



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, June 7, 2016

5:30 PM

Council Chambers

1. **Call to Order**

2. **Invocation - Council Member Ernest Leal**

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

4. **Roll Call**

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

Address: 503 S. Goodrich

City: Seguin, Texas

He congratulated Jack Jones, Director of Parks and Recreation for his efforts in taking care of a weedy area along the Hike and Bike Trail.

Name: Julian Leal

Address: 849 Prexy Drive

City: Seguin, Texas

He shared a concern that he had regarding Terry Trevino, SEDC Director being placed on administrative leave.

Councilmember Ernest Leal

He asked about the fireworks for the 4th of July.

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 Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, and Council Member Dodgen

a. [16-177](#)

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The minutes were approved.

b. [16-150](#)

Ordinance on second reading amending Chapter 82 of the Seguin Code of Ordinances, Section 82-101 Pole and Pole-Mounted Signs, and Section 82-98 Wall Signs, Providing for an effective date, publication and a severability clause, and authorizing staff to prepare this ordinance for submission as a supplement to the Code of Ordinances

This Ordinance was adopted.

Enactment No: ORD 2016-040

c. [16-142](#)

Ordinance on second reading establishing the lawful speed limit at 40 miles per hour on Rudeloff Road from FM 78 to Ridge Crest Drive; and establishing the lawful speed limit at 30 miles per hour on River Oak Drive from FM 725 to the north end of River Oak Drive; providing for penalties for violations thereof; providing for a severability clause; providing for an effective date; and providing for publication of ordinance

Sponsors: Mathis and Seidenberger

This Ordinance was adopted.

Enactment No: ORD 2016-041

d. [16-139](#)

Ordinance on second reading amending the Seguin Code of Ordinances Chapter 102, Utilities, Article IV, Wastewater, by adding two new Sections to Division 3, Connections, that set out maintenance and repair for service lines; providing for an effective date; providing a severability clause; and authorizing city staff to prepare this ordinances for submission as a supplement tot he code of ordinances

This Ordinance was adopted.

Enactment No: ORD 2016-042

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

a. [ZC 18-16](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Single-Family Residential to Commercial for the property located at 106 Preston Dr., Lot 13, Block 3, Eastridge Subdivision, approx. 0.24 acres (ZC 18-16) - Pamela Centeno, Director of Planning/Codes

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

Citizen Comments

Name: Eva Graham

Address: 1502 Eastridge Pkwy

City: Seguin, Texas

She shared her concerns about the zoning change because of congestion and that it would impact all the residents in the area.

Name: Henry Craig, Architect for owner of property

He was supportive of the Zoning Change.

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

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

Presiding: 1 - Mayor Keil

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

b. [ZC 17-16](#)

Public Hearing and Ordinance on first reading to consider Zoning Changes from Single-Family Residential to Duplex 2 (DP-2) for the properties located at 922, 926, 930 and 934 Country Club Dr., Lots 6-9, Garden at Country Club Subdivision, approx. 0.9 acres (ZC 17-16) - Pamela Centeno, Director of Planning/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 Dodgen, seconded by Council Member Crabb, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Keil

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

c. [ZC 11-16](#)

Public Hearing and Ordinance on first reading to consider Zoning Changes from Commercial, Multi-Family 1 and Single-Family Residential 1 to Public for the properties located in and along the Walnut Branch Floodway from W. New Braunfels Ave. to Walnut Springs Park (ZC 11-16) - Pamela Centeno, Director of Planning/Codes

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

Citizen Comments

*Name: Joe Machado
Address: 330 W. Nolte
City: Seguin, Texas*

He wanted to know how accurate the map was in the council packet as it relates to his property.

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

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

d. [16-166](#)

Investment Reports for Quarters Ended December 31, 2015 and March 31, 2016 - Susan Caddell, Director of Finance

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 Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, and Council Member Dodgen

e. [16-168](#)

Resolution of the City Council of the City of Seguin, Texas approving a Grant Application and Administration Policy; and declaring an effective date - Susan Caddell, Director of Finance

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

Enactment No: RES 2016-062

f. [16-169](#)

Resolution approving a budget amendment to the Fiscal Year 2016 Schertz-Seguin Local Government Corporation budget; and declaring an effective date - Alan Cockerell, General 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 Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, and Council Member Dodgen

Enactment No: RES 2016-063

g. [16-170](#)

Resolution approving the new logo and tagline to be painted on the SH 123 elevated storage tank; authorizing city staff to proceed with the implementation; and declaring an effective date - Morgan Ash, Public Information Officer

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 Leal, Council Member Crabb, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, and Council Member Dodgen

Enactment No: RES 2016-064

h. [16-173](#)

Ordinance on the first 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 both sides of Huber Road from south of the Fields of Huber Ranch to the intersection of Huber Road and Rudeloff Road; Providing for an an effective date; providing for publication; providing for penalties for violation thereof; and authorizing city staff to prepare this ordinance for submission as a supplement to the Code of Ordinances - Jose (Joe) R. Ramos, Jr., P.E. City Engineer

Citizen Comments

Name: David Reiley

Address: 3471 Huber Rd.

City: Seguin, Texas

He wanted to thank the Fields of Huber Ranch for building that beautiful park that brings hundreds of people into our city. He did not want to take away from their efforts. He did have concerns, biking safety, traffic parking partially on the road way, safety of attendees, ball players and families, his personal property is being left with lots of trash, some people are parking and backing into their crops and damaging it. The congestion on the road is forcing farming equipment to take other routes. Some ball park attendees have been belligerent and are trespassing on their property and even during the drought some people were igniting fireworks.

Name: Mary Reiley

Address: 3471 Huber Rd.

City: Seguin, Texas

She had concerns relating to the Fields of Huber Ranch. She wants the girls softball venue to continue to give kids an opportunity to play a sport. However she stated that some of the softball girls were throwing firecrackers. The parking on both sides of the road causes lots of problems and the owners have tried to remedy the problems but it still continues. She also does not appreciate the parents yelling at

her when she tries to handle the situation herself.

Name: Johnny Guerrero

Address: 975 Burges

City: Seguin, Texas

He understands all of the concerns that the Reiley's have. He would like for the city not to put up the signs. He reminded the council that those in attendance do bring money to the city hotels, restaurants and stores. He stated that he is open to solutions by the city. They are a business that supports kids and families. He said that they are using city ball parks as well to handle some of the tournaments. He stated that they have a plan to build an overflow parking in the 5 acres they just bought from Mr. Huber. They as well are working on an impact study. It is a good problem but he does not want the visitors to have a bad experience with all the signage and tickets that would be issued for no parking.

A motion was made by Council Member Seidenberger, seconded by Council Member Leal, that this Ordinance be postponed. (for revisions) The motion carried by the following vote:

Presiding: 1 - Mayor Keil

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

i. [16-162](#)

Resolution in connection with the River-San Marcos-Heideke Street Phase II Improvement Project and the North Heideke Project; authorizing all appropriate action by the city manager, staff, attorneys, and consultants, in the negotiation, purchase, and possible institution and prosecution of condemnation proceedings to acquire utility easements and fee simple title from lands held by various owners abutting the street right-of-way of the projects all within the City of Seguin, Guadalupe County, Texas; declaring each section of the Resolution severable one from the other in event any section is determined to be invalid; and declaring an effective date - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

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

Enactment No: RES 2016-065

j. [16-164](#)

Ordinance on the first reading amending the Seguin Code of Ordinances, Chapter 18, Building and Building Regulations, Article IV, Plumbing Code, Section 18-199, Landscape Irrigation, to require property owners to remove sprinkler systems and related appurtenances located within the City's right-of-way; providing for publication of this ordinance; providing for an effective date; providing for a severability clause; and authorizing city staff to prepare this ordinance for submission as a supplement to the Code of

Ordinances - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

This Ordinance was withdrawn.

k. [16-165](#)

Board and/or Committee Appointment - Mayor Don Keil

a. Building & Standards Commission (2 Alternates)

A motion was made by Council Member Dodgen, seconded by Council Member Castellon, that this Action Item be approved. (Building and Standards Appointments/2 Alternates will be George Green and Bill Keller) The motion carried by the following vote:

Presiding: 1 - Mayor Keil

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

8. **Acknowledgment of Bills**

a. [16-175](#)

Check Report 5-11-2016 through 6-3-2016

This Acknowledgement of Bills was approved.

9. **Executive Session**

a. [13-048](#)

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

b. [13-053](#)

Deliberation regarding Economic Development Negotiations in accordance with Section 551.071 and 551.087

c. [16-176](#)

In accordance with Section 551.071(b) and 551.074 consultation with City Attorney on a personnel matter - Doug Faseler, City Manager

The regular meeting was recessed and the council went into Executive Session at 6:40 pm. The regular meeting reconvened at 7:39 pm.

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

a. [16-171](#)

Resolution amending the Fiscal Year 2016 Seguin Economic Development Corporation Budget - Susan Caddell, Director of Finance

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

Presiding: 1 - Mayor Keil

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

Enactment No: RES 2016-066

b. [16-172](#)

Resolution by the City Council of Seguin, Texas approving the purchase of certain real property within the city limits of Seguin, Texas by the Seguin Economic Development Corporation - Josh Schneuker, Assistant Director of Economic Development

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

Presiding: 1 - Mayor Keil

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

Enactment No: RES 2016-067

11. Adjournment

There being no further business before the council the meeting adjourned at 7:44 pm.

Don Keil, Mayor

Thalia Patlan Stautzenberger, City Secretary