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City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, April 3, 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 Chris Rangel

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Present: 8 - Council Member Carlos Medrano, 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.

No comments.

6. Presentation

a. 18-119

Certificate of Recognition honoring Michael Vogel upon his retirement - Mayor Don Keil

7. Consent Agenda

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

the following vote:**Presiding:** 1 - Mayor Keil**Aye:** 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens**a.** [18-107](#)

March 20, 2018 Regular Meeting and March 27, 2018 Public Hearing Minutes

This Minutes was approved**b.** [18-097](#)

Ordinance on second and final reading amending the fiscal year 2018 General Fund Budget of the City of Seguin, Texas; and declaring an effective date

This Ordinance was adopted

Enactment No: ORD 2018-015

c. [18-098](#)

Ordinance on second and final reading amending the fiscal year 2018 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date

This Ordinance was adopted

Enactment No: ORD 2018-016

d. [18-099](#)

Ordinance on second and final reading amending the fiscal year 2018 Special Revenue Fund Budget of the City of Seguin, Texas; and declaring an effective date

This Ordinance was adopted

Enactment No: ORD 2018-017

8. Action Items - Discussion and Possible Motion to Approve**a.** [18-089](#)

Ordinance on second and final reading amending the Seguin Code of Ordinances Chapter 98, Traffic and Vehicles, Article V, Stopping, Standing and Parking, Section 98-107, No Parking Zones, to establish a no parking zone on the south side of Rudeloff Road from Walnut Branch to the curve and along the west side of Huber Road, east of the Fields of Huber Ranch to the curve, southward; providing for an effective date; providing for publication; and providing for penalties for violation thereof

City Manager Doug Faseler advised City Council that staff met with Mr. Guerrero and his attorney to reach an agreement that would be fair to both parties. Mr. Guerrero plans to expand the complex with three additional fields, south of the existing fields. Also, once sewer is extended up Huber Road the complex will be connecting to the city sewer system, and he'll gain additional land for future parking. Mr. Guerrero is going to

start taking extra steps to get more people to park in the parking lot. The no parking signs will be delayed until June 1, 2018. Huber Fields has ordered signage for the entrance to restrict the parking lot, stating that RV parking is not permitted, and prohibit pop up tents and tailgating activities that take up parking space. Mr. Guerrero has an engineering firm preparing plans for constructing the additional parking, which will be submitted to the city for review and approval. Huber Fields will have to conform to engineer plans and ensure that a proper detention area is available for drainage.

Mr. Guerrero said he was pleased with the outcome of the meeting and has begun to take the initial steps to help alleviate the problems.

Council Member Jim Lievens and Ernest Leal said the compromise was a good solution to the problem. They thanked Mr. Guerrero and his partners and staff for sitting down and discussing the issues.

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: ORD 2018-018

b. [ZC 02-18](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Commercial (C) and Single Family 1 (R-1) to Neighborhood Commercial (NC) for property located at 309 N. Milam and 411 E. Walnut, Property ID 28173 and 28175 (ZC 02-18) - Pamela Centeno, Director of Planning & Codes

The regular meeting was recessed and the public hearing was called to order. There being no 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 Dodgen, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

c. [18-121](#)

Ordinance on first reading extending the hours for the sale of beer, wine and mixed beverages for on-premises consumption in specified areas of the City; providing for periodic review of the effectiveness of this Ordinance and its impact on the community; reserving the City's right to appeal this Ordinance; and declaring and effective date - Andrew Quittner, City Attorney

Name: Bill Thompson
Address: 1575 IH-10 W
City: Seguin, Texas

Mr. Thompson, owner of Dixie Grille, asked the City Council to consider extending the hours city-wide and not just particular areas of town.

City Council discussed the pros and cons in extending the hours of operation from standard hours to extended hours as defined under Texas Alcoholic Beverage Commission (TABC) guidelines. Extended hours will allow for on-site consumption of alcohol until 2:00 a.m. every night of the week. Also, discussed whether to allow the extension city-wide or within certain districts.

A motion was made by Council Member Herbold, seconded by Council Member Crabb, that this Ordinance be amended to be city-wide and approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

d. [18-117](#)

Resolution by the City Council of the City of Seguin, Texas authorizing the city staff and its consultants to move forward with the Sale of Obligations designated as "City of Seguin, Texas Utility System Revenue Bonds, Series 2018"; authorizing city staff and consultants to proceed with matters in connection therewith - Duane Westerman, SAMCO Capital Markets, Inc.

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Medrano, 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 2018-040

e. [18-118](#)

Resolution relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various city utility system improvements from the proceeds of tax-exempt obligations to be issued by the city authorized purposes; authorizing other matters incident and related thereto; and providing an effective date - Duane Westerman, SAMCO Capital Markets, Inc.

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:

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Medrano, 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 2018-041

f. [18-120](#)

Resolution approving a Capital Improvement Agreement with Scrappy Development, LLC for the Construction of a sanitary sewer line running north of Rudeloff Road; authorizing the city manager to execute the Agreement; and declaring an effective date.

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Medrano, 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 2018-042

g. [18-106](#)

Resolution authorizing the City Manager to execute a Mutual Settlement and Rescission of Tax Abatement Agreement between the City of Seguin and Cerealto Seguin, LLC; and declaring an effective date - Josh Schneuker, Director of Economic Development

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: 8 - Council Member Medrano, 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 2018-043

h. [18-115](#)

Resolution approving a local historic marker for the W.A. Lefty Stackhouse Memorial Club House located at 650 River Drive West - Kyle Kramm, Director of Main Street and CVB

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 Medrano, 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 2018-044

i. [18-114](#)

Resolution approving a local historic marker for the Zies-Vivroux residence located at 113 East Live Oak Street - Kyle Kramm, Director of Main Street and CVB

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: 8 - Council Member Medrano, 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 2018-045

j. [18-122](#)

Resolution to award the bid for Water/Wastewater Treatment Plant Improvements to R.P Constructors, Inc. in the amount of \$7,103,316.00; and declaring an effective date - Timothy J. Howe, Director Water/Wastewater Treatment

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:

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Medrano, 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 2018-046

k. [18-116](#)

Resolution to award the bid for Pecan Orchard 12" Sanitary Sewer Force Main; and declaring an effective date - David Rabago, P.E., Utility Engineer

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 Medrano, 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 2018-047

l. [18-084](#)

Resolution authorizing the City Manager to execute a Professional Services Agreement in an amount not to exceed \$272,000.00 with TSG Architects for design and engineering services related to the construction of the new development center; and declaring an effective date - Pamela Centeno, Director of Planning & Codes

A motion was made by Council Member Medrano, 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 Medrano, 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 2018-048

9. Acknowledgment of Bills

The bills were acknowledged.

a. [18-108](#)

Check Report: March 16, 2018 through March 28, 2018

10. Adjournment

There being no further business before the council the meeting adjourned at 6:47 pm.

Don Keil, Mayor

Attest:

Naomi Manski, City Secretary