



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, December 5, 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 Ernest Leal

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

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

Presiding: 1 - Mayor Don Keil

Absent: 1 - Council Member Carlos Medrano

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: Gretchen Ricker
Address: 1297 Keller Lane
City: Seguin, Texas*

Ms. Ricker spoke about the Gateways into Seguin are the most important to visitors passing through our city. She has learned that there are over 700 acres that the city maintains. The gateways create a impression on visitors. Seguin Alliance planted the crepe mertles on Hwy 46. Leadership Seguin created the signage along 123 & 46. Maybe the City should consider contracting for maintenance for the trimming of trees along the gateway. The entrances should say to the public "we care about our city".

City Engineer Joe Ramos advised that TxDOT has plans to close all of N Austin Street project Wednesday - Saturday of next week to be able to lay pavement in order to

open the two way traffic lanes.

Council Member Jim Lievens - Applauded Gretchen Ricker for her statements and she is correct in beautifying the gateways.

Council Member Ernest Leal inquired about the follow up on Baxter Street - Assistant City Manager Rick Cortes advised that staff has been trying to find a company to do samples for the City and they have located a company out of San Antonio. The goal is to find the problem, if it is issues from the plant, then mitigation begins.

Mayor Keil - complimented staff for the hard work into the Holiday Stroll parade and weekend events.

6. Presentation

a. 17-379

Certificate of Recognition honoring Denera White upon her retirement - Mayor Don Keil

7. Consent Agenda

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 Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

a. 17-387

November 20, 2017 Regular Meeting Minutes

This Minutes was approved

b. 17-357

Ordinance on second reading amending the Seguin Code of Ordinances, Chapter 14, Animals, Article I, in General, to add new definitions; and Article III, Dogs and Cats to add rules limiting the tethering of animals and adding procedures for related to impounding animals; providing a severability clause; providing for publication; providing for an effective date; and authorizing staff to submit this ordinance as a supplement to the Code of Ordinances

This Ordinance was adopted

Enactment No: ORD 2017-069

8. Action Items - Discussion and Possible Motion to Approve

a. ZC 24-17

Public Hearing and Ordinance on first reading to consider a Zoning Change from Manufactured and Residential (M-R) to Light Industrial (LI) for property located at the 2400 Block of Huber Road, Property ID 138154 (ZC 24-17) -

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 Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: ORD 2017-070

b. [ZC 25-17](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Single Family Residential (R-1) for property located at 655 Water Tower Road, Property ID 56958 (ZC 25-17) - 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 Mathis, 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 Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: ORD 2017-071

c. [ZC 26-17](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Public (P) for property located near the 8900 block of S. State Hwy. 123, Property ID 57015 (ZC 26-17) - 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 Mathis, 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 Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: ORD 2017-072

d. [17-384](#)

Public Hearing and Ordinance on first reading to abandon a portion of the unimproved right-of-way for Lucille Street- 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 Leal, seconded by Council Member Mathis, that this Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Keil

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

Enactment No: ORD 2017-073

e. [17-380](#)

Public Hearing and Resolution authorizing an Amendment to the City of Seguin Master Thoroughfare Plan for future collectors in the area bordered by SH 46 to the west, Huber Rd to the east, IH 10 to the south, and Rudeloff Rd to the north - 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 Dodgen, 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 Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2017-152

f. [17-382](#)

Public Hearing and Ordinance on first reading amending the City of Seguin Unified Development Code Section 4.1.4.C - Subdivision Design and Section 4.7.10 - Subdivision Improvements, Wastewater- 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 Mathis, that this Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Keil

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

Enactment No: ORD 2017-074

g. [17-381](#)

Public Hearing and Ordinance on first reading amending the City of Seguin Unified Development Code Section 2.4.4. - Zoning Change Criteria; Section 5.3.2.B - Off Street Parking and Loading; and Definitions - Parking Area- 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 Dodgen, seconded by Council Member Leal, that this Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Keil

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

Enactment No: ORD 2017-075

h. [17-385](#)

Proceeding with annexation of approximately 52.67 acres +/-, located on the north side of FM 20 and located east of State Hwy 123 bounded by the existing city limits to the north, west and south and directing the Planning & Codes Department to prepare the Service Plan and establish the public hearing dates for the annexation process - Pamela Centeno, Director of Planning & Codes.

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

Presiding: 1 - Mayor Keil

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

i. [17-389](#)

Investment Report for Quarter Ended September 30, 2017 - Susan Caddell, Director of Finance

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

Presiding: 1 - Mayor Keil

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

j. [17-390](#)

Resolution authorizing the City Manager to execute a Tyler Incode ERP Maintenance renewal; and providing for an effective date - James Vassar, IT Manager

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 Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2017-153

k. [17-392](#)

Resolution in connection with the rate increase filing made on or about November 16, 2017, by Ceterpoint Energy Resources Corporation for its South Texas Division; authorizing intervention in proceedings at the Railroad Commission of Texas and related proceedings; and declaring an effective date. Andy Quittner - City Attorney

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

Enactment No: RES 2017-154

9. Acknowledgment of Bills

The bills were acknowledged.

a. [17-388](#)

Check Report: November 17, 2017 through November 30, 2017

10. Executive Session

The regular meeting was recessed and the council went into Executive Session at 6:10 pm. The regular meeting reconvened at 8:07 pm.

a. [13-014](#)

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

b. [13-048](#)

Consultation with City Attorney in accordance with Section 551.071 and Deliberation regarding Real Property in accordance with Section 551.072 - Doug Faseler, City Manager

11. Adjournment

There being no further business before the council the meeting adjourned at 8:07 pm.

Don Keil, Mayor

Attest:

Naomi Manski, City Secretary