



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes City Council

Tuesday, November 3, 2015

5:30 PM

Council Chambers

1. **Call to Order**
2. **Invocation - Mayor Don Keil**
3. **Pledge of Allegiance/Salute to the Texas Flag**
4. **Roll Call**

Present: 8 - Council Member Ernest Leal, Council Member Jeannette Crabb, Council Member Tomas V. Castellon, Council Member Fonda Mathis, Council Member Carlos Medrano, Council Member Phil Seidenberger, Council Member Donna Dodgen, and Council Member Mark Herbold

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.

Citizen Comments

Name: Julian Leal

Address: 849 Prexy

City: Seguin, Texas

He understands that the middle part of the city needs to be repaired. He stated that the city is disregarding and neglecting streets in other parts of the city.

(Example: Williams, Campbell, Taylor) He stated that the city is only repairing certain intersections but not entire streets.

Name: Efrain Martinez

Address: 625 Elley

City: Seguin, Texas

He stated that there is a flooding issue near Elley street and would like the city to address the problem.

Councilmember Tomas Castellon

He stated that the Veterans organization wanted to thank the City for their continued support. He reminded everyone about the November 11 Veterans Day Parade.

Mayor Don Keil

He shared some words of thanks to the City, County and first responders for helping the community during the rain event. He reminded everyone again about the Veteran's Day Parade and the Randolph Auxillary Field Open House which will take place on Friday, November 13.

Councilmember Ernest Leal asked everyone if they knew of anyone in need of resources to please contact him at CCSCT.

6. **Presentation**

a. [15-350](#)

Guadalupe Regional Medical Center FY2016 Budget - Robert Haynes, CEO/Administrator

Robert Haynes, CEO/Administrator provided the council with an overview of the Guadalupe Regional Medical Center FY2016 Budget.

7. **Consent Agenda**

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

a. [15-360](#)

City Council Minutes 10-20-2015 REGULAR

The Minutes were approved.

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

This Ordinance was adopted.

Enactment No: ORD 2015-82

- 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

This Ordinance was adopted.

Enactment No: ORD 2015-83

- 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

This Ordinance was adopted.

Enactment No: ORD 2015-84

- 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

This Ordinance was adopted.

Enactment No: ORD 2015-85

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

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

Citizen Comments

No public comment at this time.

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

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

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

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

Citizen Comments

No public comment at this time.

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

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

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

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

Citizen Comments

No public comment at this time.

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

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

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

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

Citizen Comments

No public comment at this time.

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

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

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

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: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

Enactment No: RES 2015-122

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

*Name: Mike Herrera
Address: 801 W. Kingsbury
City: Seguin, Texas*

He shared concerns that the contract was not workable and that another revised contract was given to the Fair Association with a very short notice before the council meeting tonight. He stated that the Fair Grounds deed was only a transaction of property and buildings and not non fixed items. He asked that the council to table this item for 60 days so that the Fair Association Board could review the current document.

*Name: Tom Fox
Address: 2191 Pioneer Rd.
City: Seguin, Texas*

He stated that this contract could be prolonged for 60 days and that a contract has to be fair to all involved. He stated that the non fixed items do not belong to the City of Seguin but to the Fair Association. He pointed out that there is no Exhibit with the agreement that was given to the Fair Association. He asked that the council to table

this item for 60 days so that the Fair Association Board could review the current document.

Name: Sharon Villalpando

Address: 706 Ilka Rd.

City: Seguin, Texas

She is a member of the Fair Association. She stated that there are some vocabulary issues in the agreement. She wanted to know if this was to be finalized tonight.

Name: Virginia Bugai

Address: 106 Castle Breeze

City: Seguin, Texas

She explained to the council regarding the concession stands at the Fair Grounds. She is requesting that the City concession stand not be open because it takes away from the Fair Association scholarships.

Name: GayLynn Olsovsky

Address: 4409 Sandy Elm

City: Seguin, Texas

She reminded the council that they said a prayer at the beginning of the meeting.

Name: Jenny Siltmann

Address: 1449 FM 477

City: Seguin, Texas

No comment

A motion was made by Council Member Mathis, "to proceed into negotiations and for contracts with all entities renting the fairgrounds with the exception of the County Fair Association at which we will continue negotiations of the current contract" seconded by Council Member Castellon, that this Action Item be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

g. [15-363](#)

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

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

Enactment No: RES 2015-123

h. [15-364](#)

Resolution approving a FY2016 budget adjustment for Seguin Economic

Development Corporation - Douglas Faseler, City Manager

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

Enactment No: RES 2015-124

i. [15-338](#)

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

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

j. [15-344](#)

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

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

k. [15-348](#)

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

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

Enactment No: RES 2015-125

I. [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

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

Enactment No: RES 2015-126

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

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

n. [15-373](#)

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

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

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

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

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

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

Enactment No: RES 2015-127

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

A motion was made by Council Member Dodgen, seconded by Council Member Castellon, that this Ordinance be adopted. The motion carried by the following vote:

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

Enactment No: ORD 2015-86

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

A motion was made by Council Member Dodgen, 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 Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

Enactment No: RES 2015-128

9. Acknowledgment of Bills

a. [15-374](#)

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

The bills were acknowledged.

10. Executive Session

a. [13-014](#)

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

The regular meeting was recessed and the council went into Executive Session at 7:10 pm. The regular meeting reconvened at 7:33 pm.

11. Adjournment

There being no further business before the council the meeting adjourned at 7:33 pm.

Don Keil, Mayor

Thalia Patlan Stautzenberger, City Secretary