



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, February 20, 2018

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 Jim Lievens

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Present: 8 - Council Member Carlos Medrano, 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

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.

No public comments.

Mayor - Item 8A needs to be placed on a fast track system requiring a Special Called meeting for Tuesday, 2/27/2018 at 5:30 pm.

Crime rate in Seguin is below national average. The number of crimes is down for both juvenile and adults. Mayor would like to recognize the Seguin Police Department for their hard work and involvement within the community.

6. Presentation

a. 18-068

City of Seguin Financial Reports for the Three Months Ended December 31, 2017 - Susan Caddell, Director of Finance

Director of Finance Susan Caddell made a presentation of the financial report ending December 31, 2017.

b. [18-073](#)

Presentation and update on the King Street Improvement Project - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

City Engineer Joe Ramos made a presentation on the North King Street Improvement project. Stating that we are trying to transition to 3 lane road south of Seideman Street. Realizing that there is alot of heavy traffic on N. King Street. With the changing/upgrading of infrasturer we are trying to keep the water lines outside of the pavement while still keeping a wide roadway. There will not be on street parking. The entire roadway will be all concrete due to the heavy trucks and buses.

Expect to have all plans up to date within a month and then we will be able to go out to bid for this project.

Council Member Leal asked if the city would share the project status/plans with Hexcel.

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

a. [18-070](#)

February 6, 2018 and February 13, 2018 Minutes

This Minutes was approved

b. [ZC 01-18](#)

Ordinance on second reading to consider a Zoning Change from Commercial (C) to Single Family Residential (R-1) for property located at 116 W. Krezdorn, Property ID 22757 (ZC 01-18)

This Zoning Ordinance was adopted

Enactment No: ORD 2018-009

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

a. [18-067](#)

Public hearing and Ordinance on first reading by the City Council of the City of Seguin, Texas, authorizing the City's participation in the Texas Enterprise Zone Program Pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code (Act), providing tax incentives, designating a liaison for communication with interested parties, and nominating Structural Metals,

Inc. to the Office of the Governor Economic and Tourism through the Economic Development Bank as an Enterprise Project - Joshua Schneuker, Director of Economic Development

The regular meeting was recessed and the public hearing was called to order.

No Citizen Comments. Bill Vanderwall, representative of CMC and consultant were introduced. The public hearing was adjourned and the regular meeting was reconvened.

A motion was made by Council Member Lievens, 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: 8 - Council Member Medrano, 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 2018-010

b. [18-064](#)

Public Hearing and Ordinance on first reading amending the Seguin Code of Ordinances Chapter 74, Parks, amending Article IV, Standards of Care for Youth Recreation Programs; providing for publication of this ordinance; providing a severability clause; providing for an effective date; and authorizing city staff to prepare this ordinance for submission as a supplement to the Code of Ordinances - Jack Jones, Director of Parks and Recreation

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 Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Medrano, 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 2018-011

c. [18-065](#)

Resolution authorizing the City Manager to execute a Facilities Use Agreement between the Seguin Area Chamber of Commerce and the City of Seguin for the annual Hot Shot's Reunion and Fish Fry special event held in Max Starcke Park east at the Patricia K. Irvine-King Pavilion; and declaring an effective date - Jack Jones, Director of Parks and Recreation

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: 8 - Council Member Medrano, 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 2018-023

d. [18-066](#)

Resolution authorizing the City Manager to execute a Facilities Use Agreement between the City of Seguin and the Texas Ladies State Championship Chili Cook-off for the annual Texas Ladies State Championship Chili Cook-off event held in Max Starcke Park east at the Patricia K. Irvine-King Pavilion; and declaring an effective date - Jack Jones, Director of Parks and Recreation

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: 8 - Council Member Medrano, 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 2018-024

e. [18-010](#)

Resolution adopting of an Interlocal Cooperation Agreement between Guadalupe County and the City of Seguin related to Subdivision Regulations in the City's Extraterritorial Jurisdiction (ETJ) in Guadalupe County - Pamela Centeno, Director of Planning & Codes

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: 8 - Council Member Medrano, 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 2018-025

f. [18-069](#)

Approval of Quarterly Investment Report for Quarter Ended December 31, 2017 - Susan Caddell, Director of Finance

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

Presiding: 1 - Mayor Keil

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

g. [18-033](#)

Resolution authorizing the City Manager to execute change order #1 to the Stempel Road project contract with Cox Commercial Construction in the amount of \$56,058.10 - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

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: 8 - Council Member Medrano, 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 2018-026

h. [18-039](#)

Directing staff in the extension of hours for the sale of beer, wine and other mixed beverages for on-premises consumption - Kyle Kramm, Director of Main Street & CVB

Main Street & CVB Director Kyle Kramm presented a request made by The Warehouse, 108 S. Austin Street, to change its on-site alcohol consumption hours to 2:00 a.m. Currently they follow the standard hours set by TABC but if the City approves an ordinance allowing establishments the extended hours, the establishment may apply through TABC for a late-hours permit. If City Council wishes to approve such an ordinance it is recommended that a six-month review be required.

*Name: Josh Stroud
Address: 108 South Austin
City: Seguin, Texas 78155*

The Warehouse General Manager said the reason for the request was they are trying to stay competitive with the surrounding communities, San Marcos, New Braunfels, & San Antonio. They see a huge amount of their crowd leave on Saturdays around 11:00 p.m. They would like the option to stay open until 2:00 a.m.

Members of City Council were concerned that extending the hours would lead to more people becoming intoxicated and then driving on local streets. Also, some Council Members have received calls from residents and business owners about the amount of unwanted debris found on the sidewalks on Monday mornings. Third, City Council asked "could the city pass an ordinance regulating certain hours on certain days?"

City Attorney Andy Quittner advised that State law does allow an establishment to obtain a "late hours permit" through TABC, if their city adopts an extended hours ordinance. By passing the extended hours ordinance would allow all bars within the community to stay open until 2:00 pm 7 days a week, if they choose. The city cannot make changes, such as hours of operation to the permit.

Council Member Lievens stated that the review after six months needed to include

input from all bars, citizens, and the police department.

It was the consensus of the City Council to hold a public hearing before an ordinance is considered. City Council thanked Mr. Stroud for coming forward with his request.

i. [18-074](#)

Board and/or Committee Appointments - Mayor Don Keil

a. Historic Design Review Committee

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Medrano, Council Member Dodgen, 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. [18-071](#)

Check Report: February 1, 2018 through February 15, 2018

10. **Executive Session**

The regular meeting was recessed and the council went into Executive Session at 6:30 pm. The regular meeting reconvened at 7:39 pm.

a. [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

b. [14-032](#)

Personnel Matters in accordance with Section 551.074: Annual Evaluation of City Manager and amending the Employment Agreement - Mayor Don Keil

11. **Action Item - Discussion and Possible Motion to Approve**

a. [18-047](#)

Resolution of the City of Seguin City Council amending the Employment Agreement for the City Manager; authorizing the Mayor to execute such agreement; and declaring an effective date - Mayor Don Keil

Name: Tomas V. Castellon Jr.

Address: 410 Gordon Street

City: Seguin, Texas

Mr. Castellon stated that Mr. Faseler has received an increase with each evaluation and spoke against giving the city manager an increase in salary this year.

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Medrano, 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 2018-027

12. **Adjournment**

There being no further business before the council the meeting adjourned at 7:47 pm.

Don Keil, Mayor

Attest:

Naomi Manski, City Secretary