



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

---

Tuesday, December 3, 2019

5:30 PM

Council Chambers

---

#### 1. Call to Order

*The City Council met in a REGULAR Called Meeting on Tuesday, December 3, 2019 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 Ernest Leal

**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

#### 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; 4) For the record,  
please state your name and address before speaking.

*Mayor Keil recognized Harriett Engelhardt for her 13 years of service to the City of Seguin and wish her well with her retirement.*

*Don Wedley & Ron Wright  
1810 Clark*

*San Antonio, Texas*

*Wrote a song about Seguin and played the song for City Council.*

*Jen & Nate Foreman  
Austin, Texas*

*Looking for commercial property to develop a distillery (Johnny Pickle Distillery).*

*Chief Dale Skinner reminded all to attend the 2019 Christmas Party. There will be a*

*live band, Uptown Drive.*

## 6. Consent Agenda

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

a. [19-419](#)

City Council Minutes of November 19, 2019

**The Minutes were approved.**

b. [19-420](#)

Ordinance on second reading amending the Fiscal Year 2020 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date

**This Ordinance was adopted**

Enactment No: ORD 2019-078

c. [19-381](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 86, Solid Waste, Article II, Garbage and Article IV, Curbside Recycling; providing for a severability clause; providing for publication; providing for an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances

**This Ordinance was adopted**

Enactment No: ORD 2019-079

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

a. [ZC-19-19](#)

Public Hearing and Ordinance on first reading to consider a Zoning Designation to Single-Family Residential 2 (R-2) for 2 acres on Cordova Road, an addition to the proposed Cordova Crossing Subdivision, Property ID 129033 (ZC 19-19)- 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 Crabb, 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:** 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.** [ZC-20-19](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Multi-Family (MF-3) and Single Family Residential (R-1) to Planned Unit Development (PUD) for property located at SH 123 South and Harry Miller Pass, Property ID 116456 (ZC-20-19) - 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 Wallace, 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.** [19-434](#)

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

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

Enactment No: RES 2019-150

**d.** [19-435](#)

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

**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

Enactment No: RES 2019-151

**e.**     [19-433](#)

Resolution of the City Council for the City of Seguin, Texas, authorizing the submission of a FY 2020/2021 Regional Solid Waste Grants Program application to the Alamo Area Council of Governments; and authorizing the City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the City's participation in the grant program; and pledging that if a grant is received, the City of Seguin will comply with the grant requirements of the Alamo Area Council of Governments, the Texas Commission on Environmental Quality and the State of Texas - Kathy I. Wood, Grants Administrator

**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

Enactment No: RES 2019-152

**f.**     [19-425](#)

Resolution awarding seven Fix-It Facade grants within the Seguin Downtown Historic District - Kyle Kramm, Main Street & CVB Director/HPO

**A motion was made by Council Member Crabb, seconded by Council Member Mathis to approve this Resolution. The motion carried with 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

Enactment No: RES 2019-153

**g.**     [19-424](#)

Ordinance on first reading amending the downtown parking regulations - Kyle Kramm, Main Street & CVB Director/HPO

**A motion was made by Council Member Crabb, 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. [19-442](#)**

Resolution authorizing the purchase of fleet vehicles for various City departments; and declaring an effective date - Twila Wood, Purchasing Manager

**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

Enactment No: RES 2019-154

**i. [19-439](#)**

Ordinance on first reading amending the Seguin Code of Ordinances, Chapter 106, Vehicles for Hire, Article III, Wreckers; providing for a severability clause; providing for publication; providing for an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances - Terry Nichols, Police Chief

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

**Presiding:** 1 - Mayor Keil

**Nay:** 1 - Council Member Aviles

**Aye:** 7 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, and Council Member Wallace

**j. [19-445](#)**

Resolution approving an agreement for \$112,031.97 with Tyler Technologies for the annual maintenance for the Tyler Enterprise Resource Programs; authorizing the city manager to execute the agreement; and declaring an effective date - Shane McDaniel, Director of IT

**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

Enactment No: RES 2019-155

**k. [19-443](#)**

Resolution authorizing the City Manager to execute a purchase order for the

FY19-20 LCRA radio infrastructure upgrade capital project; and declaring an effective date - Shane McDaniel, Director of IT

**A motion was made by Council Member Aviles, 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

Enactment No: RES 2019-156

**I.**     [19-441](#)

Ordinance on first reading amending the Fiscal Year 2020 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 Crabb, 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

**m.**     [19-429](#)

Resolution approving the official City of Seguin Tax Roll for 2019 - Susan Caddell, Director of Finance

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

Enactment No: RES 2019-157

**n.**     [19-438](#)

Approval of reports for the quarter ended September 30, 2019 for the following organizations that receive Occupancy Tax funding - Susan Caddell, Director of Finance

- a. Seguin Conservation Society
- b. Mid-Texas Symphony
- c. Teatro de Artes de Juan Seguin
- d. Seguin-Guadalupe County Hispanic Chamber of Commerce
- e. Seguin Heritage Museum
- f. Guadalupe County Fair Association

- g. Seguin LULAC Council #682
- h. Seguin Art League
- i. The Fields of Huber Ranch, LLC

**A motion was made by Council Member Herbold, seconded by Council Member Rangel, that the quarterly reports 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

**o. [19-437](#)**

Resolution approving the Hotel Occupancy Tax budgets for the following organizations:

- a. Seguin Conservation Society
- b. Mid-Texas Symphony
- c. Teatro de Artes de Juan Seguin
- d. Seguin Guadalupe County Hispanic Chamber of Commerce
- e. Seguin Heritage Museum
- f. Guadalupe County Fair Association
- g. Seguin LULAC Council #682
- h. Seguin Art League
- i. The Fields of Huber Ranch LLC

**A motion was made by Council Member Mathis, seconded by Council Member Wallace, 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

Enactment No: RES 2019-158

**p. [19-440](#)**

Proposed road closures of Nelda Street and South Saunders Street related to various facility rentals held at the Seguin Events Complex for the 2020 calendar year - Jack Jones, Director of Parks and Recreation

**A motion was made by Council Member Mathis, seconded by Council Member Leal, that the road closures 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

**q. [19-447](#)**

Election of Mayor Pro Tem - Don Keil, Mayor

**A motion was made by Council Member Crabb, seconded by Council Member Herbold, that Chris Rangel be approved as Mayor Pro Tem. 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. [19-446](#)**

Board and/or Commission Appointment:

a. SEDC Member

**A motion was made by Council Member Mathis, seconded by Council Member Wallace, that the appointment to the SEDC Board 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. [19-428](#)**

Check Report: November 15, 2019 to November 27, 2019

**9. Executive Session**

*The regular meeting was recessed and the council went into Executive Session at 6:37 pm. The regular meeting reconvened at 7:24 pm.*

**a. [13-014](#)**

Deliberation regarding Economic Development Negotiations in accordance to Section 551.087 - Rick Cortes, Acting City Manager

**b. [13-053](#)**

Deliberation regarding Economic Development Negotiations in accordance with Section 551.071 and 551.087 - Rick Cortes, Acting City Manager

**c. [14-440](#)**

Pursuant to Section 551.071 - Consultation with attorney for advice regarding potential, pending, threatened litigation or settlement - Rick Cortes, Acting City Manager

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

**a. [19-430](#)**

Resolution approving an incentive package proposed by the Seguin Economic Development Corporation for Project Rock - Joshua Schneuker, Director of



## Economic Development

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

Enactment No: RES 2019-159

**b.** [19-431](#)

Resolution to approve a property tax abatement application submitted by Project Rock, and to authorize a property tax abatement pursuant to the application - Joshua Schneuker, Director of Economic Development

**A motion was made by Council Member Wallace, 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

Enactment No: RES 2019-160

**c.** [19-436](#)

Resolution authorizing the city manager to execute any deed, boundary agreement or other document necessary to clear title to the Juan Seguin School property, Dolle Avenue and Juan Seguin Street; and declaring an effective date. Andy Quittner - City Attorney

**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

Enactment No: RES 2019-161

**11. Adjournment**

*There being no further business before the council the meeting adjourned at 7:27 pm.*

---

**Don Keil, Mayor**

**Attest:**

---

**Naomi Manski, City Secretary**