



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, June 15, 2021

5:30 PM

Council Chambers

Public & Portal

1. Call to Order

The City Council met in a REGULAR Called Meeting on Tuesday, June 15, 2021 at 5:30 pm in the City Hall Council Chambers, City Hall, 210 East Gonzales in City of Seguin, with Mayor Donna Dodgen presiding.

2. Invocation - Council Member Joe Rea

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Present: 7 - Council Member Jeremy Roy, Council Member Chris Rangel, Council Member Monica N. Carter, Council Member Sonia Mendez, Council Member Mark Herbold, Council Member Joe Rea, and Council Member Penny Follis

Presiding: 1 - Mayor Donna Dodgen

Absent: 1 - Council Member Chris Aviles

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.

Mayor Donna Dodgen announced that AACOG MPO has a public input survey involving two important projects for Seguin. It is very important to take the survey to submit #49 and #2. Cordova Road is vital to Guadalupe County and the City of Seguin with all the new subdivisions developing and proposed along this two-lane road. The deadline for public input is through June 27, 2021.

City Manager Steve Parker updated the City Council on the COVID-19 at GRMC. Currently there are two patients at GRMC. We need to remember to take precautions to help reduce the spread of the virus.

City Manager Steve Parker introduced Adam Latern who is an Intern who will be working with us this summer. He is pursuing a Master's Degree in Public Administration.

6. Presentation

a. 21-205 Drainage 101 Presentation - David Rabago, P.E., CFM, City Engineer

Indexes:

Stormwater 101 presented to City Council by Troy Dorman, P.E. with Halff & Associates. Stormwater runoff is rainwater that does not soak into the ground. A stormwater system manages the flow of stormwater during storm events to help prevent flooding. Runoff can pick up pollutants, sediment, and debris that are harmful to plants, animals, and humans. These pollutants can affect the river, streams, and waterways of the region.

A Stormwater Utility Fee is a monthly user fee designed to fund the implementation of best management practices, improvements to stormwater infrastructure, enhancements to water quality, and mitigation for future flooding events and their impacts. A Stormwater Utility Fee provides a dedicated revenue stream to address stormwater infrastructure projects and activities that mitigate stormwater impacts.

Objectives of the Stormwater Utility Fee

- * Create a fair and equitable fee structure for stormwater, reflecting drainage or runoff generated by each land use (residential, commercial, agricultural, etc.
- * Create a stable revenue system for drainage improvement projects, flood mitigation, and improved or improving water quality
- * Maintenance and construction of channels, including open ditches, pipe systems, and streets, curb inlets and drainage structures, and other types of improvement
- * Management of vegetation to ensure excessive growth does not impair stormwater runoff flow
- * Infrastructure repair and replacement, including inspections and asset management

The Stormwater Utility Fee can be created by the Mayor and City Council pursuant to Municipal Drainage Utility Systems Act, found in Chapter 552 of the Texas Local Government Code. The Code does require a transparent equitable process that includes all stakeholders that will be impacted.

The Stormwater Utility Fee will continue to be assessed to the owner or occupant of the "benefited property," which includes any lot or parcel or real property, which contributes runoff into the City's stormwater system.

1) It will be used to protect the waterways by removing and reducing pollutants which enter the storm drainage system and watershed. 2) It will fund projects to remove localized ponding of runoff, drainage improvement projects, and maintenance of systems to improve drainage in all areas of the city. 3) It will fund upgrades to older systems that ensure resident safety throughout the city. 4) It funds maintenance of all publicly owned drainage systems that ensures the drainage system is operating at its peak when a flooding event occurs. 5) It provides a stable revenue fund that allows the City to apply for grant funds requiring a local match.

Current City funding tied to essential services with almost 50 percent of the city budget dedicated to public safety (police & fire). Seguin is facing rapid growth from residential, multi-family, commercial, and industrial development. The Stormwater Utility Fee will

help the city have a dedicated revenue system to address the growth and the impact it has on our local drainage infrastructure and address Seguin's costs related to control and treatment of stormwater including flooding issues and water quality.

Needs assessment for a capital plan, early communication of project, building fees, determine the rate for all Seguin customers. Currently using the Appraisal Districts data to help City Council set a rate. Texas Local Government Code, Chapter 552: Establishes utility for a minimum of 5 years; Separate enterprise fund; Dedicated to drainage-related needs; Establishes fee based on a drainage-related parameter; and Calls for public hearings and ordinance adoption.

Public Hearing scheduled for July 8, 2021 and early August, and then possible adopt an ordinance.

Live survey will be on-line for about 4 months for the general public.

b. [21-206](#)

GLO MIT Grant Projects Presentation - David Rabago, P.E., CFM, City Engineer

Indexes:

David Rabago briefed the City Council on a \$38 million drainage grant recently awarded to the City of Seguin. The projects include:

Mays Creek Drainage Improvements 1) CR 402 Culvert Replacement; 2) SH 46 Culvert Replacement and River Oaks Drive Culvert Replacement; 3) Proposed driveway from SH 46 to River Oak Dr

North Guadalupe St Drainage Improvements 1) Curb & gutter along Collins Avenue; 2) Outfall to channel; 3) Property currently owned by Southern Pacific Railroad

North Heideke St Drainage Improvements 1) Concrete Trapezoidal Channel Improvements; 2) Proposed Drainage Area from IH-10 South to Heideke; 3) Proposed Storm Drain

Walnut Branch Drainage Improvements 1) Pond expansion south of IH-10; 2) Pond expansion north of IH-10

Walnut Branch Drainage Improvements 3) Drop inlet with storm drain under Aldama Street to channel; 4) 90 foot span bridge on San Antonio Avenue; 130 foot span bridge from Jones Street across the springs

7. Consent Agenda

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

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Roy, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

a. [21-195](#)

City Council Minutes of June 1, 2021

Indexes:

The Minutes of June 1, 2021 was approved

- b. [ZC 03-21 CC](#) Ordinance on second and final reading to consider a zoning change from Agricultural Ranch (A-R) to Public (P) for a 2.757 acre portion of a property located south of Wetz St., Property ID: 52838 (ZC 03-21)

Indexes:

This Zoning Ordinance was adopted

Enactment No: ORD 2021-026

- c. [ZC 07-21 CC](#) Ordinance on second and final reading to consider a zoning change from Agricultural-Ranch (A-R) to Single-Family Residential 2 (R-2) for a property located along the 500 Blk Continental Dr, Property IDs 56435 & 55131 (ZC 07-21)

Indexes:

This Zoning Ordinance was adopted

Enactment No: ORD 2021-027

- d. [ZC 08-21 CC](#) Ordinance on second and final reading to consider a zoning change from Agricultural Ranch (A-R) to Single Family Residential (R-2) for two parcels of land totaling 155.885 acres, located at the 1600 Blk of W. Court St, Property IDs 52838 & 52836 (ZC 08-21)

Indexes:

This Zoning Ordinance was adopted

Enactment No: ORD 2021-028

- e. [21-174](#) Ordinance on second and final reading amending Chapter 18, Buildings and Building Regulations, Article II, Building Codes, to make changes in the Licensing Procedures for contractors operating within Seguin; providing a severability clause; providing an effective date; and authorizing city staff to submit this ordinance as a supplement to the City of Seguin Code of Ordinances

Indexes:

This Ordinance was adopted

Enactment No: ORD 2021-029

- f. [21-176](#) Ordinance on second and final reading amending the Seguin Code of Ordinances Chapter 18, Buildings and Building Regulations by the addition of a new Section 18-27 regulating Liquefied Petroleum Gas within the City's jurisdiction; adopting the Texas Railroad Commission's

LP-Gas Safety Rules in conformity with Section 113.054 of the Natural Resources Code; providing for a severability clause; providing an effective date; and authorizing staff to prepare this Ordinance as a supplement to the Code of Ordinances

Indexes:

This Ordinance was adopted

Enactment No: ORD 2021-030

- g. [21-179](#) Ordinance on second and final reading amending the Seguin Code of Ordinances Chapter 86, Solid Waste, Article II, Garbage, to change language to align with the governing franchise; providing for a severability clause, providing for publication; declaring an effective date; and authorizing city staff to submit this Ordinance as a supplement to the Code of Ordinances

Indexes:

This Ordinance was adopted

Enactment No: ORD 2021-031

8. Action Items - Discussion and Possible Motion to Approve

- a. [ZC 10-21 CC](#) Ordinance on second and final reading to consider a zoning designation to Single Family Residential 2 (R-2) for property located at the 2000 Block of Alternate Hwy. 90, Property ID 59056 (ZC 10-21)

Indexes:

The regular meeting was recessed and the public hearing was called to order. There being No Citizen Comments, the public hearing was adjourned and the regular meeting was reconvened.

A motion was made by Council Member Rea, seconded by Council Member Mendez, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Roy, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

- b. [ZC 13-21 CC](#) Ordinance on second and final reading to consider a zoning designation to Single Family Residential 2 (R-2) for approximately 48 acres located at the 3000 Block of Cordova Rd, Property ID 55967, (ZC 13-21)

Indexes:

The regular meeting was recessed and the public hearing was called to order. There being No Citizen Comments, the public hearing was adjourned and the regular meeting was reconvened.

A motion was made by Council Member Herbold, seconded by Council Member Rea, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Roy, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

c. [21-182](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a Professional Services Contract with Freese and Nichols, Inc. in the amount of \$306,129 to develop a Comprehensive Plan and a Downtown Master Plan; and declaring an effective date - Pamela Centeno, Director of Planning & Codes

Indexes:

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

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Roy, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: RES 2021-052

d. [21-200](#)

Ordinance on second and final reading amending the Fiscal Year 2021 General Fund Budget of the City of Seguin, Texas; and declaring an effective date

Indexes:

A motion was made by Council Member Herbold, seconded by Council Member Follis, that this Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Roy, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: ORD 2021-032

e. [21-201](#)

Ordinance on second and final reading amending the Fiscal Year 2021 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date

Indexes:

A motion was made by Council Member Rangel, seconded by Council Member Mendez, that this Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Roy, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: ORD 2021-033

- f. [21-199](#) Resolution of the City Council for the City of Seguin, Texas to adopt the Guadalupe County Hazard Mitigation Plan; and declaring an effective date - Dale Skinner, Fire Chief

Indexes:

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

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Roy, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: RES 2021-053

9. Acknowledgment of Bills

The bills were acknowledged

- a. [21-196](#) Check Report: June 1, 2021 to June 11, 2021

Indexes:

10. Executive Session

The regular meeting was recessed and the council went into Executive Session at 6:29 pm. The regular meeting reconvened at 7:02 pm.

- a. [13-053](#) Deliberation regarding Economic Development Negotiations in accordance with Section 551.071 and 551.087 - Steve Parker, City Manager

Indexes:

11. Adjournment

There being no further business before the council the meeting adjourned at 7:02 pm.

Donna Dodgen, Mayor

Attest:

Naomi Manski, City Secretary