



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

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Tuesday, January 16, 2018

5:30 PM

Council Chambers

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#### 1. Call to Order

*City Council meeting delayed one day due to the inclement weather.*

*The City Council met in a REGULAR Called Meeting on January 17, 2018 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 Jeannette Crabb

#### 3. Pledge of Allegiance/Salute to the Texas Flag

#### 4. Roll Call

**Present:** 6 - 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:** 2 - Council Member Carlos Medrano, and Council Member Donna Dodgen

#### 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 Vaughan  
Address: 503 South Goodrich  
City: Seguin, Tx*

*Praised the City on the cleaning of Walnut Branch. Especially praised Matt Pekar of Capital Projects for his knowledge of the project and keeping him informed.*

*Name: Ronald Faldik  
Address: 601 Garnett  
City: Seguin, Tx*

*Seguinite Freddie Patek played baseball in the Seguin Little League and throughout*

*his school years. He went on to play for the SMI Steelers, Pittsburgh Pirates, and Kansas City Royals. Mr. Patek spent 13 years in the Major Leagues. Request the City Council consider the renaming of the Seguin Little League Fields to honor Freddie Patek, the only Seguinite to play in the Major Leagues. Place a sign at the fields and at the entrance of Wave Pool Lane.*

*Director of Parks & Recreation Jack Jones introduced Kayla Koppleman, as the new Events Coordinator for the Seguin Events Complex.*

*TxDOT Area Engineer Will Lockett provided an update on the North Austin Street project. TxDOT had hoped to have the project reopened to two-way traffic by now, but he says it's going to be at least another six to seven months before the roadway can be reopened to northbound traffic. There have been a long list of challenges with this project. There is a problem with the way the inlets have been installed, and it's an issue that needs to be addressed. TxDOT says they will work on a fix, while also allowing the contractor work on the other side of the roadway. We are going to have one-way traffic on the new pavement, but what that does, it benefits of course improved safety, but the main thing is we get to maintain the project progress while allowing time for the contractor and the material supplier to resolve the inlet issues and instead of the contractor leaving they will begin working on the other side of the roadway. To meet the bike lane requirements you have to have a little more than a 2 percent slope. The inlets are built with a 4 percent cross slope to allow water to drain. But you cannot have that in the bike lane. Hoping to have the inlet situation resolved within 2 months, two-way lanes 6-7 months. The good news is the contractor is still working and keeps progressing.*

*IH-10: Contractor at 46 & 10. Concrete work by Bill Miller's & McDonald's is progressing well. Construction should be complete by end of the summer. Need signage on frontage roads identifying to Huber Rd, Hwy 46 and Hwy 78.*

*Business 123 & Hwy 123 pre-con for this intersection is scheduled for this week. The plan is to place a flashing beacon at Continental Street and a traffic signal at FM 20 as well.*

*Council Member Mathis - Guadalupe County Youth Show very appreciative of the work completed at the Events Complex.*

*Council Member Herbold - suggested the Freddie Patek Baseball Complex be considered.*

*Council Member Lievens - Utility Operations Center is very impressive. Thanks to all City utilities personnel for their hard work.*

*Mayor Keil - Keep Jerry Greiner, Kevin Mathis, and families in our prayers while they face some health concerns.*

## **6. Presentation**

### **a. [18-022](#)**

Power Point regarding LED street lighting project - Clarence Smith, Director of Electric Utilities and Rick Cortes, Assistant City Manager

*Clarence Smith, Director of Electric Utilities made a presentation on the LED street lighting project. Projected to have a savings \$172,551 for FY2018. The new street lights on Tor Drive will be LED lights through GVEC.*

b. [18-021](#)

Presentation on Hurricane Harvey expenditures and reimbursements - Tracy Stalnaker, Assistant Director of Finance

*Director of Finance Susan Caddell made a presentation on the expenditures and reimbursements from the results of Hurricane Harvey. The total unexpected expense incurred was \$1,037,769. With the insurance payments, Niagara donation of \$150,000, and anticipated FEMA assistance of \$477,604, the total out of pocket expense for the City is expected to be \$353,896.75. After all reimbursements, donation and Tax Notes funds are applied, the balance in the Emergency Fund will be back to the pre-disaster balance. Any excess funds will be applied to the Tax Note payment for the Fire engine.*

*Susan Caddell recognized Tracy Stalnaker for the hard work on gathering information and preparing the documentation.*

7. **Consent Agenda**

*Items were removed from Consent Agenda and voted separately.*

a. [18-016](#)

January 2, 2018 Regular Meeting Minutes

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

**Presiding:** 1 - Mayor Keil

**Aye:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

b. [18-011](#)

Ordinance on second reading to consider a request for Voluntary Annexation for property located on Cordova Road, approximately 18.981 acres, Property ID 55542 (VAN 11-17-2017)

*Name: Dee Carter*

*Street: 6450 N. SH123*

*City: Seguin, Tx*

*Navarro ISD Superintendent Dee Carter and two School Board Members, Donna Gilliam and Tracy Large, expressed concerns with the Voluntary Annexation on Cordova Road. While grateful for the growth of the city, county, and Navarro ISD, the concern is this particular location request only because of one roadway into the development with a potential of 230 homes could possibly put 500 extra vehicles onto Cordova Road. Cordova Road is a two-lane road with no shoulders. Ms. Carter asked if the City will work with the County to ensure that the necessary improvements are made along Cordova Road.*

*Director of Planning Pamela Centeno said that there is more than one way than building an entrance into a subdivision that accommodates traffic in a different way - the way that that cross section was built, whether there's a turn lane, whether it's just a simple ingress, egress, there is more than one way to build an entrance into a subdivision that can help accommodate. Those are some of the discussions that have occurred during the pre-development meeting, but we have not gotten to that level of detail yet and no plat has been approved.*

*City Manager Doug Faseler says taking this land into the City makes sense for a number of reasons. Stating the majority of the property is already in our city limits so, it can develop. The 18 acres is in the County so it can still be developed as one subdivision. You would have a portion in the City under city regulations and you will have a portion in the County. This will give the City the chance to have a say-so over the entire development. Remember last year Council adopted Roadway Impact Fees and those would be paid as the subdivision develops. Those funds can't be utilized on a roadway outside our city limits, but our city limits is evolving.*

*Council Member Lievens acknowledged Ms. Carter and the two board members thanked them for their comments recognizing the development would have an impact to the district. Also, thanked Doug Faseler for keeping Ms. Carter in the loop of the developments affecting Navarro ISD district.*

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

**Presiding:** 1 - Mayor Keil

**Aye:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: ORD 2018-002

**c. [ZC 27-17](#)**

Ordinance on second reading to consider a Zoning Change from Agricultural Ranch (A-R) to Single Family Residential (R-2) for property located at the 2600 Block of Cordova Road, Property ID 55533, 55543, and 55542 (ZC 27-17)

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

**Presiding:** 1 - Mayor Keil

**Aye:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: ORD 2018-003

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

**a. [18-037](#)**

Ordinance by the City Council of the City of Seguin, Texas authorizing the issuance of "City of Seguin, Texas Tax Notes, Series 2018", 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 Herbold, seconded by Council Member Mathis, that this Ordinance be adopted. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: ORD 2018-004

**b.** [18-018](#)

Resolution to review City of Seguin Investment Policy in order to conform to Public Funds Investment Act, Texas Government Code Annotated, Chapter 2256 - Susan Caddell, Director of Finance

**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:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-004

**c.** [18-019](#)

Resolution to review and adopt the list of brokers/dealers authorized to engage in investment transactions with the City of Seguin - Susan Caddell, Director of Finance

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

**Presiding:** 1 - Mayor Keil

**Aye:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-005

**d.** [18-020](#)

Resolution to review Seguin Economic Development Corporation (SEDC)

Investment Policy and approve modifications to said policy in order to conform to Public Funds Investment Act, Texas Government Code Annotated, Chapter 2256 - Susan Caddell, Director of Finance

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

**Presiding:** 1 - Mayor Keil

**Aye:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-006

e. [18-024](#)

Ordinance on first reading amending the fiscal year 2018 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 Mathis, seconded by Council Member Crabb, that this Ordinance be approved on first reading. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: ORD 2018-005

f. [18-023](#)

Ordinance on first reading amending the fiscal year 2018 General 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 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:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: ORD 2018-006

g. [18-032](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a purchase order with Anadale Construction, the sole source for HA5 an asphalt preservation product, for pavement maintenance in the Mill Creek Subdivision 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 Lievens, that this Resolution be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-007

**h.** [18-030](#)

Resolution of the City Council of Seguin Texas, approving a Professional Service Contract in the amount of \$65,800.00 to The Dannebaum Engineering Company - Austin, LLC., for a Floodplain Study of Little Mill Creek; and declaring a effective date - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

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

**Presiding:** 1 - Mayor Keil

**Aye:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-008

**i.** [18-029](#)

Ordinance on first reading amending the Seguin Code of Ordinances, Appendix C, Fee Schedule, Appendix A, Unified Development Code, to add a FEMA Floodplain Recovery Fee for the development of certain benefiting properties; providing for a severability clause; providing for publication; declaring an effective date; and authorizing city staff to submit this Ordinance as a supplement to the Seguin Code of Ordinances - Andy Quittner, City Attorney

**A motion was made by Council Member Mathis, 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:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: ORD 2018-007

**j.** [18-034](#)

Approval of a BuyBoard expenditure to Progressive Commercial Aquatics, Inc. in the amount of \$65,545 related to the Central Park fountain repairs - Jack Jones, Director of Parks and Recreation

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

**Presiding:** 1 - Mayor Keil

**Aye:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

**k.** [18-028](#)

Ordinance on first reading amending the Seguin Code of Ordinances, Appendix C, Fee Schedule, Chapter 42, Emergency Services, to change the method of billing for emergency medical services; providing for a severability clause; providing for publication; declaring an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances - Dale Skinner, Fire Chief

**A motion was made by Council Member Herbold, 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:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: ORD 2018-008

**l.** [18-035](#)

Resolution by the City Council of the City Of Seguin, Texas, designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Texas Community Development Block Grant Program (TxCDBG) contract number 7152121 - Kyle Kramm, Main Street & CVB Director

**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:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-009

**m.** [18-027](#)

Resolution authorizing the City Manager to enter into a Chapter 380 Economic Development Agreement with Perry Homes, LLC - Joshua Schneuker, Director of Economic Development

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

**Presiding:** 1 - Mayor Keil

**Aye:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-010

**n.** [18-038](#)

Board and/or Commission Appointments - Mayor Don Keil

- a. Convention & Visitors Bureau
- b. Library Advisory Board
- c. Starcke Park Golf Advisory Board

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

**Presiding:** 1 - Mayor Keil

**Aye:** 6 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

**9. Acknowledgment of Bills**

*The bills were acknowledged.*

**a.** [18-017](#)

Check Report: December 29, 2017 through January 10, 2018

**10. Adjournment**

*There being no further business before the council the meeting adjourned at 6:55 pm.*

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**Don Keil, Mayor**

**Attest:**

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**Naomi Manski, City Secretary**