



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, December 1, 2015

5:30 PM

Council Chambers

1. **Call to Order**

2. **Invocation - Council Member Mark Herbold**

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

4. **Roll Call**

Present: 7 - 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

Absent: 1 - 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.

CITIZEN COMMENTS

Mayor Don Keil encouraged everyone to attend the Christmas Parade and the Christmas Holiday Stroll.

6. **Consent Agenda**

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

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

a. [15-405](#)

City Council Minutes 11-17-2015 REGULAR

The Minutes were approved.

b. [ZC 33-15](#)

Ordinance on second reading to consider a Zoning Change request from Light Industrial to Single-Family Residential (R-1) for the property located at 1840 E. Walnut, Abstract 35, John Sowell Survey, approx. 4.00 acres, Property ID 59161 (ZC 33-15)

This Ordinance was adopted.

Enactment No: ORD 2015-93

c. [15-325](#)

Ordinance on second reading amending the Seguin Code of Ordinances Appendix A, Unified Development Code, Chapter 3, Zoning and Land Use, Section 3.3.5, Historic Overlay District, to add additional area to the District and creating a new map; providing for publication of this Ordinance; providing a severability clause; providing for an effective date; and authorizing city staff to prepare this ordinance for submission as a supplement to the Seguin Code of Ordinances

This Ordinance was adopted.

Enactment No: ORD 2015-94

d. [15-393](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Chapter 94, Taxation, Article 1, In General, to refer to the Downtown Historic District Overlay as it is set forth in Section 3.3.5 of the Unified Development Code; providing for publication of this Ordinance; providing a severability clause; providing for an effective date; and authorizing City Staff to prepare this Ordinance for submission as a supplement to the Code of Ordinances

This Ordinance was adopted.

Enactment No: ORD 2015-95

7. Action Items - Discussion and Possible Motion to Approve

a. [ZC 30-15](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change request from Mixed to Duplex 2 for the property located at Prexy Dr., Lot 28, Blk 1057, West Addition, approx. 0.278 acres, Property ID 46270 (ZC 30-15) - 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 Castellon, that this Zoning Ordinance be approved on first reading. The motion

carried by the following vote:

Presiding: 1 - Mayor Keil

Aye: 7 - 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 2015-96

b. [ZC 32-15](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change request from Pre-Development to Single-Family Residential for the property located at FM 725 at River Oak Dr., Abstract 29, A Mansola Survey, approx. 134.68 acres out of 154.15 acres, Property ID 58165 (ZC 32-15) - Pamela Centeno, Director of Planning and Codes

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

Citizen Comments

Name: Pastor Frank Palmeroy

Address: 12 Champions Drive

City: Seguin, Texas

He asked that the council preserve the aesthetics of the area.

ROADS-He asked if roads in the new R1 area being rezoned could come up 725 instead of flowing into the present neighborhoods. He would like low traffic area into the present neighborhood areas.

PONDS-He would like to keep the ponds, large trees and keep the country atmosphere.

He was also concerned about manufactured homes coming into the area.

Name: Becky Hernandez

Address: 805 River Oak Drive

City: Seguin, Texas

She shared the concerns of the residents. The change without some restrictions for the owners of the golf course would not be good for the residents.

She asked that the council preserve the integrity of the area and the natural aspects of the area. She shared concerns regarding the increased traffic flow if additional homes are allowed to be built. She wanted to see if the owner would donate the property to the city as a golf course.

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

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

Enactment No: ORD 2015-97

c. [15-407](#)

Approval of reports for the quarter ended September 30, 2015 for the

following organizations that receive Occupancy Tax funding: - Susan Caddell, Director of Finance

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

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

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

d. [15-406](#)

Resolution approving the FY2016 Hotel Occupancy Tax Budgets for the following organizations - 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 Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Keil

Aye: 7 - 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 2015-139

e. [15-408](#)

Approval of Quarterly Investment Report for Quarter Ended September 30, 2015 - Susan Caddell, Director of Finance

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

f. [15-399](#)

Resolution calling for a Public Hearing on Updates to the Land Use Assumptions and Capital Improvement Plans relating to possible amendments of the Water and Wastewater Impact Fees - Pamela Centeno, Director of Planning and Codes

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: 7 - 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 2015-140

g. [15-414](#)

Resolution of the City Council of the City of Seguin, Texas ratifying the submission of a grant application to the National Rifle Association Foundation State Fund Committee for Firearms Training Facility Improvements; establishing an effective date - Twila Wood, Purchasing 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: 7 - 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 2015-141

h. [15-410](#)

Resolution authorizing the City Manager to execute an Interlocal Purchasing Agreement between the City of Seguin and City of Austin; and declaring an effective date - Twila Wood, Purchasing Manager

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

Presiding: 1 - Mayor Keil

Aye: 7 - 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 2015-142

i. [15-402](#)

Bid Award - Purchase of an Animal Transport Vehicle - Twila Wood, Purchasing Manager

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

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

j. [15-403](#)

Resolution of the City Council of the City of Seguin, Texas authorizing city staff to dispose of surplus property that is obsolete, dysfunctional or too costly to repair; and in accordance with the City's Disposal of Assets Policy; and declaring an effective date - Twila Wood, Purchasing 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: 7 - 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 2015-143

k. [15-380](#)

Bid award for the purchase of seven (7) police pursuit vehicles. - Twila Wood, Purchasing Manager

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

l. [15-383](#)

Bid Award - Purchase mobile computing and digital video systems for Police Department vehicles - Twila Wood, Purchasing Manager

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

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

m. [15-417](#)

Bid Award - Purchase of 8 trucks for various City departments - Twila Wood, Purchasing Manager

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

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

n. [15-378](#)

Presentation on Animal Services Facility and authorization to bid - Kevin Kelso, Police Chief and David Duman, Quorum Architects, Inc.

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

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

o. [15-381](#)

Resolution authorizing the City Manager to execute a professional service agreement with TRC Solutions for engineering service and construction management for the Sagebiel Road Sanitary Sewer upgrade project; and declaring an effective date - David Rabago, P.E., Utilities Engineer

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: 7 - 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 2015-144

p. [15-415](#)

Resolution authorizing the City Manager to enter into a Park Development Agreement with Cal Sierra Financial, Inc. for building certain parks and related amenities in the Butte Meadows residential development - Jack Jones, Director of Parks and Recreation

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

Presiding: 1 - Mayor Keil

Aye: 7 - 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 2015-145

q. [15-394](#)

Resolution authorizing the City Manager to execute a Change Order Number 1 for the 2015 Water and Wastewater Project, to the contract with Matous Construction, LTD; in the amount of \$66,120.00; providing for an effective date - Emery Gallagher, Director of Water and Wastewater Utilities

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

Presiding: 1 - Mayor Keil

Aye: 7 - 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 2015-146

r. [15-397](#)

Resolution authorizing the submittal of one project to the San Antonio-Bexar County Metropolitan Planning Organization (MPO) for the FY 2017-2020 Transportation Improvement Program (TIP); committing matching funds for the projects and declaring an effective date - Jose (Joe) Ramos, P.E., City Engineer

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

Excused: 1 - Council Member Crabb

Presiding: 1 - Mayor Keil

Aye: 6 - Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

Enactment No: RES 2015-147

s. [15-409](#)

Ordinance on first reading establishing a temporary construction lawful speed limit on Interstate 10 from Mile Post 12.813 being approximately 1500 feet southwest of SH 46 Mile Post 15.127 at BS 123, within the City of Seguin, Texas, providing for penalties, providing a severability clause, providing an effective date, providing for publication of this ordinance - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

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

Presiding: 1 - Mayor Keil

Aye: 7 - 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 2015-98

t. [15-412](#)

Ordinance on first reading establishing a three-way stop at the intersection of West Nolte Street and South Travis Street; providing for penalties; providing a severability clause; providing an effective date; providing for publication of this ordinance - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

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

Nay: 1 - Council Member Castellon

Aye: 6 - Council Member Crabb, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

Enactment No: ORD 2015-99

u. [15-400](#)

Ordinance on first reading increasing the lawful speed limit to 25 miles per hour on Moss Street and Ashby Street; providing for penalties for violations thereof; providing a severability clause; providing for an effective date; and providing for publication of this Ordinance; and directing city staff to prepare this Ordinance for submission as a supplement to the Code of Ordinances - Jose (Joe) R. Ramos, P.E., City Engineer

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

Presiding: 1 - Mayor Keil

Aye: 7 - 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 2015-100

v. [15-413](#)

Resolution of votes cast to elect Directors for the Guadalupe Appraisal District for the years 2016-2017 - Mayor Don Keil

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

Presiding: 1 - Mayor Keil

Aye: 7 - 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 2015-148

8. **Acknowledgment of Bills**

a. [15-418](#)

Check Report 11-11-2015 through 11-20-2015

The bills were acknowledged.

9. **Executive Session**

a. [15-263](#)

In accordance with Section 551.071 - Deliberate pending litigation in the case Afton Carter v City of Seguin - Andy Quittner, City Attorney

b. [13-014](#)

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

c. [13-048](#)

Deliberation regarding Real Property in accordance with Section 551.071 and 551.072 - Doug Faseler, City Manager

d. [15-105](#)

Deliberate pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code - Andy Quittner, City Attorney

The regular meeting was recessed and the council went into Executive Session at 6:52 pm. The regular meeting reconvened at 7:53 pm.

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

a. [15-401](#)

Resolution authorizing the sale of real property located at 960 Crossroads Blvd to TQI, LLC as part of a prior economic development agreement; authorizing the city manager to execute all documents necessary to complete the transaction; and declaring an effective date - Andy Quittner, City Attorney

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

Presiding: 1 - Mayor Keil

Aye: 7 - 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 2011-000

11. Adjournment

There being no further business before the council the meeting adjourned at 7:54 pm.

Don Keil, Mayor

Thalia Patlan Stautzenberger, City Secretary