



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

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Tuesday, October 1, 2019

5:30 PM

Council Chambers

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#### 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 - Mayor Pro Tem Mark Herbold

#### 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: Gary Vaughan  
Address: 503 S. Goodrich  
City: Seguin, Texas*

*Mr. Vaughan stated while he supports the arts and murals in the downtown area, however he believes the new Ranger Station mural on the Aumont Building does not depict the City of Seguin. The old ranger station was along the Walnut Springs at Court & Guadalupe Streets.*

*Name: Larry Lee  
Address: 103 Hillside  
City: Seguin, Texas*

*Mr. Lee was speaking to City Council on behalf of his brother, Gary Lee, and that they*

were concerned about the Air Quality Permit that CSP of Texas, LLC has applied for through Texas Commission on Environmental Quality (TCEQ). CSP's application mentions all of the contaminants that will be emitted into the air around Seguin. Mr. Lee wanted to know why the City of Seguin did not hold public meetings to announce these facts before this company moved here.

Mayor Keil said that the raw material will not be processed at the Seguin facility and that CSP must meet all the standards of TCEQ on any contaminant emitted. Director of Economic Development Joshua Schneuker spoke to City Council and Mr. Lee about the economic development process, the type of material being processed, and the guidelines that TCEQ require which would authorize the construction of a Molded Fiber Reinforced Plastics Parts Plant.

Mr. Lee requested he have an opportunity to speak to City Council in an open meeting about this issue. Mayor Keil informed Mr. Lee to contact the City Secretary directly and she would add him to an agenda. City Secretary Naomi Manski informed Mr. Larry Lee to stop by or give her a call to set a date.

Jack Jones, Parks Director said that the Park Survey was closed Monday, Sept 30th and they had received over 1500 responses.

Mayor Keil stated that the groundbreaking of the new CSP plant was held earlier that morning and that it was a great event.

## **6. Presentation**

### **a. 19-274**

Meadow Lake Nolte Dam Association's evaluation of all the lake gate replacement options and the economic impact and to explore all viable options - Miriam Jones

*This group chose to withdraw their item.*

### **b. 19-331**

Update on Hwy 123 Business (Austin Street) Signal Light Improvements - Will Lockett, Area Engineer

*TxDOT Area Engineer Will Lockett provided an update on the following:*

*Austin Street - Doing final paving, tying in all streets, stripe and finish ADA ramps. Projection end of project at the end of October. Yes, it has been 4 years.*

*Court Street close to TLU (median) - waiting on flashing signs*

*Upgrading and replacing traffic signals on Austin Street at Nolte, Court, Mountain, and Ireland.*

*Will be replacing radar devices to help with signal activation. A warrant study will be done before any lights can be removed.*

*Councilman Mark Herbold asked about Preston Street. Mr. Lockett said that it is in traffic design.*

*Will Lockett did advise that TxDOT contractor is resurfacing Hwy 46 South to the*

*Wilson County line.*

c. [19-347](#)

Update on 5-Year Street Capital Improvement Plan - David Rabago, P.E., CFM, City Engineer

*City Engineer David Rabago provided City Council with an updated 5-year Street Maintenance Plan. He spoke about the Paver Software and how it works to assist in determining the rating scale of the streets.*

*Director of Public Works John Donnelly spoke about the 2019 Zipper projects that have been completed. He also provided an update on the 2020 through 2024 Street Maintenance Plan.*

*Councilman Herbold asked about Fleming to C.H. Mathies - it is in bad shape but Public Works will take a look at it and determine what can be done temporally.*

*Councilman Leal inquired about Heideke Street around the school. John Donnelly advised that the street was going to need to be a Capital Improvement Project due to not only the street condition but mostly because of the drainage issues.*

*Councilwoman Mathis asked about Meadow Lake Drive since the city bought property for a future fire station. Mr. Faseler advised that significant work will need to be budgeted to accommodate fire trucks when the city builds the station.*

7. **Consent Agenda**

**A motion was made by Council Member Mathis, seconded by Council Member Crabb, 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. [19-334](#)

City Council Minutes of September 17, 2019 & September 24, 2019 meetings

**This Minutes were approved.**

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

a. [19-336](#)

Resolution by the City Council of the City of Seguin, Texas waiving the Special Event Permit Fees for the Veteran's Day Parade and Celebration on behalf of the Disabled American Veterans-Chapter 61; and declaring an effective date - Jack Jones, Director of Parks and Recreation

**A motion was made by Council Member Herbold, 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 2019-115

**b.** [19-337](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into a Park Development Agreement with Butte Land Partners, LLC, regarding the proposed Greenspoint Heights Subdivision; and declaring an effective date - Jack Jones, Director of Parks and Recreation

**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 2019-116

**c.** [19-315](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into a Park Development Agreement with Corridor Advertising, LLC regarding the proposed Ridge View Estates Subdivision; and declaring an effective date - Jack Jones, Director of Parks and Recreation

**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 2019-117

**d.** [19-345](#)

Resolution relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various City improvements from the proceeds of one or more tax-exempt obligations to be issued by the City for authorized purposes; authorizing other matters incident and related thereto; and providing an effective date - Susan Caddell, Director of Finance

**A motion was made by Council Member Mathis, 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 2019-118

e. [19-346](#)

Resolution approving an Industrial District Agreement with Structural Metals, Inc; authorizing the city manager to excute the Agreement; and declaring an effective date - Douglas G. Faseler, City Manager

**A motion was made by Council Member Herbold, 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 2019-119

f. [19-001](#)

Resolution approving a Chapter 380 Economic Development Agreement with Navarro Oaks 123M, LLC for reimbursement of costs related to the construction of the Martindale Road realignment; authorizing the City Manager to execute the agreement; and declaring an effective date - Andrew Quittner, City Attorney

**A motion was made by Council Member Wallace, 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 2019-120

g. [19-316](#)

Resolution awarding the bid for the Chaparral Drainage Improvements, TF-2019-41 to C3 Environmental in the amount of the total bid of \$236,679.73; and authorizing the City Manager to enter into a construction contract; and declaring an effective date - David Rabago, P.E., CFM, City Engineer

**A motion was made by Council Member Mathis, seconded by Council Member Aviles, 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 2019-121

h. [19-329](#)

Resolution to award the proposal for engineering services related to the expansion of the City's Geronimo Creek Wastewater Treatment Plant to TRC Engineers, Inc. in the amount of \$3,318,308.00 as follows; Phase 1 - For the City's fiscal year 2020, the topographical surveying, geotechnical and environmental services and engineering design to 60% completion level will be invoiced at \$1,100,000.00; Phase 2 - For the City's fiscal year 2021 and subsequent years, the remaining engineering design, bidding / construction administration and construction inspection will be invoiced at \$2,218,308.00; and declaring an effective date - Timothy J. Howe, Director Water/Wastewater Utilities

**A motion was made by Council Member Crabb, 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 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 2019-122

i. [19-333](#)

Award of Bid - Frazer Type I ambulance from McCall Ford through Buyboard Cooperative Purchasing Agreement - Dale Skinner, Fire/EMS Chief

**A motion was made by Council Member Aviles, seconded by Council Member Leal, that this Action Item 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. [19-335](#)

Check Report: September 13th through 26th, 2019

10. **Executive Session**

*The regular meeting was recessed and the council went into Executive Session at 7:00 pm. The regular meeting reconvened at 7:13 pm.*

a. [19-219](#)

In accordance with Section 551.074 to discuss personnel matters related to the city manager position

11. **Adjournment**

*There being no further business before the council the meeting adjourned at 7:13 pm.*

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**Don Keil, Mayor**

**Attest:**

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**Naomi Manski, City Secretary**