



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes City Council

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Tuesday, July 21, 2015

5:30 PM

Council Chambers

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### AMENDED

1. **Call to Order**
2. **Invocation - Council Member Mark Herbold**
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: Gary Vaughn*

*City: Seguin, Texas*

*He shared his concerns regarding the Vaughn Home and the Convent St. area near Walnut Branch reconstruction area. (Erosion south of library project, retaining wall by hike and bike trail should span the entire property or none at all, and questioned how alley will be left after all construction is completed...etc...) He stated he was an advocate for the Walnut Branch project as long as it was done correctly.*

*Name: Armando Medrano*

*Address: 130 Baxter St.*

*City: Seguin, Texas*

*TRAFFIC CONCERN: He stated that every school bus comes through that street and some child is going to get hurt. He stated that people fly through BAXTER street and it is dangerous. He said that the city has placed speed limit signs and the mobile*

*speed sign but it does not do any good. He shared his traffic concern with the council.*

*PAINT RESIDUE CONCERN: TANKS i( oil company) is located on the east side of Baxter St and they are painting outside and the residue is falling on the vehicles in the neighborhood. (It will cost him to repaint his car.) He also stated that he has talked to the EPA and they spoke with the corporation but no changes are evident.*

*Joe Ramos, City Engineer  
Court St. will hopefully be open at 6:30 pm. (Water main break that occurred early this morning.)*

*Councilmember Ernest Leal complimented Morgan Ash regarding the Guadalupe River ad.*

## 6. Presentation

- a. [15-221](#) In accordance with Section 4.04 of the Seguin Economic Development Corporation (SEDC) Bylaws, this semi-annual report is submitted for your review and consideration. The period covered by this report is October 1, 2014 through March 31, 2015 - Terry M. Trevino, Executive Director Economic Development

*Terry Trevino, SEDC Director, presented to the City Council the semi-annual report for October 1, 2014 through March 31, 2015.*

## 7. Consent Agenda

**A motion was made by Council Member Dodgen, seconded by Council Member Crabb, 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. [15-217](#) City Council Minutes 6-30-2015 SCM (Noon) and 6-30-2015 SCM/WKSHP (5:30 pm)  
City Council Minutes 7-7-2015 REGULAR

**The Minutes were approved**

- b. [ZC 08-15](#) Ordinance on second reading to consider Zoning Changes from Pre-Development to Agricultural Ranch, Commercial, Light Industrial, Neighborhood Commercial, Public, and Single-Family Residential for properties generally located between IH-10 and the railroad, approx. 235.1 acres, Group 1A (ZC 08-15)

**This Zoning Ordinance was adopted**

Enactment No: ORD 2015-42

- c. [ZC 09-15](#) Ordinance on second reading to consider Zoning Changes from Pre-Development to Agricultural Ranch, Commercial, Neighborhood Commercial, Public, and Suburban Residential for properties located between or near IH-10 East, N. Austin St. and N. SH 123 Bypass, approximately 303 acres, Group 1B (ZC 09-15)

**This Zoning Ordinance was adopted**

Enactment No: ORD 2015-43

- d. [15-195](#) Ordinance on second reading amending Section 3.1.5- Single Family Residential Zoning Districts, Chapter 5- Site Development Standards (Screening Requirements), Section 3.4.3- Land Use Matrix, and Definitions of the Seguin Unified Development Code; providing for a Severability Clause; providing for an effective date; authorizing city staff to prepare this ordinance for submission as a supplement to the Code of Ordinances

**This Ordinance was adopted**

Enactment No: ORD 2015-44

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

- a. [15-218](#) Ordinance on first reading granting a Transmission and Distribution Electric Utility Franchise to the Guadalupe Valley Electric Cooperative, Inc. for a fifteen year term commencing on the effective date; containing various terms and conditions with regard to the grant of such franchise; containing a severability clause; providing for the repeal of any and all kinds of ordinances, regulations, rules, or policies that are in conflict with this ordinance; and providing an effective date - Rick Cortes, Assistant City Manager

**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:** 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 2015-45

- b. [15-224](#) Resolution of the City Council of Seguin, Texas rescinding Resolution No. 2015R-74 and approving an application for funding through the Texas Department of Agriculture Texas Capital Fund Program - Terry Trevino, Director of Economic Development

**A motion was made by Council Member Dodgen, 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 2015-78

c. [15-219](#)

Ordinance on first reading authorizing the release and abandonment of 0.65 acres within the right-of-way of two unnamed streets located at Spring Hill #2 Addition, and declaring an effective date (PV 061715-01), Andy Quittner, City Attorney

**A motion was made by Council Member Mathis, seconded by Council Member Herbold, 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

Enactment No: ORD 2015-46

d. [15-215](#)

Street Closure with the Sale of Alcohol requested by the Seguin Guadalupe County Hispanic Chamber of Commerce for Fiestas Juan Seguin rescheduled for Friday, September 11, 2015 in conjunction with Fiestas Patrias scheduled for Saturday, September 12, 2015 with the street closures around Central Park beginning at 5:00 p.m. on Thursday, September 10, 2015 until approximately 6:00 a.m. on Sunday, September 13, 2015 - Kyle Kramm, Main Street Program Director

**A motion was made by Council Member Crabb, 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

e. [15-220](#)

Resolution of the City Council of the City of Seguin, Texas awarding a bid in the amount of \$506,821.00 to Atlas Construction Corporation for constructing adjustments to the city's water and wastewater lines under IH-10; authorizing the City Manager to enter into a construction contract with Atlas Construction

Corporation; and declaring an effective date - David Rabago, Utility Engineer

**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 2015-79

## 9. Acknowledgment of Bills

### a. [15-223](#)

Check Report - 6/26/2015 through 7/10/2015

*The bills were acknowledged.*

## 10. 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

*The regular meeting was recessed and the council went into Executive Session at 6:06 pm. The regular meeting reconvened at 6:30 pm.*

## 11. Adjournment

*There being no further business before the council the meeting adjourned at 6:30 pm.*

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Don Keil, Mayor

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Thalia Patlan Stautzenberger, City Secretary