



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, October 17, 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 - Council Member Mark Herbold

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: Wayne Garrett
Address: 201 W. Washington
City: Seguin*

Spoke on the drainage problem concerning his property. Stating that water from 3 blocks away comes into the drainage pipe that goes behind St. James and it cannot handle the amount of water that comes in. It has destroyed his driveway and garage area. He further stated that this has been an on going problem that the City is aware of and needs to address.

Council Member Herbold said that he has been approached about all the vacancies in the downtown area. It is becoming a problem. Jason Howell owns most of the downtown property and the City has provided grant funds to Mr. Howell for certain restoration. Mayor Keil advised as a result from one of the TML sessions there maybe some suggestions the City Council could advise on this issue.

6. Presentation

Mayor Keil recognized Shannon Dukes for her dedication to the city of Seguin and year's of service.

a. 17-303

Certificate of Recognition honoring Shannon Dukes upon her retirement - Mayor Don Keil

7. Consent Agenda

Mayor said that he was going to move the Zoning Change 23-17 out of the Consent Vote.

A motion was made by Council Member Dodgen, seconded by Council Member Herbold, 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. 17-318

October 2, 2017 Regular Meeting Minutes

This Minutes was approved

c. ZC 21-17

Ordinance on second 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)

This Zoning Ordinance was adopted

Enactment No: ORD 2017-0060

d. ZC 20-17

Ordinance on second 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)

This Zoning Ordinance was adopted

Enactment No: ORD 2017-061

e. ZC 13-17

Ordinance on second 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 (ZC 13-17)

This Zoning Ordinance was adopted

Enactment No: ORD 2017-062

- f. [17-302](#) Ordinance on second 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

This Ordinance was adopted

Enactment No: ORD 2017-063

8. Action Items - Discussion and Possible Motion to Approve

- b. [ZC 23-17](#)

Ordinance on second 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)

Name: Curt Shane

Address: 1249 FM 725

City: Seguin, Texas

Represents the Atzger Family. The family opposes the proposed development. Spoke of the Unified Development Code and it is his opinion this zoning change does not meet the criteria requirements, therefore to him the staff report is insufficient.

Name: Ed Englehardt

Address: 112 Old Campbell Road

City: Seguin, Texas

Spoke on the drainage problems that are going to occur. He stated that he does not want the City to make this another Oak Village North.

Mayor Keil spoke about the extension of the sewer to this property, what a great benefit the proposed development would be for the entire city of Seguin. This is a great economic development decision.

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

Aye: 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Mayor Keil, Council Member Mathis, Council Member Leal, Council Member Crabb, and Council Member Rangel

Enactment No: ORD 2017-059

- a. [ZC 22-17](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Commercial (C) to Single Family Residential (R-2) as a request by Mark Schendel for property located North of FM 20 and East of Hwy. 123, Property ID 52646 (ZC 22-17)- 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 Herbold, seconded by Council Member Crabb, 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

b. [17-326](#)

Resolution approving the waiver of building and permit fees for the renovation of Guadalupe County's Road and Bridge warehouse located at 2605 N. Guadalupe St., and declaring an effective date - Doug Faseler, City Manager

A motion was made by Council Member Dodgen, 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 2017-119

c. [17-327](#)

Resolution authorizing the City Manager to execute an Interlocal Agreement between the City of Seguin and Guadalupe County for the provision of fire services in the unincorporated area of Guadalupe County; and assistance to Local Volunteer Fire Departments in those areas; and declaring an effective date - Dale Skinner, Fire/EMS Chief

A motion was made by Council Member Mathis, 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 2017-120

d. [17-332](#)

Resolution authorizing the City Manager to execute an Interlocal Agreement between the City of Seguin and the Cities of Schertz and Cibolo for the provision of fire services in the unincorporated area of Guadalupe County; and assistance to Local Volunteer Fire Departments in those areas; and declaring

an effective date - Dale Skinner, Fire/EMS Chief

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 2017-121

e. [17-325](#)

Resolution approving an Interlocal Agreement between Guadalupe County and the City for free library services to citizens of Guadalupe County, authorizing the city manager to execute this Agreement; and declaring an effective date - Jacki Gross, Library Director

A motion was made by Council Member Herbold, 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 2017-122

f. [17-331](#)

Resolution approving agreements between the City of Seguin and the following organizations that receive financial appropriations in the FY18 Hotel Occupancy Tax Fund - 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 Area Chamber of Commerce
- i. Seguin Art League
- j. The Fields of Huber Ranch, LLC

Specific conditions have been included in the agreements for the Seguin-Guadalupe County Hispanic Chamber of Commerce and The Fields of Huber Ranch, LLC. before payments are made.

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 2017-123

g. [17-329](#)

Resolution authorizing the sale of a city owned lot located at 928 Rhone Street to the Guadalupe Valley Habitat for Humanity; and declaring an effective date - Mayor Don Keil

A motion was made by Council Member Medrano, 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 2017-124

h. [17-321](#)

Resolution ratifying and approving an application with the Alamo Area Council of Government (AACOG) for a Regional Solid Waste Grants Program Grant to aid the city in funding a Household Hazardous Waste-Cubside Collection program for a period of two years; the funding request is in the amount of \$31,900.00, \$15,950.00 per year, with a total match of \$5,100.00, \$2,550.00 per year -Dana Losey, Grants Coordinator

A motion was made by Council Member Mathis, 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 2017-125

i. [17-320](#)

Resolution authorizing the purchase of a grapple truck for Public Works utilizing a BuyBoard contract - Twila Wood, Purchasing Manager

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: 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 2017-126

j. [17-324](#)

Resolution authorizing the purchase of a brush truck for Public Works utilizing a BuyBoard contract - Twila Wood, Purchasing Manager

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 2017-127

k. [17-323](#)

Resolution authorizing the purchase of two (2) sport utility vehicles for the Fire Department utilizing a BuyBoard contract. - Twila Wood, Purchasing Manager

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 2017-128

l. [17-261](#)

Resolution authorizing the City Manager to execute a Professional Services Agreement with Rock Engineering in an amount not to exceed \$175,000.00 for the Tor Drive Road Widening Project CSJ: 0915-46-042 and Raba Kistner in an amount not to exceed \$120,000.00 for the Park West Sidewalk Project CSJ: 0915-46-043; both for geotechnical services related to the Metropolitan Planning Organization (MPO) funded projects; and declaring an effective date - Jose (Joe) R. Ramos, Jr., P.E. City Engineer

City Engineer Joe Ramos advised that the dollar amounts will be corrected in the Resolution to reflect \$17,500 to Rock Engineering and \$12,000 to Raba Kistner.

A motion was made by Council Member Dodgen, seconded by Council Member Mathis, that this Resolution be approved as amended. 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 2017-129

m. [17-322](#)

Resolution of the City Council of Seguin Texas, awarding the bid amount of \$2,124,629.30 to Cox Commercial Construction, for the Strempele Road Reconstruction Project; authorizing the City Manager to enter into a construction and declaring an effective date - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

A motion was made by Council Member Leal, 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 2017-130

n. [17-330](#)

Resolution authorizing the City Manager to execute change orders 8, 9 and 10 to the South River Street Project contract with Skyblue Utilities, Inc., for a total amount of \$74,060.41 - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

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 2017-131

o. [17-316](#)

Resolution adopting the redesign of the City of Seguin flag; and declaring an effective date - Morgan Ash, Public Information Officer

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 2017-132

p. [17-333](#)

Election of Mayor Pro Tem for FY2018 - Mayor Don Keil

A motion was made by Council Member Crabb, seconded by Council Member Leal, 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**q.** [17-315](#)

Board and/or Committee Appointments - Mayor Don Keil

a. Seguin Economic Development Corporation

A motion was made by Council Member Dodgen, seconded by Council Member Herbold, that the appointment of Mary Reiley to the SEDC Board 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**r.** [17-328](#)

Changing the date of the second City Council meeting in November 2017 - Mayor Don Keil

Mayor Keil advised that due to the canvassing deadlines the second meeting will need to be moved to Monday, November 21, 2017.

9. Acknowledgment of Bills

The bills were acknowledged.

a. [17-319](#)

Check Report October 2, 2017 through October 13, 2017

10. Adjournment

There being no further business before the council the meeting adjourned at 6:28 pm.

Don Keil, Mayor**Attest:**

Naomi Manski, City Secretary

