



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

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Tuesday, August 15, 2017

5:30 PM

Council Chambers

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#### 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 Donna Dodgen

#### 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 Bowden  
Address: 2849 Saddlehorn Dr  
City: Seguin*

*Mr. Bowden inquired if something is going to be done about animals being tied up. Mayor Keil stated yes, an ordinance will need to be drafted and will be presented to City Council for consideration.*

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

*Talked about the need of sidewalks and his concern about people and kids playing in*

and around Park West (San Antonio & Vaughan St.) and not having adequate sidewalks. City Manager Doug Faseler said that a new sidewalk project in this area is up for approval tonight.

Name: Armondo Medrano  
Address: Baxter Street  
City: Seguin

Tank Partners is continually painting and getting paint on their vehicles and he is tired of having to repaint vehicles and his home. Mr. Medrano wants to know what is going to be done to stop this issue. Rick Cortes stated that the City has met with Tank Partners and they have offered to put a higher privacy fence and will retarp the area. The City will coordinate a meeting with residents and Tank Partners to resolve the issues. Tank Partners have been very responsive to City staff concerning any issues and have said they are willing to meet with any resident who receives an damage. They plan to keep the area wet to eliminate the dust.

Council Member Leal - it is a safety issue. It gets on their vehicles and they breathe this dust.

Council Member Medrano stated that the paint booth is a garage with plastic on the front and when the wind blows you get paint on the ground.

Mr. Cortes said that City staff will continue to monitor and asks that when they are painting to contact his office.

## 6. **Presentation**

### a. [17-214](#)

Certificate of Recognition honoring Jerry Hernandez upon his retirement - Mayor Don Keil

Mayor Keil presented Jerry Hernandez with the Certificate of Appreciation.

## 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 Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

### a. [17-234](#)

City Council Minutes of August 1, 2017 Regular/Budget Workshop and August 8, 2017 Budget Workshop/Special Called

**This Minutes was approved**

### b. [ZC 17-17](#)

Ordinance on second 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)

**This Zoning Ordinance was adopted**

Enactment No: ORD 2017-039

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

### **a. 17-230**

Resolution ordering a Special Election to be held November 7, 2017 for the purpose of electing a City Council Member for District Three; Ordering that Notice of the Election be published; approving a Joint Election Agreement; and Declaring an effective date - Andy Quittner, City Attorney

**A motion was made by Council Member Dodgen, 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 Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

Enactment No: RES 2017-087

### **b. 17-238**

Resolution designating the City Secretary, Naomi Manski, as the open records official to whom all requests shall be directed; and declaring an effective date - Andy Quittner, City Attorney

**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:** 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 2017-088

### **c. 17-212**

Resolution appointing the Interim Animal Services Manager, Shelley Lutz, as the City's rabies control authority; and setting an effective date - Kevin Kelso, Chief of Police

**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 Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

Enactment No: RES 2017-089

d. [17-213](#)

Resolution authorizing the City Manager to execute an amendment to the ICMA-RC/457 Deferred Compensation Plan - Tammy Garcia, Director of Human Resources

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

**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 2017-090

e. [17-217](#)

Resolution of the City Council of Seguin Texas, awarding the bid amount of \$973,862 to Qro Mex Construction Company, Inc. for LG 0915-46-043 for the North Vaughan/San Antonio Avenues and Park West Sidewalk Project; authorizing the City Manager to enter into a construction contract with Qro Mex Construction Company, Inc.; and declaring an effective date - Jack Jones, Director of Parks and Recreation

**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 Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

Enactment No: RES 2017-091

f. [17-227](#)

Update, discussion, and approval of the 5-year Street Capital Improvement Plan presented to Council on August 1, 2017 - Jose (Joe) R. Ramos, P.E., City Engineer

**A motion was made by Council Member Dodgen, seconded by Council Member Medrano, that this Action Item be approved. The motion carried by the following vote:**

**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

g. [17-215](#)

Ordinance on first reading establishing a stop intersection at the intersection of Corral Sky and Range Road within the City of Seguin, Texas; providing for penalties for violations thereof; providing for a severability clause; providing for an effective date; and providing for publication - Jose (Joe) R. Ramos, P.E., City Engineer

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

- h. [17-198](#) Resolution approving the Fiscal Year 2017-2018 Seguin Economic Development Corporation Budget - Joshua Schneuker, Director of Economic Development

**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:** 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 2017-092

- i. [17-209](#) Resolution authorizing the City Manager to execute a Management Services Agreement with Seguin Economic Development Corporation; and declaring an effective date - Joshua Schneuker, Director of Economic Development

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

**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 2017-093

- j. [17-240](#) Resolution authorizing the City Manager to execute a professional services agreement with TRC for engineering services for the Huber Road Sewer Main Extension project; and declaring an effective date - David Rabago, P.E., Utilities Engineer

**A motion was made by Council Member Dodgen, 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 Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

Enactment No: RES 2017-094

**k.** [17-231](#)

Ordinance on first reading amending the Seguin Code of Ordinances, Chapter 102, Utilities, Division IV, Deposit and Services Charges and amending Appendix C, Fee Schedule, Chapter 102 Utilities, Article III, Water Rates, to add a new section establishing reuse water 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 Rick Cortes - Assistant City Manager

**A motion was made by Council Member Medrano, 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 Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

**I.** [17-239](#)

Consideration of plans for the development services center - Rick Cortes, Assistant City Manager

*Rick Cortes explained the work that is being proposed for the new Development Center located at 108 E. Mountain Street. He introduced Tim Gescheidle with TSG Architects who presented the conceptional plans for the Development Center. The new center will have 10 offices, two conference rooms, a lobby. The overall design allows for future growth. It is estimated that the project will cost \$2.9 million and will be complete by December 2018.*

*Council Members Mathis and Herbold stated they were not comfortable with the price. Research shows that it should cost between \$150-\$160 a square foot. After discussion, Council Members agreed they are comfortable with the conceptional layout but not the overall cost. There are areas that need to be reviewed and expenses cut, such as roof, IT, furniture, exterior renovations.*

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

**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

**m. [17-229](#)**

Resolution authorizing the city manager to execute a Professional Services Agreement in the amount of \$295,000.00 with TSG Architects for design and engineering services related to the construction of the new development center; and declaring an effective date - Rick Cortes, Assistant City Manager

*Staff will bring the item back to City Council based on the input and after further discussions with the Architect.*

**A motion was made by Council Member Fonda Mathis and seconded by Council Member Chris Rangel to table the Resolution as presented. The motion passed with the following vote:**

**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

**n. [17-236](#)**

Ordinance on first reading amending the FY2017 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 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 Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

**o. [17-237](#)**

Boards and Commission Appointments - Mayor Don Keil

- a. Main Street Advisory Board
- b. Zoning Board of Adjustments

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

**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. [17-235](#)**

Check Report July 26, 2017 through August 10, 2017

**10. Executive Session**

*The regular meeting was recessed and the council went into Executive Session at 6:38 pm. The regular meeting reconvened at 6:44 pm.*

**a. [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 Construction Technologies, and Oak Village North Subdivision - Andy Quittner, City Attorney

**11. Action Item - Discussion and Possible Motion to Approve:****a. [17-242](#)**

Resolution approving a Settlement Agreement with Salinas Construction Technologies, LTD, Fidelity and Deposit Company of Maryland and American Casualty and Surety Company for settling all claims and litigation with respect to the Geronimo Creek Sanitary Sewer Project Phase V-Oak Village North - Andy Quittner, City Attorney

**A motion was made by Council Member Herbold, 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 Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

Enactment No: RES 2017-095

**12. Adjournment from Regular Meeting and Convene into Budget Workshop**

*There being no further business before the council the Regular meeting adjourned at 6:44 p.m. and the Budget Workshop was convened.*

**13. Budget Workshop****a. [17-241](#)**

Discussion on the FY2017/2018 Budgets - Doug Faseler, City Manager and Susan Caddell, Director of Finance

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

*Ernest Leal inquired about traffic calming devices on city streets. City Manager Doug*



*Faseler and City Engineer advised that these items are not included in the FY2018 budget but should City Council choose to look at this issue maybe a committee should be formed and make a recommendation for the next budget year.*

**14. Adjournment**

*There being no further business before the council the workshop meeting adjourned at 6:54 pm.*

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**Don Keil, Mayor**

**Attest:**

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**Naomi Manski, City Secretary**