



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

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Tuesday, September 17, 2019

5:30 PM

Council Chambers

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#### 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 Jeanette Crabb

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

#### 4. Roll Call

**Present:** 8 - Council Member Mark Herbold, Council Member Fonda Mathis, Council Member Ernest Leal, Council Member Jeannette Crabb, Council Member Chris Rangel, Council Member Jeremy Roy, Council Member Penny Wallace, and Council Member Chris Aviles

**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.**

*Councilmember Chris Rangel thanked everyone for the help with the Westside neighborhood Clean-up.*

*Name: Julian Leal  
Address: 849 Pexy  
City: Seguin*

*Tree @ Prexy & San Antonio Ave on Kingsbury leaning heavily - needs to be removed.*

*City Attorney Andrew Quittner said that GBRA included Lake Seguin; beginning @ midnight Thursday September 19, 2019 no vehicles allowed on the lakes; all lakes temporarily closed. The injunction is for 1 year.*

**6. Consent Agenda****a. [19-286](#)**

City Council Meeting Minutes of September 3, 2019 and September 10, 2019

**This Minutes was approved**

**7. Action Items - Discussion and Possible Motion to Approve****a. [19-300](#)**

Public Hearing and Ordinance on first reading to consider amendments to the Seguin Unified Development Code, Chapter 5, Site Development Standards, Off-Street Parking requirements; providing for a severability clause, publication, and an effective date- Pamela Centeno, Director of Planning & Codes.

*The regular meeting was recessed and the public hearing was called to order. There being no citizen comments, the public hearing was adjourned and the regular meeting was reconvened.*

**This Zoning Ordinance was approved on first reading**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

**b. [19-301](#)**

Public Hearing and Ordinance on first reading to consider amendments to the Seguin Unified Development Code, Chapter 3, Land Use Matrix, adding a marina as a land use; and providing for a severability clause, publication, and an effective date- - Pamela Centeno, Director of Planning & Codes

*The regular meeting was recessed and the public hearing was called to order. There being citizen comments, the public hearing was adjourned and the regular meeting was reconvened.*

**A motion was made by Council Member Herbold, 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:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

**c. [19-305](#)**

Public Hearing and Ordinance on first reading to consider amendments to the Seguin Unified Development Code, Chapter 3, Land Use Matrix, adding a distillery as a land use and adding a definition; and providing for a severability clause, publication, and an effective date- - Pamela Centeno, Director of

## Planning &amp; Codes

*The regular meeting was recessed and the public hearing was called to order. There being no citizen comments, the public hearing was adjourned and the regular meeting was reconvened.*

**A motion was made by Council Member Crabb, 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:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

d. [19-299](#)

Public Hearing and Ordinance on emergency to consider amendments to the Seguin Code of Ordinances, Appendix A, Unified Development Code, Chapters 1, 2, 4, Table of Contents, and Definitions as it pertains to the subdivision development process; declaring an emergency; providing for a severability clause; providing for publication; providing an effective date and authorizing city staff to prepare the Ordinance for submission as a supplement to the Seguin Code of Ordinances- Pamela Centeno, Director of Planning & Codes

*The regular meeting was recessed and the public hearing was called to order. There being no citizen comments, the public hearing was adjourned and the regular meeting was reconvened.*

**A motion was made by Council Member Aviles, seconded by Council Member Mathis, that this Zoning Ordinance be adopted. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

e. [19-272](#)

Resolution of the City Council of the City of Seguin approving the Indigent Healthcare Agreement; authorizing the City Manager to execute all documents necessary; and declaring an effective date - Elizabeth McCown, GRMC Director of Risk and Legal Affairs

**This Resolution was approved**

**Aye:** 8 - Council Member Herbold, Mayor Keil, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, and Council Member Aviles

**Abstain:** 1 - Council Member Wallace

f. [19-291](#)

Ordinance on first reading levying a tax rate of \$0.5412 per \$100 valuation for the City of Seguin for the Tax Year 2019; 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 Crabb, that this Ordinance be approved on first reading. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

**g. [19-288](#)**

Ordinance on first reading adopting the 2019-2020 Fiscal Year General Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2019 and ending the last day of September 2020; 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 Mathis, 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:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

**h. [19-289](#)**

Ordinance on first reading adopting the 2019-2020 Fiscal Year Debt Service Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2019 and ending the last day of September 2020; 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 Wallace, 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:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

**i. [19-290](#)**

Ordinance on first reading adopting the 2019-2020 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 2019 and ending the last day of September 2020; 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 Rangel, that this Ordinance be approved on first reading. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

j. [19-292](#)

Ordinance on first reading adopting the 2019-2020 Fiscal Year Utility Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2019 and ending the last day of September 2020; 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 Mathis, seconded by Council Member Wallace, that this Ordinance be approved on first reading. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

k. [19-317](#)

Ordinance on first reading amending the Fiscal Year 2019 General Fund Budget of the City of Seguin, Texas; and declaring an effective date

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

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

l. [19-327](#)

Ordinance on first reading amending the Fiscal Year 2019 Debt Service Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

**A motion was made by Council Member Crabb, 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:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

**m. [19-326](#)**

Ordinance on first reading amending the Fiscal Year 2019 Special Revenue Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

**A motion was made by Council Member Wallace, 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:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

**n. [19-325](#)**

Ordinance on first reading amending the Fiscal Year 2019 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

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

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

**o. [19-319](#)**

Resolution awarding the selection of Langford Community Management Services to assist in the writing and administration of a Texas Capital Fund Grant for 2019 Downtown Revitalization Program/Main Street - Kyle Kramm, Main Street & CVB Director

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

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

**p. [19-315](#)**

Resolution of the City Council of the City of Seguin, Texas authorizing the City

Manager to enter into a Park Development Agreement with Corridor Advertising, LLC regarding the proposed Ridge View Estates Subdivision; and declaring an effective date - Jack Jones, Director of Parks and Recreation

*Mayor Keil said the item has been tabled until further notice.*

**This Resolution was tabled**

**q. [19-318](#)**

Resolution approving an amended Capital Improvement Agreement with Scrappy Development, LLC and SA Kosta Browne, Ltd for the construction of a sanitary sewer line and oversizing the line running from the Cordova Crossing Development to a point near the intersection of Cordova Road and Highway 46; authorizing the City Manager to execute the Agreement; and declaring an effective date - Andy Quittner, City Attorney

**A motion was made by Council Member Herbold, 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 Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

**r. [19-293](#)**

Resolution approving a local landmark designation for 302 South Goodrich; and declaring an effective date - Kyle Kramm, Main Street & CVB Director/Historic Preservation Officer

**A motion was made by Council Member Crabb, 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 Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

**s. [19-320](#)**

Resolution authorizing the lease/purchase of ten police vehicles; and declaring an effective date - Terry Nichols, Chief of Police

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

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

**t. [19-321](#)**

Public hearing regarding the submission of an application to the Texas Department of Agriculture for a Texas Community Development Block Grant,

Main Street Program - Kyle Kramm, Main Street & CVB Director

*The regular meeting was recessed and the public hearing was called to order. There being no citizen comments, the public hearing was adjourned and the regular meeting was reconvened.*

- u. [19-328](#) Resolution authorizing the City Manager to execute an agreement in the amount of \$78,077.55 with Sullivan Contracting Services based on their contract with the purchasing cooperative known as Choice Partners which meets all state bidding requirements; and declaring an effective date - Greg Odom, Director of Facilities and Rick Cortes, Assistant City Manager

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

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

8. **Acknowledgment of Bills**

*The bills were acknowledged.*

- a. [19-287](#)

Check Report: September 2, 2019 through September 12, 2019

9. **Executive Session**

*The regular meeting was recessed and the council went into Executive Session at 6:34 pm. The regular meeting reconvened at 7:52 pm.*

- a. [13-014](#)

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

- b. [19-219](#)

In accordance with Section 551.074 to discuss personnel matters related to the city manager position

10. **Adjournment**

*There being no further business before the council the meeting adjourned at 7:52 pm.*



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**Don Keil, Mayor**

**Attest:**

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**Naomi Manski, City Secretary**