



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes City Council

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Tuesday, September 1, 2015

5:30 PM

Council Chambers

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1. **Call to Order**

2. **Invocation - Council Member Donna Dodgen**

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

4. **Roll Call**

**Present:** 7 - Council Member Ernest Leal, 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 Jeannette Crabb

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 Keil*

*He asked that everyone keep the members of the Weyel family in their thoughts and prayers with the passing of former Councilman Rodger Weyel.*

6. **Presentation**

a. **15-266**

Certificate of Recognition honoring Henry Chavez upon his retirement - Mayor Don Keil

*Mayor Don Keil presented Henry Chavez (he was not in attendance) with a certificate of recognition upon his retirement.*

## 7. Consent Agenda

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

### a. [15-276](#)

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**The Minutes were approved.**

## 8. Action Items - Discussion and Possible Motion to Approve

### a. [ZC 15-15](#)

Public Hearing and Ordinance on first reading to consider Zoning Changes from Pre-Development to Agricultural Ranch, Commercial, Neighborhood Commercial, Public, and Single-Family Residential for properties located in an area along N. King, E. Seideman, and E. Kingsbury where properties were zoned Pre-Development in 1989, approx. 41.68 acres, Group 3A (ZC 15-15) - 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 Castellon, seconded by Council Member Seidenberger, 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 Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

### b. [ZC 16-15](#)

Public Hearing and Ordinance on first reading to consider Zoning Changes from Mixed Use to Multi-Family 1, Multi-Family 2, Neighborhood Commercial, and Single-Family Residential for properties located in an area west along N. and S. King St. where properties were zoned Mixed in 1989, approx. 11.28 acres, Group 3B (ZC 16-15)- 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 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 Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

c. [ZC 17-15](#)

Public Hearing and Ordinance on first reading to consider Zoning Changes from Pre-Development to Agricultural Ranch, Commercial, Single-Family Residential, and Suburban-Residential for properties located in an area along SH 123 Bypass S. and Severn Dr. where properties were zoned Pre-Development during the 1993 annexation, approx. 117.67 acres, Group 3C (ZC 17-15)- 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 Medrano, 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 Leal, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

d. [ZC 18-15](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change request from Commercial and Single-Family Residential to Neighborhood Commercial for the property located at 1411 N. Austin St., Lot 3, Block 305, Farm Addition, approx. 0.5211 acres, Property ID 23215 (ZC 18-15)- 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 Seidenberger, seconded by Council Member Herbold, 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 Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

e. [ZC 19-15](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change request from Multi-Family 3 to Single-Family Residential for the property located between State Hwy 46 N. and Huber Rd., Portion of Abstract 11, JD Clements Survey, approx. 11.9 acres, Property ID 52883 (ZC 19-15)- 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 Seidenberger, 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 Leal, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

f. [ZC 20-15](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change request from Pre-Development to Commercial and Duplex-2 for the property located at 1505 Lucille St., Abstract 35, John Sowell Survey, approx. 3.79 acres, Property ID 59384 (ZC 20-15)- 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 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 Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

g. [ZC 21-15](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change request from Single-Family Residential to Agricultural-Ranch for the property located at 402 Springs St., Lots 6-9, Blk 8; Lots 5-10, Blk 9; Lots 1-10, Blk 10, Spring Hill Addition #2, approx. 11.64 acres, Property ID's 42333, 42341, 42342 (ZC 21-15)- 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 Mathis, seconded by Council Member Seidenberger, 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 Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

**h.** [15-275](#)

Ordinance on first reading annexing approximately 135.595 acres located on Rudeloff Rd into the City of Seguin as petitioned by the property landowner; property is more fully described as being a portion of Property ID 55289, located in Abstract 20, A M Esnaurizar Survey, Guadalupe County, Texas (VAN-08-24-15) - Pamela Centeno, Director of Planning and Codes

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

**Presiding:** 1 - Mayor Keil

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

**i.** [15-242](#)

Public Hearing and Ordinance on first reading amending Sections 2.4.5 (Zoning Change General Process), 3.4.3 (Land Use Matrix), and 3.5.3 (Limited Uses Development Standards) of the Seguin Unified Development Code; providing for a Severability Clause; providing for publication and an effective date; providing for an effective date; and authorizing staff to submit this ordinance as a supplement to the Seguin Code of Ordinances - 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 Dodgen, 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 Leal, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

j. [15-267](#)

Public Hearing on FY2016 Budgets - Susan Caddell, Director, Director of Finance

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

*Citizen Comments*

*Name: Ms. Vicki De La Rosa*

*Address: 1717 Westview*

*City: Seguin, Texas*

*She shared her concern about the funds being reduced for the Arts and that perhaps some of the funding could come out of the General Fund. She also asked the City to apply for the Cultural District Program. She stated that the City can still make changes to the budget.*

*Name:*

*Louis Ramirez*

*Address: 971 N. Court*

*City: Seguin, Texas*

*He shared his concern regarding the drop in the funding for the Hispanic Chamber. He also wanted to know what the \$27,000 other marketing and \$25,000 other historical funds was for as it was also listed in the funding using Hotel Occupancy Tax Funds. He wanted the council to reconsider and increase funding for the Hispanic Chamber.*

*Name: Steve Tschoepe*

*Address: 121 Nueces Lane*

*City: Seguin, Texas*

*He was concerned about the cut in the funding for the Conservation Society. He asked the city to review the information presented in the Texas Hotel and Lodging Association for 2015. He told the council that it was unfair and asked them to re-evaluate the funding and increase the distribution of funds.*

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

k. [15-268](#)

Ordinance on first reading adopting the 2015-2016 fiscal year General Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2015 and ending the last day of September 2016; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; fixing the authorized number of employees; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

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

I. [15-270](#)

Ordinance on second reading adopting the 2015-2016 fiscal year Debt Service Funds Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2015 and ending the last day of September 2016; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

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

m. [15-269](#)

Ordinance on first reading adopting the 2015-2016 fiscal year Utility Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2015 and ending the last day of September 2016; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; fixing the authorized number of employees; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

**A motion was made by Council Member Medrano, 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:** 7 - Council Member Leal, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

n. [15-271](#)

Ordinance on first reading adopting the 2015-2016 fiscal year Special Revenue and Fiduciary Funds Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2015 and ending the last day of September 2016; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; fixing the authorized number of employees; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

**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 Leal, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

**o.** [15-274](#)

Ordinance on first reading levying a tax rate of \$0.5256 per \$100 valuation for the City of Seguin for the Tax year 2015; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

**A motion was made by Council Member Castellon, "I move that the City Council adopt a tax rate of \$.5256 per \$100 valuation. \$.3126 for the purpose of Maintenance and Operation and \$.2130 for the payment of Principal and Interest on Debt of this City." 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 Leal, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

**p.** [15-272](#)

Resolution authorizing the City Manager to execute an Engagement Letter for audit services for fiscal year ended September 30, 2015 with Armstrong, Vaughan & Associates, PC - Susan Caddell, Director of Finance

**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 Leal, Council Member Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

Enactment No: RES 2015-94

**q.** [15-265](#)

Resolution of the City Council of Seguin, Texas authorizing the City Manager to execute a professional services agreement with the Guadalupe County Children's Advocacy Center for services rendered to the Seguin Police Department; and declaring an effective date - Kevin Kelso, Police Chief

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

Enactment No: RES 2015-95

r. [15-273](#)

Resolution nominating a candidate to the Guadalupe Appraisal District for Election to the Board of Directors - Mayor Don Keil

**A motion was made by Council Member Dodgen, (Darren Dunn to Guadalupe County Appraisal District) 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 Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

Enactment No: RES 2015-96

s. [15-278](#)

Resolution authorizing the City Manager to execute a change order to the River-San Marcos-Heideke (RSMH) Phase I Project contract with Jordan Foster in the amount of \$\_\_\_\_\_ - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

**A motion was made by Council Member Medrano, (\$552,000) 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 Castellon, Council Member Mathis, Council Member Medrano, Council Member Seidenberger, Council Member Dodgen, and Council Member Herbold

Enactment No: RES 2015-97

9. **Acknowledgment of Bills**a. [15-279](#)

Check Report - 8/11/2015 through 8/25/2015

*The bills were acknowledged.*

10. **Executive Session**a. [13-048](#)

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

*The regular meeting was recessed and the council went into Executive Session at 6:43 pm. The regular meeting reconvened at 7:03 pm.*

11. **Adjournment**

*There being no further business before the council the meeting adjourned at 7:03 pm.*

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

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