



COUNCIL AGENDA  
City Hall Council Chambers  
210 E. Gonzales  
Seguin, Texas 78155

The City Council met at 4:30 p.m. on the 17<sup>th</sup> day of August 2010 for a Workshop, Public Meeting, Regular Called Meeting, and Budget Workshop in the City Council Chambers, City Hall, 210 E. Gonzales Street in the City of Seguin with Mayor Betty Ann Matthies presiding.

**1. Workshop with New Quest/Texas Department of Transportation**

Improvements on the IH-10 Westbound Frontage Road (FM 464 to SH 46)

Doug Faseler, City Manager stated that the first 30 minutes would be set aside for the workshop/presentation by New Quest and then a public hearing would follow.

Lester Jones, project manager for New Quest provided a brief overview of the project. (developing property on the North Side of IH 10). The City MUDD District #3 will reimburse New Quest for the improvements on the IH-10 Westbound Frontage Road (FM 464 to SH 46)

He then introduced engineer, Edward Herolt. He reviewed the project in more detail stating some positives of the project.

- Improve mobility by connectivity between two frontage roads. Reconfigure entrance and exit ramps.
- Improve safety by having a one lane frontage road.
- Drainage patterns that are proposed remain the same.
- Improve future transportation and economic development.
- Does not pose any environmental effects.

City Council members were provided an opportunity to ask questions after the presentation.

The workshop was then adjourned and the public meeting was convened.

**2. Adjourn from Workshop and convene into a Public Meeting**

Improvements on the IH-10 Westbound Frontage Road (FM 464 to SH 46)

The New Quest team provided a presentation to the audience during the public meeting. As well the Environmental Studies phase was presented by Ms. Moser.

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

**Citizen comments:**

**Name: Chris Griffith, FORD dealership**

He questioned what the impact or how the project would protect the businesses that are already in existence in that section of the frontage road where he is located.

**Name: John Ewald, Ewald Tractor**

He also had a concern regarding the frontage road turning into a one-way from a two-way. His concern was the additional travel cost to the businesses and to his employees as they return to their homes in New Braunfels, Seguin or Gonzales.

**Name: Dr. Praveen Thangada**

He shared a concern of the negative impact on his business if the frontage road was changed to a one-way.

**Name: Jim Price, ARA Realty**

He welcomed New Quest to Seguin. He stated that the frontage road needed to remain as a two-way for the merchants that were already located in that section of the frontage road.

**Name: Larry, owner of Texaco at IH-10 and 46**

He shared his concern about a one-way road.

**3. Adjourn from Public Meeting and convene into the Regular Called Council Meeting**

The public meeting was adjourned 5:50 PM and the regular meeting was convened.

**4. Invocation – Councilman Carlos Medrano**

**5. Pledge of Allegiance/Salute to the Texas Flag**

**6. Roll Call**

**ATTENDANCE**

Councilmember	District	Present	Absent
1. Don Keil	7	Present	
2. Manuel Cevallos	1	Present	
3. Mary Louise Gonzales (Mayor Pro Tem)	2	Present	
4. Carlos Medrano	5	Present	
5. Bob Pees	8	Present	
6. Tomas Castellon	4	Present	
7. Nick Carrillo	3	Present	
8. Steve Tschoepe	6	Present	
9. Mayor Betty Ann Matthies		Present	

**7. Hearing of Residents**

- a. 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: Mary Jo Filip, Main Street Director**

She shared with the council that the Re-Deployment Ceremony for the Army National Guard B Battery 4/133<sup>rd</sup> Field Artillery would take place on Sunday, August 22, 2010 at 1PM.

**Name: Terry Trevino, Director of SEDC**

SEDC (nominated by the state) received an award for the highest level in recruitment.

**Name: Paul Quello**

**Address: 811 N. Austin St.**

**City: Seguin, Texas**

He shared a concern regarding the utility charges that were proposed. He also believed it was unfair for low and moderate income.

**Name: Julian Leal**

**Address: 849 Prexy**

**City: Seguin, Texas**

He wanted to remind the council about Manuel Castilla Park and the hoped that it was in the budget.

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

- a. Minutes of the August 3, 2010 Regular Meeting

Council member Steve Tschoepe made a motion to approve the minutes of the Regular Called Meeting of August 3, 2010 and council member Bob Pees seconded the motion. The motion carried with all council members voting "aye" and none voting "nay."

- b. **Public Hearing** and **Ordinance on first reading** to consider a Zoning Change from "Mixed" to "Single-Family Residential" for the property located at 1037 N. Guadalupe St., Lt. 36, Blk. 285, Farm Addition, (ZC 15-10) – Don Smith, Director of Planning

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

**Citizen comments:**

No public comment at this time.

The public hearing was adjourned and the regular meeting was reconvened.

**ORDINANCE APPROVED (1<sup>st</sup> reading)**

Council member Mary Louise Gonzales made a motion to approve the **ordinance in the 1<sup>st</sup> reading** and council member Tomas Castellon seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- c. **Public Hearing** and **Ordinance on first reading** to consider a Zoning Change from “Commercial” to “Light Industrial” for the property located at 2464 N. Heideke St., 2.05± acres, Ab. 6, H. Branch Survey, (ZC 16-10) – Don Smith, Director of Planning

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

**Citizen comments:**

No public comment at this time.

The public hearing was adjourned and the regular meeting was reconvened.

**ORDINANCE APPROVED (1<sup>st</sup> reading)**

Council member Bob Pees made a motion to approve the **ordinance in the 1<sup>st</sup> reading** and council member Tomas Castellon seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- d. **Ordinance on first reading** amending Article IV. Construction and Maintenance, Division 1, Section 82, Seguin Code of Ordinances, by adding Section 82-107. **Signs in Corridor Overlay Districts**; providing for a severability clause, declaring an effective date, and authorizing city staff to prepare this ordinance for submission as a supplement to the Seguin Code of Ordinances – Don Smith, Director of Planning

**ORDINANCE APPROVED (1<sup>st</sup> reading)**

Council member Bob Pees made a motion to approve the ordinance in the **1<sup>st</sup> reading** and council member Steve Tschoepe seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- e. **Resolution** authorizing the City Manager to execute an engagement letter for the fiscal year ended September 30, 2010 financial audit with Armstrong, Vaughan & Associates, P.C. – Susan Caddell, Director of Finance

**RESOLUTION APPROVED**

Council member Don Keil made a motion to approve **the resolution** and council member Manuel Cevallos seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- f. **Resolution** approving the Seguin Economic Development Corporation (SEDC) FY2011 Budget – Terry Treviño, Director of Economic Development

**RESOLUTION APPROVED**

Council member Mary Louise Gonzales made a motion to approve the **resolution** and council member Steve Tschoepe seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- g. **Resolution** approving certain financial incentives by the Seguin Economic Development Corporation (SEDC) Board of Directors for the Central Texas Technology Center (CTTC) - Terry Treviño, Director of Economic Development

**RESOLUTION APPROVED**

Council member Don Keil made a motion to approve the **resolution** and council member Bob Pees seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- h. **Resolution** authorizing the City Manager to execute a Management Services **Agreement** between the City of Seguin and Seguin Economic Development Corporation (SEDC) – Terry Treviño, Director of Economic Development

**RESOLUTION APPROVED**

Council member Mary Louise Gonzales made a motion to approve the **resolution** and council member Bob Pees seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- i. **Resolution** approving a joint marketing **agreement** between the Seguin Economic Development Corporation, BuildNB, Org, and the City of Schertz Economic Development Corporation – Terry Treviño, Director of Economic Development

**RESOLUTION APPROVED**

Council member Bob Pees made a motion to approve the **resolution** and council member Nick Carrillo seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- j. **Resolution** ratifying the submission of the **grant** application for the FY2010 Homeland Security Grant Program (HSGP) to the Alamo Area Council of Governments (AACOG); and authorizing the City Manager to act as the City’s Executive Officer and Authorized Representative in all matters pertaining to the City’s participation in the 2010 HSGP Program – Kevin Kelso, Police Chief

**RESOLUTION APPROVED**

Council member Mary Louise Gonzales made a motion to approve the **resolution** and council member Manuel Cevallos seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- k. **Resolution** ratifying the submission of the **grant** application for the FY2010 Homeland Security Grant Program (HSGP) to the Alamo Area Council of Governments (AACOG); and authorizing the City Manager to act as the City’s Executive Officer and Authorized Representative in all matters pertaining to the City’s participation in the 2010 HSGP Program – Scott MyCue, Fire/EMS Chief

**RESOLUTION APPROVED**

Council member Manuel Cevallos made a motion to approve the **resolution** and council member Tomas Castellon seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- i. Texas Department of Transportation (TxDOT) proposed lane changes on 123 Business between IH-10 & SH 123 Bypass – Joe Ramos, City Engineer

Joe Ramos, City Engineer presented to the council the proposed lane changes on 123 Business between IH-10 & SH 123 Bypass.

Council member Manuel Cevallos made a motion that there were no objections to the proposed changes made by TxDOT and council member Don Keil seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- m. **Resolution** approving the application of SMT Community Improvements, LLC for a reimbursement **grant** not to exceed \$15,000.00 in accordance with the City of Seguin Downtown Historic District Residential Development Initiative – Mary Jo Filip, Main Street Director

**RESOLUTION APPROVED**

Council member Steve Tschoepe made a motion to approve the **resolution** and council member Manuel Cevallos seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- n. Street closure request to close the 100 Block of East Gonzales Street from 5:00 pm until midnight on Friday, September 24, 2010 while members of the Seguin High School classes of 1970, '75, '80, and '85 hold a reunion event at The Oak – Mary Jo Filip, Main Street Director

Council member Tomas Castellon made a motion to approve and council member Don Keil seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

**9. Adjourn from Regular Session and convene into Budget Workshop**

Discussion with City Council Members on proposed FY2011 Budgets:

- a. FY2011 General Fund Budget – Doug Faseler, City Manager

City Manager, Doug Faseler shared some revisions to the FY2011 Proposed Budget.

- Riverside Cemetery
- Seguin/New Braunfels ETJ Transportation Planning
- Walnut Branch Linear Park (Phase II)

Civic Organization requests from the General Fund. Each of the organizations were reduced by 25 %. More detailed information regarding Seguin Youth Services was requested by the council.

- b. FY2011 Utility Fund Rates and Budget – Doug Faseler & Susan Caddell, Director of Finance

No questions by council at this time.

- c. FY2011 Special Revenues Budget – Doug Faseler, City Manager

No questions by council at this time.

- d. FY2011 Debt Service – Susan Caddell, Director of Finance

No questions by council at this time.

**10. Adjourn from Budget Workshop and reconvene into Regular Session**

- a. **Ordinance on first reading** amending the Seguin Code of Ordinances, Appendix C – Fee Schedule, Chapter 102, Article III **Water**, (f), (g), (h), and (i); establishing revised rates for certain water services in the City; providing an effective date and a severability clause; and authorizing staff to submit this ordinance as a supplement to the Code of Ordinances – Susan Caddell, Director of Finance

**ORDINANCE APPROVED (1<sup>st</sup> reading)**

Council member Bob Pees made a motion to approve the **ordinance in the 1<sup>st</sup> reading** and council member Don Keil seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- b. Amendment to the Water Supply and Wastewater Requirements **Agreement** between the City of Seguin and Rio Nogales Power Plant – Rick Cortes, Assistant City Manager

Council member Mary Louise Gonzales made a motion to approve and council member Don Keil seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- c. **Ordinance on first reading** amending Seguin Code of Ordinances, Appendix C – Fee Schedule, Chapter 102, Article IV **Wastewater** (d) and (e); establishing revised rates for certain wastewater services in the City; providing an effective date and a severability clause; and authorizing staff to submit this ordinance as a supplement to the Code of Ordinances – Susan Caddell, Director of Finance

**ORDINANCE APPROVED (1<sup>st</sup> reading)**

Council member Bob Pees made a motion to approve the ordinance in the **1<sup>st</sup> reading** and council member Steve Tschoepe seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- d. **Ordinance on first reading** amending Seguin Code of Ordinances, Appendix C – Fee Schedule, Chapter 86, adding Article IV **Recycling** (a) establishing rates for recycling services in the City; providing an effective date and a severability clause; and authorizing staff to submit this ordinance as a supplement to the Code of Ordinances – Susan Caddell, Director of Finance

**ORDINANCE APPROVED (1<sup>st</sup> reading)**

Council member Don Keil made a motion to approve the **ordinance in the 1<sup>st</sup> reading** and council member Manuel Cevallos seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- e. **Ordinance on first reading** amending Seguin Code of Ordinances, Appendix C – Fee Schedule, Chapter 74, **Max Starcke Park Golf Course**; establishing revised rates in the City; providing an effective date and a severability clause; and authorizing staff to submit this ordinance as a supplement to the Code of Ordinances – Susan Caddell, Director of Finance

**ORDINANCE APPROVED (1<sup>st</sup> reading)**

Council member Mary Louise Gonzales made a motion to approve the **ordinance in the 1<sup>st</sup> reading** and council member Don Keil seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- f. **Ordinance on first reading** amending Seguin Code of Ordinances, Appendix C – Fee Schedule, Chapter 42, **Emergency Services**, Article I; establishing revised rates for certain medical services in the City; providing an effective date and a severability clause; and authorizing staff to submit this ordinance as a supplement to the Code of Ordinances – Susan Caddell, Director of Finance

**ORDINANCE APPROVED (1<sup>st</sup> reading)**

Council member Don Keil made a motion to approve the **ordinance in the 1<sup>st</sup> reading** and council member Steve Tschoepe seconded the motion. The motion carried with all council members voting “aye” and none voting “nay.”

- g. **Ordinance on first reading** amending Seguin Code of Ordinances, repealing Section 94-30, **Discounts on Ad Valorem Taxes**; providing for a severability clause, declaring an effective date, and authorizing staff to submit this ordinance as a supplement to the Code of Ordinances – Susan Caddell, Director of Finance

**ORDINANCE APPROVED (1<sup>st</sup> reading)**

Council member Mary Louise Gonzales made a motion to approve the **ordinance in the 1<sup>st</sup> reading** and council member Bob Pees seconded the motion. The motion carried with seven (7) council members voting “aye” and one councilmember, Nick Carrillo voting “nay.”

**11. Executive Session**

In accordance with Texas Government Code, Subchapter D, Section 551.071, 551.072, and 551.087 the City Council may convene in a closed session to discuss Economic Development incentives – Andy Quittner, City Attorney

The regular meeting was recessed and the council went into Executive Session at 7p.m. The regular meeting reconvened at 7:10 p.m.

**12. Acknowledgement of Bills**

The bills were acknowledged.

**13. Adjournment**

There being no further business before the council the meeting adjourned at 7:10 PM.

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**Mayor Betty Ann Matthies**

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**City Secretary, Thalia Patlán Stautzenberger**