



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes City Council

---

Tuesday, November 17, 2015

5:30 PM

Council Chambers

---

1. **Call to Order**
2. **Invocation - Council Member Jeannette Crabb**
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*

*Councilmember Mark Herbold*

*He asked if there was discussion being had regarding bathroom facilities in Central Park.*

*Councilmember Ernest Leal*

*He asked if there were resources for trash and debris collection for people outside of the City of Seguin.*

6. **Consent Agenda**

**A motion was made by Council Member Medrano, 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. [15-392](#)

City Council Minutes 11-3-2015 REGULAR & City Council Minutes 11-9-2015 WKSHP

**The Minutes were approved.**

b. [ZC 31-15](#)

Ordinance on second 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)

**This Zoning Ordinance was adopted.**

Enactment No: ORD 2015-87

c. [ZC 27-15](#)

Ordinance on second 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)

**This Zoning Ordinance was adopted.**

Enactment No: ORD 2015-88

d. [ZC 28-15](#)

Ordinance on second 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)

**This Zoning Ordinance was adopted.**

Enactment No: ORD 2015-89

e. [ZC 29-15](#)

Ordinance on second 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)

**This Zoning Ordinance was adopted.**

Enactment No: ORD 2015-90

f. [15-359](#)

Ordinance on second 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

**This Ordinance was adopted.**

Enactment No: ORD 2015-91

g. [15-352](#)

Ordinance on second 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

**This Ordinance was adopted.**

Enactment No: ORD 2015-92

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

a. [15-385](#)

Election of Mayor Pro Tem - Mayor Don Keil

**A motion was made by Council Member Dodgen (Councilmember Jeannette Crabb to serve as Mayor Pro Tem) 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

b. [ZC 33-15](#)

Public Hearing and Ordinance on first 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) - 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 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 2015-93

c. [15-325](#)

Ordinance on first 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 - Kyle Kramm, Director of Main Street Program

**A motion was made by Council Member Crabb, 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:** 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 2015-94

d. [15-393](#)

Ordinance on first 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 - Kyle Kramm, Director of Main Street Program

**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:** 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 2015-95

e. [15-353](#)

Adjourn regular meeting of the Seguin City Council and call to order meeting of the City of Seguin Employee Benefit Trust - Mayor Don Keil

*Meeting adjourned at 5:43 pm and the City of Seguin Employee Trust meeting was called to order.*

- f. [15-354](#) Approval of the minutes of the November 4, 2014 meeting of the City of Seguin Employee Benefit Trust - Tammy Garcia, Director of Human Resources
- A motion was made by Council Member Dodgen, seconded by Council Member Leal, 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. [15-355](#) Resolution to award bid and authorize the Chairman of the Employee Benefit Trust to execute a contract for Employee Group Health, Dental and Life/AD&D benefits - Tammy Garcia, Director of Human Resources
- 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 2015-129
- h. [15-356](#) Adjourn meeting of the City of Seguin Employee Benefits Trust and reconvene meeting of Seguin City Council - Mayor Don Keil
- The City of Seguin Benefit Trust meeting was adjourned at 5:49 and the council returned to the City Council meeting.*
- i. [15-357](#) Resolution authorizing funding of the City of Seguin Employee Benefits Trust for plan year 2016 - Tammy Garcia, Director of Human Resources
- A motion was made by Council Member Mathis, 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 2015-130
- j. [15-368](#)

Resolution by the City Council of the City of Seguin, Texas authorizing and approving publication of Notice of Intention to issue Certificates of Obligation; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date - Duane Westerman, SAMCO Capital Markets, Inc.

**A motion was made by Council Member Seidenberger, (\$12,850,000 proposed certificates of obligation) 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 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 2015-131

k. [15-369](#)

Resolution relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various City improvements from the proceeds of tax-exempt obligations to be issued by the City for 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 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 2015-132

l. [15-370](#)

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 for 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 Medrano, 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 2015-133

m. [15-391](#)

Resolution of the City Council of Seguin, Texas approving a formal Debt Management Policy; and declaring an effective date - Susan Caddell, Director of Finance

**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 2015-134

n. [15-389](#)

Resolution of the City Council of Seguin, Texas approving the Five Year Capital Improvement Plan and Financial Forecast; and declaring an effective date - Susan Caddell, Director of Finance

**A motion was made by Council Member Dodgen, seconded by Council Member Seidenberger, 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 2015-135

o. [15-390](#)

Approval of City of Seguin Investment Report for Quarter Ended June 30, 2015 - Susan Caddell, Director of Finance

**A motion was made by Council Member Dodgen, 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

p. [15-386](#)

Resolution authorizing the City Manager to enter into contract negotiations with Don Krueger Construction Company for the construction of the Seguin Utilities Operation Center; and declaring an effective date - Rick Cortes,

Assistant City Manager

**A motion was made by Council Member Crabb, 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 2015-136

- q. [15-382](#) Resolution of the City Council of the City of Seguin, Texas awarding the bid in the amount of \$265,980.00 to Atlas Construction Corporation for the Geronimo Creek Wastewater Outfall Relocation Project; authorizing the City Manager to enter into a Construction Agreement with Atlas Construction Corporation; and declaring an effective date - Emery Gallagher, Director of Water and Wastewater Utilities

**A motion was made by Council Member Medrano, 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 2015-137

- r. [15-375](#) Resolution approving a Luxury Limousine Business Permit for Ejaz Hanif d/b/a/ Morgan Limousine Services; and declaring an effective date - Andy Quittner, City Attorney

**A motion was made by Council Member Crabb, 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 2015-138

## 8. Acknowledgment of Bills

- a. [15-396](#) Check Report 10-27-2015 through 11-10-2015

*The bills were acknowledged.*

**9. Adjournment**

*There being no further business before the council the meeting adjourned at 6:50 pm.*

\_\_\_\_\_  
*Don Keil, Mayor*

\_\_\_\_\_  
*Thalia Patlan Stautzenberger, City Secretary*