



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Monday, October 2, 2017

5:30 PM

Council Chambers

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 - Mayor Don Keil

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: Matt Skinner
Address: 204 East Krezdorn
City: Seguin*

Spoke on the funding for the street projects. There is insufficient funding for all the streets that need to be repaired or total reconstruction. As a tax payer I would be willing to have my property taxes increased to assure that all the streets will be repaired within the near future. The city purchased a zipper machine to rework the streets, where is this machine? It should be working 24/7.

Council Member Fonda Mathis asked for a moment of silence for the people of Las Vegas.

6. Presentation

a. [17-314](#)

Update on the Austin Street Reconstruction/Expansion and other TxDOT Projects - Will Lockett, TxDOT Area Engineer

Area Engineer Will Lockett spoke to City Council concerning the following project:

Austin Street - have gotten through the issues with some of the suppliers. Contractor needs to strengthen the subgrade. One lane of traffic for the next three months depending upon the weather and then it will be rerouted for two lanes. Completed project is set for January 2019.

IH-10 Project - Intersections need to be worked, tie into Hwy 46. Completion should be July 2018.

Hwy 78 to the bicycle trail - Need to aggregate pass to get to the bicycle trail.

Council Member Ernest Leal said that citizens who live within these areas need to be updated. Maybe working with the City's PIO to put information out to let the public what is transpiring.

Continental - street light and modifications to the intersection are set to begin December 2017.

Truck Routes Signage Plan - TxDOT wants to replace all their signage at the same time so that there is consistency in style. Should see signs being installed soon.

7. Consent Agenda

A motion was made by Council Member Dodgen, seconded by Council Member Mathis, that this 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

a. [17-304](#)

September 19, 2017 Regular Minutes

This Minutes was approved

b. [17-296](#)

Ordinance on second and final reading amending the Fiscal Year 2017 General Fund Budget of the City of Seguin, Texas

This Ordinance was adopted

Enactment No: ORD 2017-053

c. [17-297](#)

Ordinance on second and final reading amending the Fiscal Year 2017 Utility Fund Budget of the City of Seguin, Texas

This Ordinance was adopted

Enactment No: ORD 2017-054

d. [17-298](#)

Ordinance on second and final reading amending the Fiscal Year 2017
Special Revenue Fund Budget of the City of Seguin, Texas

This Ordinance was adopted

Enactment No: ORD 2017-055

e. [17-299](#)

Ordinance on second and final reading amending the Fiscal Year 2017 Debt
Service Fund Budget of the City of Seguin

This Ordinance was adopted

Enactment No: ORD 2017-056

f. [17-272](#)

Ordinance on second and final reading establishing a school zone just east of
the intersection of Glenewinkel Road and State Highway 123, all within the
City of Seguin, Texas; providing a severability clause; providing for an effective
date; providing for publication of this Ordinance; and authorizing staff to
submit this ordinance as a supplement to the Seguin Code of Ordinances

This Ordinance was adopted

Enactment No: ORD 2017-057

8. Action Items - Discussion and Possible Motion to Approve**a. [ZC 23-17](#)**

Public Hearing and Ordinance on first reading to consider a Zoning Change
from Agricultural Ranch (A-R) to Single Family Residential 2 (R-2) for property
located at FM 725, Property ID 58153 & 58157 (ZC 23-17)- Pamela Centeno,
Director of Planning & Codes

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

*Name: Curt Shane
Address: 1249 FM 467
City: Seguin, Texas*

*Spoke on behalf of the Atzer Family. They live adjacent to the proposed property.
The family has worked this land since 1890's and are aware of the problems that can
have an affect upon properties in the area. We as property owners are opposed to the
development from Mr. Parkhouse. Several problems in accordance with the Zoning
Regulations. Mr. Parkhouse proposes a Phase I with 800 to 1500 homes. High density
plan will have an affect on the surrounding properties. Request that the City Council
deny the zoning change as the Planning & Zoning Board did. Change zoning to Rural
Residential and submit a more reasonable plan.*

Name: Jack Merrell
Address: 247 Tailwind Dr
City: Seguin, Texas

Represents the Homeowners Association of Elm Creek. President of the Airfield, which was developed in the 1980's to allow private aircraft clear place to fly. The area to north of runway is a floodway. Property to the north Runway clear zone. They oppose the zoning of the area south of the runway. Would like to see the developer reconsider the zoning change of the entire property.

Name: Dan Brouillette

Represents the developer. Drawing is very preliminary in relation to drainage, the overall layout of the design of the residential subdivision. The area will include neighborhood parks.

Name: Joseph Theriot, Engineer for Developer

The creek areas are intended to keep natural, and still adhering to all city zone/permit regulations. The creek area would serve as a buffer zone. In future, resident plan R-1 and R-2 are the only ones that meet 4 to 8 homes per acre. Springs Hill WSC is eager to serve this the area.

Name: Robert Vogel
Address: 130 Old Campbell Road
City: Seguin, Texas

Concerned about traffic, would like to see larger acreage with homes. Drainage and curbs are just going to add to drainage issues. The dry creek that is there now will be impacted by the subdivision.

Name: Steve Tschoepe
Address: 129 Nueces Lane
City: Seguin, Texas

On City Council when sewer was extended to this property knowing that the owner plans to develop a subdivision in the near future. Family farms are important part of our history but we need housing. The Meadows of Nolte Farms was once some family property. The commute to San Antonio would be much easier. So much traffic congestion on eastside and northside but I continue to support the development of properties along the south of the City.

Name: Jake Issac
Address: 103 Old Campbell Rd
City: Seguin, Texas

West of the proposed development. There proposal is 4 homes per acre and and this area should be more rural residential. Large acreage lots.

Name: Paul Freudenberg
Address: 108 Old Campbell Rd
City: Seguin, Texas

Concerned about runoff with all the proposed homes to be built. He would ask City Council to be consistent with the other developments in the area.

*Name: Twila Vidal
Address: 350 Tailwind Dr
City: Seguin, Texas*

How do the people have assurance that the builder will do what they say. Look at the problem that just occurred in Houston area.

The public hearing was adjourned and the regular meeting was reconvened. A motion was made by Council Member Dodgen and seconded by Council Member Herbold to approve the Zoning Change.

Council Member Fonda Mathis - said she wanted to understand the voting process, that 6 members of City Council need to vote "for" to overturn P&Z's denial vote, and if not approved then the developer can come back through the zoning process.

Planning Director Pamela Centeno advised that rural lot size is 1 acre. The developer is looking at the affect of the airfield. The developer could withdraw a portion of the zoning and City Council could approve with an amendment.

City Engineer Joe Ramos advised that detention ponds are built by the developer. Runoff would be the same as before the area was developed.

Council Member Ernest Leal concerned about the 4 homes built on 1 acre lot.

Mayor Keil - remembers when sewer was extended and was always planned for single-family residential. Considerable growth is happening in Seguin. The City recently purchased a lift station on the south side. Retailers need roof tops to support the retail business. Understand the drainage concerns, however if the area is developed correctly there will be no drainage issues.

Council Member Jet Crabb - Citizens are also speaking that we need more residential homes. I have driven the proposed area, Meadows of Nolte Farms and as it has been said that the City needs more affordable residential areas.

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

Nay: 1 - Council Member Leal

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

b. [ZC 21-17](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R), Single Family Residential (R-1) and Multi Family 3 (MF-3) to Light Industrial (LI) and Commercial (C) for property located at 2010 Huber Road, Property ID 53306 (ZC 21-17)- 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.

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

c. [ZC 20-17](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Commercial to Neighborhood Commercial for properties located at 410, 416, 420, 428, and 436 N. Goodrich, 401 N. Guadalupe, 410 and 418 W. Walnut, and Lot F, Blk 210 (Property ID 13476), (ZC 20-17)- 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.

A motion was made by Council Member Rangel, 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: 7 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

d. [ZC 13-17](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Single Family Residential (R-1), Multi-Family Residential (MF-3) and Agricultural Ranch (A-R) to Single Family Residential (R-2) for property located at SH 46N and Huber Road, Property ID 52833- 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.

A motion was made by Council Member Herbold, seconded by Council Member Dodgen, that this Zoning 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

e. [17-312](#)

Public Hearing and Resolution authorizing an Amendment to the City of Seguin Master Thoroughfare Plan for the portion of Strempele Rd from SH 123 Bypass to Martindale Rd - Pamela Centeno, Director of Planning & Codes

A motion was made by Council Member Dodgen, 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 2017-110

f. [17-313](#)

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, 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 2017-111

g. [17-306](#)

Resolution authorizing the expenditure of funds for the Alamo Academies Program at the Central Texas Technology Center - Joshua Schneuker, Director of Economic Development

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 2017-112

h. [17-307](#)

Resolution approving the Seguin Economic Development Corporation's expenditure of an amount not to exceed \$60,000.00 in financial support for the

University of Texas at San Antonio Small Business Development Satellite Center - Joshua Schneuker, Director of Economic Development

A motion was made by Council Member Crabb, 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 2017-113

i. [17-302](#)

Ordinance on first reading providing for increased prior and current service annuities under the act governing the Texas Municipal Retirement System for retirees and beneficiaries of deceased retirees of the City of Seguin; establishing an effective date for the ordinance; and directing staff to submit this ordinance as an amendment to the Code of Ordinances - Tammy Garcia, Director of Human Resources

A motion was made by Council Member Dodgen, seconded by Council Member Medrano, 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

j. [17-310](#)

Ordinance by the City Council of the City of Seguin, Texas authorizing the issuance of "City of Seguin, Texas Tax Notes, Series 2017", levying an Annual Ad Valorem Tax, within the limitations prescribed by law, for the payment of the obligations; prescribing the form, terms, conditions, and resolving other matters incident and related to the issuance, sale, and delivery of the obligations; authorizing the execution of a paying agent/registrar agreement and a purchase and investment letter; complying with the letter of representations previously executed with the depository trust company; and providing an effective date - Duane Westerman, SAMCO Capital Markets, Inc.

A motion was made by Council Member Leal, seconded by Council Member Rangel, that this Ordinance be adopted. 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: ORD 2017-058

k. [17-311](#)

Resolution relating to establishing the City's intention to reimburse itself for the

prior lawful expenditure of funds relating to capital acquisitions from the proceeds of one or more Series 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, Inc.

A motion was made by Council Member Dodgen, 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 2017-114

I. [17-309](#)

Resolution authorizing the purchase of an asphalt paving machine for Public Works utilizing a BuyBoard contract; and declaring an effective date - Twila Wood, Purchasing Manager

A motion was made by Council Member Medrano, 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 2017-115

m. [17-293](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a purchase order with P2 Emulsions as the sole source for stabilizing emulsion for the pavement maintenance projects in an amount not to exceed \$200,000 - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

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 2017-116

n. [17-291](#)

Resolution authorizing the City Manager to execute an Local Project Advanced Funding Agreement (LPAFA) with the Texas Department of

Transportation (TxDOT) for the Rudeloff Road Roadway Expansion Project - CSJ#0915-46-045 - Jose (Joe) R. Ramos, Jr., P.E., City 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 2017-117

o. [17-308](#)

Resolution approving the purchase of a Frazer Type I ambulance remounted on a Ford F350 Chassis from the Buyboard Cooperative Purchasing Agreement in the amount of \$121,800.00; and declaring an effective date - Dale Skinner, Fire/EMS Chief

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 2017-118

9. Acknowledgment of Bills

The bills were acknowledged.

a. [17-305](#)

Check Report September 15, 2017 through September 29, 2017

10. Adournment

There being no further business before the council the meeting adjourned at 7:20 pm.

Don Keil, Mayor

Attest:

Naomi Manski, City Secretary