



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, December 18, 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 Jeremy Roy

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Present: 8 - Council Member Mark Herbold, Council Member Fonda Mathis, Council Member Ernest Leal, Council Member Jeannette Crabb, Council Member Chris Rangel, Council Member Jeremy Roy, Council Member Penny Wallace, and Council Member Chris Aviles

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; 4) For the record, please state your name and address before speaking.

*Name: Linda Pastrano
Address: 805 Highpoint
City: Seguin*

Mrs. Pastrano spoke about the lack of drainage and that water just sits in her front yard at the corner of High Point Drive and Friesenhahn Road. Mayor Don Keil said that staff will investigate the complaint.

Council Member Chris Aviles addressed the City Council on drainage issues. Some areas named were Friesenhahn Road, 1000 Block of Fleming Street, Hildalgo Street, and Volunteer Street. Council Member Aviles had prepared a handout of areas that need to be addressed and asks that City Council consider a resolution to address this issue.

City Manager introduced the new Public Information Officer, Jennifer Sourdellia and the Interim Police Chief Russell Pancoast.

Mayor Don Keil recognized Parks & Recreation staff for the Holiday Stroll parade as it was an amazing event. The city's Holiday Stroll Parade is getting bigger each year. Also, recognizing Main Street and CVB for their work on the Downtown Events during the Holiday Stroll weekend.

Mayor Don Keil wished all a Merry Christmas & Happy New Year.

6. Presentation

a. 18-368

Update on Business 123 Hwy (Austin Street) Reconstruction Project - Will Lockett, TxDOT Area Engineer

Will Lockett, TxDOT Area Engineer stated that North Austin Street is open for two-way traffic since the 15th. Mr. Lockett provided a brief update of the North Austin Street road construction on what still needs to be completed. From Martindale Street to the railroad tracks, curbs, sidewalks and the final riding surface will have to be added while the remaining section from Martindale Street to IH-10 will start. Side streets along Austin Street will remain closed until the concrete driveways are done and tied in. The project plans to be completed by June 2019.

Lockett also provided details on the project between IH-10 and SH 46. A separate contractor will be performing the horizontal pavement signage to clarify directions to SH 46 or FM 78. City Manager Doug Faseler stated that residents have commented on how confusing it is without markers/signs.

7. Consent Agenda

A motion was made by Council Member Crabb, seconded by Council Member Rangel, that this be approved on the Consent Agenda. The motion carried by the following vote:

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

a. 18-390

December 4, 2018 City Council Meeting Minutes

This Minutes was approved

b. ZC 24-18

Ordinance on second reading to consider a Zoning Change from Multi-Family High Density (MF-3) and Commercial (C) to Multi-Family High Density (MF-3) for property located at 1231 W. Court Street, Property ID 51153 (ZC 24-18)

This Zoning Ordinance was adopted

Enactment No: ORD 2018-080

c. [ZC 25-18](#)

Ordinance on second reading to consider a Zoning Change from Commercial (C) to Neighborhood Commercial (NC) for property located at 1315 N. San Marcos Street, Property ID 22391 (ZC 25-18)

This Zoning Ordinance was adopted

Enactment No: ORD 2018-081

d. [ZC 26-18](#)

Ordinance on second reading to consider a Zoning Change from Single Family Residential (R-1) to Duplex High Density (DP-2) for properties located at 938 and 940 Country Club Drive, Property IDs 144468 and 144469 (ZC 26-18)

This Zoning Ordinance was adopted

Enactment No: ORD 2018-082

e. [18-386](#)

Ordinance on second reading amending the Fiscal Year 2019 General Fund budget of the City of Seguin, Texas; and declaring an effective date

This Ordinance was adopted

Enactment No: ORD 2018-083

f. [18-381](#)

Ordinance on second reading amending the Fiscal Year 2019 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date

This Ordinance was adopted

Enactment No: ORD 2018-084

g. [18-378](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C, Fee Schedule, Chapter 74, Subsection FF, Coliseum Rental, to remove the charge for parking lot light poles, providing a severability clause; declaring an effective date; and authorizing city staff to submit this Ordinance as a supplement to the Seguin Code of Ordinance

This Ordinance was adopted

Enactment No: ORD 2018-085

8. Action Items - Discussion and Possible Motion to Approve**a. [18-403](#)**

Public Hearing and consideration of a Resolution of No Objection on a proposed project by LDG Multifamily, LLC to construct an apartment complex by using Tax Credit Funding from the Texas Department of Housing and Community Affairs - Ismael B. Segovia, Assistant Director of Planning & Codes

The regular meeting was recessed and the public hearing was called to order. Jake Brown with LDG Multifamily LLC spoke on behalf of the proposed low-income housing, stating that this was just a formality that the Federal Government required. The public hearing was adjourned and the regular meeting was reconvened.

Mayor Keil stated that he was opposed to the proposed development as the City of Seguin does not need public housing and especially at this location across from Texas Lutheran University. After discussion the City Council was in agreement that additional information is needed. For instance, a market study, work with Seguin Housing Authority to determine a needs assessment, talk with Texas Lutheran University, traffic study through Texas Department of Transportation as Court Street is a main thoroughfare.

A motion was made by Council Member Aviles, seconded by Council Member Herbold to approve the Resolution. After discussion, the motion was withdrawn by both Council Members.

A motion was made by Council Member Crabb, seconded by Council Member Aviles, that this item be postponed until more information was available. The motion carried by the following vote:

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

b. [18-393](#)

Approval of reports for the quarter ended September 30, 2018 for the following organizations that receive Occupancy Tax funding - 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

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 Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, and Council Member Wallace

Abstain: 1 - Council Member Aviles

c. [18-392](#)

Resolution approving the Hotel Occupancy Tax budgets for the following

organizations - 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. LULAC Council #682
- h. Seguin Area Chamber of Commerce
- i. Seguin Art League
- j. The Fields of Huber Ranch, LLC

A motion was made by Council Member Crabb, 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 Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, and Council Member Wallace

Abstain: 1 - Council Member Aviles

Enactment No: RES 2018-152

d. [18-399](#)

Resolution authorizing the lease/purchase of ten police vehicles; and declaring an effective date - Jamie Suarez, Police Captain

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

Enactment No: RES 2018-153

e. [18-400](#)

Resolution of the City Council of Seguin, Texas approving the execution of a lease-purchase agreement with American National Leasing Company for the lease-purchase of ten police vehicles; directing the City Manager to execute all documents in connection with the lease-purchase; and declaring an effective date - Susan Caddell, Director of Finance

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

Enactment No: RES 2018-154

f. [18-401](#)

Resolution authorizing the purchase of fleet vehicles for various City departments; and declaring an effective date - 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: 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

Enactment No: RES 2018-155

g. [18-377](#)

Resolution authorizing the City Manager to enter into a Park Development Agreement with KB Home Lone Star, Inc. regarding the proposed Woodside Farms Subdivision; and providing an effective date - Jack Jones, Director of Parks and Recreation

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

Nay: 2 - Council Member Mathis, and Council Member Aviles

Aye: 6 - Council Member Herbold, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, and Council Member Wallace

Enactment No: RES 2018-156

h. [18-397](#)

Resolution adopting new guidelines and criteria for Tax Abatements; and declaring an effective date - Joshua Schneuker, Director of Economic Development

A motion was made by Council Member Mathis, 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 Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

Enactment No: RES 2018-157

i. [18-391](#)

Resolution adopting the revised Council Meeting Procedures; and declaring an effective date - Doug Faseler, City Manager

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

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

Enactment No: RES 2018-158

j. [18-398](#)

Board and/or Committee Appointments

- a. Building & Standards Committee
- b. Central Texas Technology Center
- c. Commission on the Arts
- d. Convention & Visitors Bureau
- e. Contractors Advisory Board
- f. Planning & Zoning
- g. Zoning Board of Adjustments

A motion was made by Council Member Crabb, seconded by Council Member Leal, that these Appointments be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Keil

Aye: 8 - Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, Council Member Roy, Council Member Wallace, and Council Member Aviles

9. **Acknowledgment of Bills**

The bills were acknowledged.

a. [18-389](#)

Check Report: November 30, 2018 through December 13, 2018

10. **Executive Session**

The regular meeting was recessed and the council went into Executive Session at 6:33 pm. The regular meeting reconvened at 7:27 pm.

a. [13-014](#)

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

b. [14-440](#)

Pursuant to Section 551.071 - Consultation with attorney for advice regarding pending or threatened litigation or settlement - Doug Faseler, City Manager

11. Adjournment

There being no further business before the council the meeting adjourned at 7:27 pm.

Don Keil, Mayor

Attest:

Naomi Manski, City Secretary