



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, August 1, 2017

5:30 PM

Council Chambers

REGULAR MEETING & BUDGET WORKSHOP

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 Fonda Mathis

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Present: 7 - Council Member Carlos Medrano, Council Member Donna Dodgen, Council Member Mark Herbold, Council Member Fonda Mathis, Council Member Ernest Leal, Council Member Jeannette Crabb, and Council Member Chris Rangel

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.

*Name: Gary Bodin
Address: 2849 Saddlehorn Dr
City: Seguin*

Spoke about the newspaper article of Matt Skinner speaking to City Council on the need of a dog ordinance preventing animals from being tied up and the lack of adequate care. There is a home on Elley & San Marcos Street that has two dogs tied up, not taken care of, other than the items and feed he has purchased and taken to the dogs. Something needs to be adopted to prevent these situations. Mayor Keil advised that Council Member Crabb has taken the lead on this and will work with the City Attorney to draft an ordinance.

Name: Alan Kuntschik
Address: 2131 Silo Ridge
City: Seguin

Stated that in the Mill Creek Subdivision there is an active construction site that is not barricaded. Sidewalks are not completed and there are open areas. Recently a young child was injured due to the open construction site. City Manager advised that the Planning Department is aware and working with the developer to finish and clean up the areas.

Name: Julian Leal
Address: 849 Prexy
City: Seguin

Julian Leal said that the State of Texas becomes very dry and yet cities tell you to conserve water but you have Texas Lutheran University that waters at different hours each day. Council Member Mathis stated that Texas Lutheran University uses a water well to water their lawns. City Manager Doug Faseler informed Mr. Leal that the city does not regulate private wells.

Council Member Ernest Leal stated that he has received calls about Tank Partners which is located on Baxter Street is painting again. Also, he inquired about contractors are working on Austin Street again. City Engineer Joe Ramos stated that the contractor will begin working full force as they have received the drainage boxes.

Council Member Medrano - Thanked the city for the work done on Johnson Street.

Council Member Herbold - Asked about the city going to a 4-week schedule for brush pickup. City Manager advised that he would be talking about the Brush Department during the Budget Workshop.

6. **Presentation**

a. [17-206](#)

Certificate of Recognition honoring City of Seguin Electric Apprentice Dustin Ortiz for placing 10th overall out of 131 Apprentices who competed in the Texas Lineman's Rodeo on July 15, 2017 in Seguin, Texas - Mayor Don Keil

A certificate was presented to Dustin Ortiz.

7. **Consent Agenda**

approved on the Consent Agenda

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

a. [17-202](#)

City Council Minutes of July 18, 2017 Regular Meeting
approved

b. [17-189](#)

Ordinance on second reading renewing Chapter 70, Article II of the Seguin Code of Ordinances regarding the Curfew for Minors Ordinance; providing a severability clause, an effective date; providing for publication; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances

adopted

Enactment No: ORD 2017-036

c. [17-194](#)

Ordinance of of the City Council of the City of Seguin, Texas on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapters 2, 18, 22, 66, 74, 90, 102 and Appendix A; providing for a severability clause; declaring an effective date; and authorizing city staff to submit this Ordinance as a supplement to the Seguin Code of Ordinances

adopted

Enactment No: ORD 2017-037

d. [17-181](#)

Ordinance of the City Council of the City of Seguin, Texas on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 102, Utilities, Article III, Water Rates; and Article IV, Wastewater Rates; providing for a severability clause; declaring an effective date, and authorizing city staff to submit this Ordinance as a supplement to the Seguin Code of Ordinances

adopted

Enactment No: ORD 2017-038

8. Action Items - Discussion and Possible Motion to Approve**a. [ZC 17-17](#)**

Public Hearing and Ordinance on first reading to consider a Zoning Change from Commercial (C) to Light Industrial (LI) for property located in the 700 block of Grein Place, Property ID 116420 (ZC 17-17)- Pamela Centeno, Director of Planning & Codes

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

No Citizen Comments. The public hearing was adjourned and the regular meeting was reconvened.

approved on first reading

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

Enactment No: ORD 2017-039

b. [17-205](#)

Approval of reports for the quarter ended June 30, 2017 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. Hispanic Chamber of Commerce
- e. Seguin Heritage Museum
- f. Guadalupe County Fair Association
- g. Seguin LULAC Council #682
- h. Seguin Area Chamber of Commerce
- i. Seguin Art League
- j. The Fields of Huber Ranch, LLC

approved

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

c. [17-204](#)

Resolution of the City Council of Seguin, Texas approving and authorizing a Management Services Agreement between the Schertz-Seguin Local Government Corporation and the City of Seguin; and providing for an effective date - Alan Cockerell, SSLGC General Manager
approved

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

Enactment No: RES 2017-086

d. [17-207](#)

Board and/or Commission Appointments - Mayor Don Keil
a. Main Street Advisory Board
approved

Presiding: 1 - Mayor Keil

Aye: 7 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

9. **Acknowledgment of Bills**

The bills were acknowledged.

a. [17-203](#)

Check Report July 13, 2017 to July 25, 2017

10. Executive Session

The regular meeting was recessed and the council went into Executive Session at 5:54 pm. The regular meeting reconvened at 6:37 pm.

a. [13-014](#)

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

b. [13-057](#)

In accordance with Section 551.071: Deliberation and consultation with attorneys regarding Geronimo Creek Phase V Project and litigation as a result of dispute with Salinas Contruction Technologies, and Oak Village North Subdivision - Andy Quittner, City Attorney

c. [15-105](#)

Deliberate pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code - Andy Quittner, City Attorney

11. Action Items - Discussion and Possible Motion**a. [17-201](#)**

Approving a Resolution as a result of the Executive Session - Andy Quittner, City Attorney

No action taken by City Council.

12. Adjournment from Regular Session

There being no further business before the council during the regular meeting it was adjourned at 6:37 pm. Council Member Medrano left. Entered into the WORKSHOP at 6:38 pm.

13. WORKSHOP**a. [17-208](#)**

Presentation of the 2017/2018 Budget - Doug Faseler, City Manager and Susan Caddell, Director of Finance

- a. General Fund
- b. Debt Service
- c. Special Revenue
- d. Utility Fund

City Manager Doug Faseler presented the proposed FY2017-2018 budget. Overall the Operating Budget is proposed for the City to spend approximately \$76.8 million. Increases in Expenditures:

(1) Salaries and Benefits - \$870,802 includes a 2% COLA effective January 2018.

Increase in retirement from 20.00% to 20.88%

(2) *Transfers to General I&S Fund - \$839,442 due to issuance of new bonds in FY2017 and not using fund balance in the I&S Fund*

(3) *Indigent Health Care - \$93,117 represents a 6% increase.*

General Fund:

(1) *One new position of Director of Information Systems is being proposed - Technology has gotten so broad across all departments (public safety, utilities, etc) all are in need some additional assistance and more direction.*

(2) *Budget does include several capital improvement projects, which include infrastructure and other projects that help the city provide services to its citizens.*

(3) *Street Improvement projects will continue as the City will be issuing \$5.5 million and certificates of obligation during 2018 to continue the five-year street plan.*

(4) *The proposed budget for the General Fund Capital Equipment is \$1,926,196 with \$865,030 from FY2018.*

(5) *The General Fund Capital Improvement Projects Multi-year Program is proposed to be \$347,000 for FY2018.*

(6) *Street Highway Drainage Projects has a proposed funding of \$45,517,837 of which \$78,000 is from FY2018.*

Utility Fund:

(1) *City Council adopted new water and wastewater rates to be effective October 1, 2017. The additional dollars are needed to help cover the expenses associated with utility services and to help improve the water sewer systems.*

(2) *The Utility Fund Capital Equipment is proposed \$703,350 of which \$637,550 from FY2018.*

(3) *The Utility Fund Multi-Year Capital Improvement Program is proposed \$5,195,000 of which \$436,000 is from FY2018.*

Tax Rate:

Director of Finance Susan Caddell spoke on the tax rate. We are recommending that we maintain our current tax rate of 54.12 cents per \$100 of property value. That's \$.0262 increase above the effective tax rate, but it is the same rate that we're currently operating under.

14. Adjournment

There being no further business before the council the workshop adjourned at 7:32 pm.

Don Keil, Mayor

Naomi Manski, City Secretary