



THE CITY OF



Seguin

T E X A S

**2007**

**Annual Report**

**Seguin**  
CITY LIMIT  
POP. 25,090



HISTORICAL  
MARKERS  
IN CITY



**SEGUIN**  
EVENTS COMPLEX

Destination  
Seguin

# Mayor and City Manager Greetings

We are pleased to bring to you the 2007 Annual Report for the City of Seguin. In order to make it available to more people both in Seguin and other communities, we have posted it on our website. In reviewing the information about Capital Projects and Departmental Highlights you will see what a busy and productive year 2007 has been.

Seguin continues to grow passing the 25,000 population mark. This increases our E.T.J. to two miles. We grew by 904 acres through the annexation of three separate areas. We anticipate projected growth when segments five and six of Hwy 130 are completed.

We continue to work on the Destination Seguin Projects. The completion of the Central Park Fountain renovation has brought new beauty and excitement to our downtown, which will always be the real heart of Seguin.

We began work on our Master Plan in July of 2007 and continue with this important process with completion scheduled for the fall of 2008. We appreciate so much the many concerned citizens who have joined in this process to help Seguin plan for our future.

Seguin's growth includes the very important expansion of the Guadalupe Regional Medical Center. This 102 million dollar project will expand the health care facilities in Seguin with additional physicians and services. As we grow we must always work to provide for the best quality of life for our citizens, as well as to retain the rich heritage of Seguin's diverse population.



Seguin is a wonderful place to live and to do business. The combined efforts of dedicated citizens, volunteers, and city staff all working together will insure the success of our future.

This is an exciting time in Seguin and I am privileged to serve as Mayor.

*Betty Ann Matthies*

Mayor Betty Ann Matthies and Guadalupe County Judge Mike Wiggins pose for a picture before serving begins at the 2007 Christmas in Seguin Dinner.

Betty Ann Matthies - Mayor



The City of Seguin had a very successful and productive year in 2007. Many street and utility projects were completed, improving the City's infrastructure and appearance. In addition to these, many of the quality of life initiatives that were approved by the voters in 2006 were completed, including the Little League field lighting and bleacher project, the Central Park Fountain restoration, and Seguin Event Complex marquee. Other projects were in the planning and design stage and have since been completed or are currently underway.



The completion of these projects could not have been possible without the dedication and work of the employees of the City of Seguin. Many of the services that cities provide are services that are often taken for granted, and these dedicated personnel see that these tasks are completed and services provided 365 days out of the year.

I also want to thank the citizens of Seguin for serving on our various boards and committees. This input and guidance is invaluable as decisions and actions are taken in order to maintain and create the desired character of our community.

I am very excited in what lies ahead for Seguin and hope that you will help shape its future.

Sincerely,

*Douglas A. Faseler*

Douglas Faseler  
City Manager



Seguin City Council members pictured back row, from left: Ramon Salazar - District III, Bob Pees - District VIII, Doug Faseler - City Manager, Don Keil - District VII, JoAnn S. Sutherland - District II, H.A. "Dan" Daniels - District V, Stephen Tschoepe - District VI, and Thalia Stautzenberger - City Secretary. Seated front row, from left: Javier Cuevas - District IV, Mayor Betty Ann Matthies, and Manuel Cevallos - District I.

# 2007 Capital Projects

- ◇ Completion of Phase I - Guadalupe Street Project from Court Street to Kingsbury Street. Improvements included installation of sidewalks, new drainage, water, sewer & electric upgrades
- ◇ Completion of Group C Streets Project
  - Anderson - street improvement
  - Burges - street & fire protection improvements
  - Cherry Hill - drainage improvement
  - Eighth - street improvement
  - Juarez - street improvement
  - Jones - street & water improvements
  - Lucas - street improvement
  - Pine - street, water & sewer improvements
  - Seay - street improvement
  - Seventh - street improvement
- ◇ Completion of Donegan Street Sidewalk Project. Improvements included converting overhead electric to underground, period lighting,

- sidewalk improvements, and planters.
- ◇ Completion of the Milam Street Water Line Project which included the replacement of a 16" water line from Mountain Street to Lopez/River Street.
- ◇ Completion of Group D Streets Project
  - Continental - street improvement
  - Mockingbird - street improvement
  - Seidemann - drainage improvement
  - Spruce - street improvement
  - Weinert - street improvement
- ◇ Started US 90/Geronimo Creek Sewer Line Project which includes the extension of sanitary sewer along US 90 to the Sunrise Acres Subdivision.
- ◇ Started the Baxter Street Reconstruction Project from Austin Street to Heideke Street. Improvements include water, sewer, drainage & street improvements.

## Guadalupe Street at Krezdorn Street



Before Construction



After Construction

## Donegan Street



Before Burial of Electrical Conversion and Sidewalk Improvements



After Project Completion

**Did You Know...**

*Seguin's Downtown is listed in the National Register of Historic Places.*



*Seguin is recognized as having one of the highest number of manufacturing jobs per capita in Texas.*

# Departmental Highlights

## Animal Control

- ◇ Established Well Pet Month.
- ◇ Utilized “Pets of the Week” feature in the *Seguin Daily News* and *Petfinder* to increase pet adoptions.

## Economic Development

- ◇ Produced 2007 Seguin Economic Development Corporation Annual Report and Strategic Plan.
- ◇ Negotiated and closed on two major real estate transactions in 2007 totaling more than \$4 million.
- ◇ Contracted with retail consultant to research and develop marketing materials for distribution at national retail trade shows.
- ◇ Assisted *WaterPark Experts* with



*Firefighter/Paramedics Shannon Billings and Fernando Silva are pictured with the City's newest ambulance.*

\$55,000 in incentive funding for facility modifications, thus retaining over 100 manufacturing jobs.

## Facilities

- ◇ Coordinated the Central Park Fountain Restoration Project including installation of underground pump house vault.
- ◇ Completed Destination Seguin Project of installing new sidewalks in Central Park.
- ◇ Installed and planted trees in new corner planters on Donegan and Camp Streets.
- ◇ Assisted with clearing of debris throughout City after the major April 2007 storms.

## Fire/EMS

- ◇ Completion of Fire Station No. 3 on HWY 123 Bypass. Completely operational in May 2007.
- ◇ New ambulance added to emergency vehicle fleet.
- ◇ Initiated smoke alarm installation program.
- ◇ Fire/EMS personnel delivered donated fans to residents in need during summer months.

## Golf Course

- ◇ Received updated rating reflecting the difficulty of the course from The Texas Golf Association.
- ◇ Improved maintenance of Starcke Park Golf Course.

## Human Resources

- ◇ Implemented an improved employee retirement plan.
- ◇ “Customer First” Training provided to all employees.
- ◇ Hosted Texas Municipal League Statewide Safety Expo/August 2007.
- ◇ Upgraded compensation plan for Public Safety personnel.

## Library

- ◇ 192,701 items checked out, 160,187 visitors to library, answered 60,469 reference questions, 29,216 public internet sessions were logged, and 4,410 materials were added to the library collection.
- ◇ Awarded grants for public computing software, computers, and Spanish language audiovisual materials.
- ◇ Installed new theft detection sys-

tem and reconfigured children’s room to maximize shelf space and to create a more inviting environment.

- ◇ Added “Image Editing Using GIMP” to free public computer classes curriculum.
- ◇ Redesigned web page

## Main Street

- ◇ Involved in re-development of Pecan Fest Heritage Days, which is now a multi-day event.
- ◇ The art and artist were selected for a downtown mural project.
- ◇ Established a Local Historic Landmark Ordinance.



*Fire Station No. 3 Official Ribbon Cutting Ceremony.*

## Did You Know...

*The City of Seguin is comprised of 21,106 acres, or 33 square miles.*



*A Master Plan is being developed for the Walnut Springs Linear Park along a 2.5-mile stretch of Walnut Branch.*

# Departmental Highlights

## Parks and Recreation

- ◇ Completed Bank Stabilization Project on River Road Drive in Max Starcke Park West.
- ◇ Completed Seguin Little League Complex Lighting and Bleacher Upgrade Project.



*Sheet piling was installed during the Bank Stabilization Project on River Road Drive in Max Starcke Park West.*

## Planning

- ◇ Initiated Comprehensive Master Plan process with consultant.
- ◇ Assisted with on-going Walnut Creek Master Plan process.
- ◇ Coordinated adoption of new FEMA Floodplain Maps.
- ◇ Developed population projections to increase population to 25,090, and

thereby extending the City's E.T.J. to two miles.

- ◇ Assisted in Affordable Housing Initiative, acquiring the first tract located at Chapman and Mesquite Streets for development.

## Police

- ◇ Blue Santa Program served over 500 families and also helped elderly individuals and other communities.
- ◇ Served over 4,000 children and gave away 160 bikes at the 2007 Cops and Kids Picnic.
- ◇ Home to the 2007 Texas D.A.R.E. Officer of the Year.
- ◇ Transitioned to Harley motorcycles and two stealth cars.
- ◇ Established the Seguin Citizens Emergency Network to alert local businesses to possible scams, fraudulent checks, counterfeit items, etc.

## Public Works

- ◇ Implemented Recycle Seguin program at two locations - Wal-Mart and off Nelda Street.
- ◇ Assisted with debris removal during major April 2007 storms.

- ◇ Overlaid parking lot at the HWY 123 Bypass Park & Ride.

## Utilities

- ◇ The Electric Department evaluated proposals for an Automatic Meter Reading Program for both water and electric meters.
- ◇ Electric and Water/Sewer Maintenance departments completed 19 major utility projects for various businesses, City capital improvement projects, and a SISD upgrade at Seguin High School.
- ◇ Various Water/Sewer Maintenance employees attended Basic Water Course, Wastewater Collections Course, and a three-day backhoe training course to further enhance their skills.
- ◇ Odor was greatly reduced for neighbors adjacent to the Walnut Creek Wastewater Treatment facility by improvements to the primary clarifiers at the plant.
- ◇ Upgraded Wastewater Plant system resulting in reduced chemical use and savings.
- ◇ Several additional improvements were made to improve efficiency throughout the wastewater system.

## Water Plant

- ◇ Painted and rehabilitated the 500,000 Gallon Water Storage Tank on Ireland Street.
- ◇ Updated various chemical feed systems, chlorine escape air tank units, and computer systems which has enhanced the City's overall water system.



*Ireland Street Water Storage Tank*

## Did You Know...

*In 2007, 107 commercial building permits for projects valued at over \$75,000,000 were issued.*



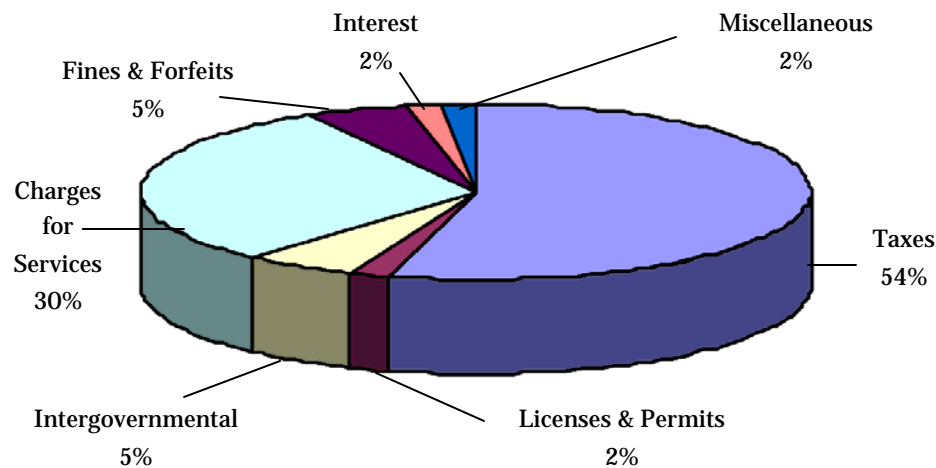
*The Electric Department hangs approximately 50,000 Christmas lights in Central Park and around the Courthouse for the Holiday Stroll each year.*

# General Fund Financials

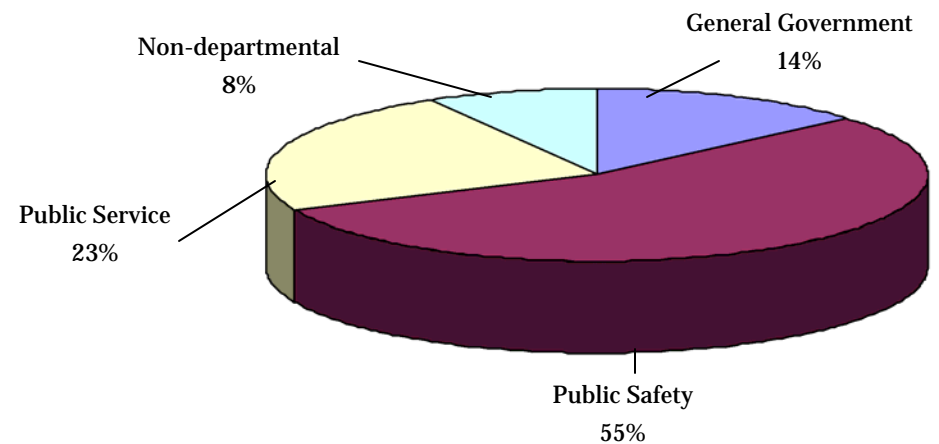
## Condensed Comparative Statements of Revenue, Expenses, and Changes in Fund Balance General Fund

Years Ended September 30, 2007 and 2006

	<u>2007</u>	<u>2006</u>
Total Revenues	\$ 13,490,712	\$ 12,576,670
Total Expenses	\$ 12,369,481	\$ 11,900,049
Excess (Deficiency) of Revenues Over (Under) Expenditures	\$ 1,121,231	\$ 676,621
Other Financing Source (Uses)	\$ (468,000)	\$ (1,063,971)
Excess (Deficiency) of Revenues and other Sources Over (Under) Expenditures and other (Uses)	\$ 653,231	\$ (387,350)
Fund Balance at Beginning of Year	\$ 4,281,913	\$ 4,669,263
Fund Balance at End of Year	\$ 4,935,144	\$ 4,281,913



**General Fund Revenue**



**General Fund Expenditures**

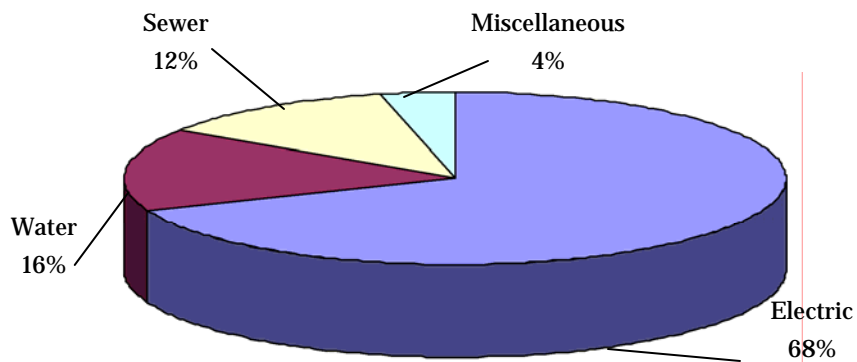


# Utility Fund Financials

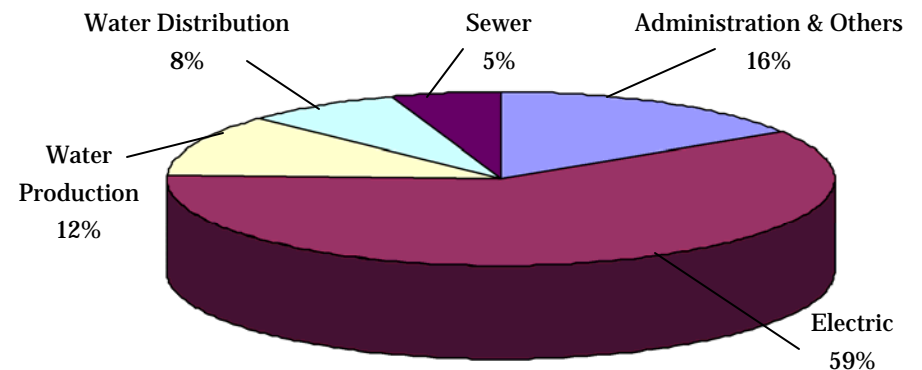
## Condensed Comparative Statements of Revenue, Expenses, and Changes in Net Assets Utility Fund

Years Ended September 30, 2007 and 2006

	<u>2007</u>	<u>2006</u>
Operating Revenues	\$ 34,079,849	\$ 35,133,605
Operating Expenses	\$ 31,458,385	\$ 32,054,140
Operating Income (Loss)	\$ 2,621,464	\$ 3,079,465
Non-Operating Revenues (Expenses)	\$ 272,545	\$ (676,693)
Net Income (Loss) before Contributions and Transfers	\$ 2,894,009	\$ 2,402,772
Capital Contributions	\$ 385,110	\$ 1,008,207
Operating Transfer In (Out)	\$ 229,454	\$ (44,681)
Changes in Net Assets	\$ 3,508,573	\$ 3,366,298
Net Assets at Beginning of Year (including Prior Period Adj)	\$ 36,707,356	\$ 33,595,815
Net Assets at End of Year	\$ 40,215,929	\$ 36,962,113



**Utility Fund Revenue**



**Utility Fund Expenditures**





*“Service and Pride for  
Seguin we Strive”*

**[www.ci.seguin.tx.us](http://www.ci.seguin.tx.us)**

**Channel 21 - Local Cable TV**

**For additional information or questions, contact the  
Public Information Office at 830-401-2320**