittner, City Attorney

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

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

Enactment No: RES 2019-027

**9. Acknowledgment of Bills**

*The bills were acknowledged.*

a. [19-067](#)

Check Report: February 15, 2019 through February 28, 2019

**10. Executive Session**

*The Mayor announced there would not be an Executive Session.*

a. [15-225](#)

Deliberate and consider the purchase, exchange, lease or value of real property, in accordance with Section 551.072, of the Texas Government Code

b. [13-014](#)

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

**11. Adjournment**

*There being no further business before the council the meeting adjourned at 6:48 pm.*

---

**Don Keil, Mayor**

**Attest:**

---

**Naomi Manski, City Secretary**