



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, August 7, 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 Donna Dodgen

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Present: 7 - Council Member Donna Dodgen, Council Member Mark Herbold, Council Member Fonda Mathis, Council Member Ernest Leal, Council Member Jeannette Crabb, Council Member Chris Rangel, and Council Member Jim Lievens

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: Penny Wallace
Address: 202 S. Heideke
City: Seguin, Texas*

Introduced herself to the City Council and announced her intention to seek City Council District 7 seat at the November 6, 2018 General Election.

*Name: Gary Vaughan
Address: 503 S. Goodrich
City: Seguin, Texas*

Mr. Vaughan expressed his appreciation of the Seguin Police Department in responding to a concern he had. Also, recognized Jack Jones and the Parks Department for the removal of the graffiti on the Vaughan bridge.

Name: Julian Leal
Address: 849 Prexy
City: Seguin, Texas

Spoke positive on the issue of the old Seguin Public Library.

Council:

Mayor Don Keil advised that he and City Manager Doug Faseler would be traveling to Austin on Wednesday, August 8, 2018 to speak at the Texas Commission on Environmental Quality (TCEQ) regarding the Post Oak Landfill and the possibility of the issuance of a permit.

6. 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: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

a. [18-226](#)

July 17, 2018 Regular Meeting Minutes

This Minutes was approved

b. [ZC 12-18](#)

Ordinance on second reading to consider a Zoning Designation to Single Family Residential (R-2) and Commercial (C) for property annexed into the Seguin City Limits located at FM 725 and IH 10 W, Property IDs 58020 and 58021 (ZC 12-18)

This Zoning Ordinance was adopted

Enactment No: ORD 2018-039

c. [18-207](#)

Ordinance on second reading amending Chapter 5, Section 5.4- Sidewalks of the City of Seguin Unified Development Code, providing for a severability clause and declaring an effective date

This Ordinance was adopted

Enactment No: ORD 2018-040

d. [18-208](#)

Ordinance on second reading amending the Seguin Code of Ordinances Section 82-107, Signs in corridor overlay districts, providing for a severability clause and declaring an effective date

This Ordinance was adopted

Enactment No: ORD 2018-041

e. [18-219](#)

Ordinance on second reading amending the Fiscal Year 2018 General Fund Budget of the City of Seguin, Texas

This Ordinance was adopted

Enactment No: ORD 2018-042

f. [18-213](#)

Ordinance on second reading amending the Fiscal Year 2018 Utility Fund Budget of the City of Seguin, Texas

This Ordinance was adopted

Enactment No: ORD 2018-043

g. [18-217](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapters 66, 74, 102 and Appendix A; 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 2018-044

7. **Action Items - Discussion and Possible Motion to Approve**

a. [18-232](#)

Presentation and discussion on the assessment of the Old Seguin Library Building - Doug Faseler, City Manager

City Manager Doug Faseler said an architectural firm evaluated the structure and found that the old library building was in bad condition. Would need significant repairs such as a new heating and air conditioning system, new roof. Obviously, the building does not meet ADA standards and there is asbestos which would need to be abated. Several pictures of the obvious damage was shown to City Council.

Mayor Don Keil said it would be very expensive to fix the building and besides the cost of the repairs and renovation, the building was never a good fit for that part of the city. Also, the structural concerns with the building simply led him to believe that the property should become a neighborhood park as the Bauer Family intended. The development began in the mid 20th Century, it was a beautiful little park called Bauer Park. There was a fountain in the middle with goldfish, which is a perfect amenity for a residential area.

Council Member Jet Crabb - She has received several call about the facility being used for additional meeting space for the public. But based on the conditions I'm sure it should be reverted back to a neighborhood park.

Council Member Donna Dodgen - Asked if there were any restrictions on the property. Mayor said yes, that the property must remain "public".

Council Member Mark Herbold - Said that the new library has several meeting rooms and should be sufficient for the community. He agreed with the Mayor about being a small neighborhood park.

Council Member Ernest Leal - Said "keep it green".

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

Spoke about the High Rise on Jefferson Street and maybe it should be torn down. The Library site is not much bigger so maybe an apartment complex could be built.

Mayor Keil reminded Mr. Leal that the property must remain as public, therefore I believe it is the consensus of the City Council to bring this item back to City Council for a formal action to remove the building based on the condition and expense to make such repairs.

b. [ZC 10-18](#)

Public Hearing and Ordinance on first reading to consider a Zoning Designation to Single Family Residential 2 (R-2) for property annexed into the Seguin City Limits located at 1215 Cordova, Property IDs 54788, 55856, 55293, 55187 (ZC 10-18) - 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 the regular meeting reconvened.

A motion was made by Council Member Crabb, 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: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

c. [ZC 13-18](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Single Family Residential (R-1) to Public (P) for properties located at 524 & 530 Medlin Street, Property IDs 46349 and 46350 (ZC 13-18) - 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, the regular meeting was reconvened.

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

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

d. [ZC 14-18](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Multi-Family Low Residential (MF-1) to Single Family Residential (R-1) for the ten properties located in the 500 block of Tampico, being the block bound by Tampico, Walnut, Erskine and San Marcos Streets, (ZC 14-18) - 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, the regular meeting was reconvened.

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

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

e. [18-209](#)

Public Hearing and Ordinance on first reading amending the City of Seguin Unified Development Code, adding a winery as a land use in Section 3.4.3- Land Use Matrix, adding a definition for a winery, providing for a severability clause and declaring an effective date- 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, the regular meeting was reconvened.

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

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

f. [18-242](#)

Ordinance on first reading amending the Seiguin Code of Ordinances, Chapter 98, Traffic and Vehicles, Article II, Traffic Control Devices, to prohibit the use of stub streets as access to adjoining property outside the subddivision; providing for a severability clause; and providing an effective date - Pamela Centeno, Direoctor fo Planning/Codes

A motion was made by Council Member Lievens, 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: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

g. [18-237](#)

Resolution authorizing the City Manager to execute an Agreement between the City of Seguin and the Seguin Independent School District for the operation of the Jammin' After-School Adventures for Me program; and declaring an effective date - Jack Jones, Director of Parks and Recreation

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

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-087

h. [18-222](#)

Resolution approving the Fiscal Year 2018-2019 Seguin Economic Development Corporation Budget - Joshua Schneuker, Director of Economic Development

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: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-088

i. [18-223](#)

Resolution authorizing the City Manager to execute a Management Services Agreement with Seguin Economic Development Corporation; and declaring an effective date - Joshua Schneuker, Director of Economic Development

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: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-089

j. [18-238](#)

Street closure request for Fiestas Patrias celebration in the 100 & 200 Blocks South River, East Donegan and 100 Block East Nolte Street - Kyle Kramm, Main Street and CVB Director

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

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

k. [18-241](#)

Approval of reports for the quarter ended June 30, 2018 for the following organizations that receive Occupancy Tax funding:

- 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
- i. Seguin Art League
- j. The Fields of Huber Ranch, LLC

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: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

l. [18-225](#)

Resolution approving the Order and Notice for a general election to be conducted on November 6, 2018, for the purpose of electing City Council members for Districts 3, 5, 7 and 8; and declaring an effective date - Andy Quittner, City Attorney

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: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-090

m. [18-234](#)

Resolution approving a Joint Election Agreement and Election Service Contract with Guadalupe County and nine other entities for election services related to the November 6, 2018 general election; appointing Lisa Adam as the elections administrator; and declaring an effective date - Andy Quittner, City Attorney

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

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-091

n. [18-229](#)

Resolution authorizing the City Manager to execute change order #4 to the Stempel Road project contract with Cox Commercial Construction in the amount of \$224,240.13 - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

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: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-092

o. [18-239](#)

Resolution to award the bid for the Huber Road 24" Sanitary Sewer Project; and declaring an effective date - David Rabago, P.E., Utility Engineer

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

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-093

p. [18-235](#)

Board and/or Committee Appointment - Mayor Don Keil
a. Convention & Visitors Bureau

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

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

8. Acknowledgment of Bills

a. [18-227](#)

Check Report July 13, 2018 through August 1, 2018

9. Adjournment from Regular Meeting and Convene a Budget Workshop

There being no further business before the council, the regular meeting adjourned at 6:23 pm and convened into a Budget Workshop.

10. BUDGET WORKSHOP

a. [18-230](#)

Presentation of the 2018/2019 Budget - Doug Faseler, City Manager and Susan Caddell, Director of Finance

- a. General Fund
- b. Debt Service
- c. Special Revenue
- d. Utility Fund

City Manager Doug Faseler and Director of Finance Susan Caddell presented the proposed FY2019 Budgets. Some highlights include:

Overall the Operating Budget is proposed for the City to spend approximately \$83.5 million.

Increases in Expenditures:

(1) Salaries and Benefits - \$728,119 includes a 2% COLA effective January 1, 2019. Increase in retirement from 20.88% to 22.04%

(2) Transfers to General I&S Fund - \$595,405 due to issuance of new bonds in FY2018

(3) Indigent Health Care - \$97,417 represents a 6% increase

General Fund:

(1) Personnel:

Firefighter/Paramedic (3) - \$71,402. Grant received in FY2018 and City's match is 35% of the salaries/benefits.

Public Works (2) - Sign Maintenance Crew \$73,450. Equipment Operator I and Equipment Operator II. Need City wide improved street name and traffic regulation

signage. Federal law requires to maintain a sign inventory throughout the City.

(2) Budget does include several capital equipment and multi-year capital improvement projects, which include infrastructure and other projects that help the city provide services to its citizens.

(3) Street/Highway Drainage Projects will continue and has a proposed funding of \$46,630,693.

Changes to General Fund Budget:

Increase Indigent Health Care - \$23,668
Received final number from the County
Increase from FY2018 \$121,085 or 7.5%

Increase Interlocal Agreement - Fire Protection Revenue - \$15,000
6% increase from FY2018 contract amount

Decrease IT Capital
Enterprise Fiber Ring Buildout and City Network Switch
Upgrades were pulled out as a separate project

Provide funding for Concrete Floor Cleaner - \$14,000

Provide partial funding towards the Dance Pavilion Ventilation Project - \$27,332

Tax Rate:

Property Tax Revenue increase - \$770,963
Increase in taxable values of \$128,450,345 or 6.6%
FY18 - \$1,957,557,593
FY19 - \$2,086,007,938
Average home in FY2018 was \$148,281
Average home in FY2019 is \$157,269

New property and new improvements - \$52,658,926
Still \$74,160,442 of values under protest
\$.01 of the tax rate represents \$178,156

Director of Finance Susan Caddell said the Effective Tax Rate is \$.5312 and our Current Tax Rate is \$.5412 and staff is recommending to maintain the current tax rate of \$.5412, a \$.01 increase above the effective rate.

Utility Fund:

(1) Personnel:
Water/Sewer Maintenance - proposing (2) Utility Technician I positions at \$87,434 for sanitary sewer televising/inspection/maintenance program.

Capital Projects Inspector - \$63,972 to oversee the many planned projects and development infrastructure.

Utility Services Material Handler - \$44,692 to collect and assemble material needed for in-house jobs. This would maintain accountability of materials and enable crews to be

dispatched more quickly.

(2) The Utility Fund Capital Equipment is proposed at \$1,362,373.

(3) The Utility Fund Multi-Year Capital Improvements Plan includes infrastructure and other projects.

11. Adjournment

There being no further business before the council the meeting adjourned at 7:26 pm.

Don Keil, Mayor

Attest:

Naomi Manski, City Secretary