



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, January 4, 2022

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a REGULAR Called Meeting on Tuesday, January 4, 2022 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 - Mayor Donna Dodgen

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Excused: 1 - Council Member Monica N. Carter

Present: 6 - Council Member Jeremy Roy, Council Member Chris Aviles, Council Member Chris Rangel, Council Member Sonia Mendez, Council Member Mark Herbold, and Council Member Joe Rea

Presiding: 1 - Mayor Donna Dodgen

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.

City Manager Steve Parker introduced Melissa Reynolds, the new City Engineer. She spent 13 years with the City of New Braunfels. She brings a lot of great ideas to the team.

City Manager Steve Parker provided a brief Covid update. He said we are seeing a spike in the Covid variants. The City has ten people out with symptoms and GRMC has nine patients admitted.

Council Member Jeremy Roy stated that the numbers are up at Resolute in New Braunfels.

City Attorney Andrew Quittner advised that at the January 18th meeting he will have an agenda item on the regulations when a council member resigns during their term.

Mayor Donna Dodgen stated that January 15th is the last date to complete the Master Comprehensive Plan and the Downtown Area Master Plan. City Manager Steve Parker said that there is an interactive tool on the site where you can choose the exact location of what you would like to see within the area.

Parks & Recreation Director Jack Jones said that lights for Barky Park are in but we are still waiting on brackets.

6. Consent Agenda

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

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

- a. [22-001](#) City Council Meeting Minutes: December 21, 2021

Indexes:

This Minutes of December 21, 2021 was approved

- b. [21-432](#) Ordinance on second and final reading to consider a request for voluntary annexation for an area of land located in the 3500 block of Cordova Rd, being approximately 28.09+/- acres of land in Guadalupe County, Texas consisting of one tract with Property ID 56458 (VAN 10292021-02)

Indexes:

This Ordinance was adopted

Enactment No: ORD 2022-001

- c. [21-431](#) Ordinance on second and final reading to consider a request for voluntary annexation for an area of land located in the 3600 block of Cordova Rd, being approximately 28.49+/- acres of land in Guadalupe County, Texas consisting of one tract with Property ID 56467 (VAN 10292021-01)

Indexes:

This Ordinance was adopted

Enactment No: ORD 2022-002

- d. [21-470](#) Ordinance on second and final reading amending the Fiscal Year 2022 Special Revenue Fund Budget of the City of Seguin, Texas

Indexes:

This Ordinance was adopted

Enactment No: ORD 2022-003

7. Action Items - Discussion and Possible Motion to Approve

- a. [21-445](#) Public Hearing and Ordinance on second and final reading amending the Seguin Code of Ordinances, Chapter 102, Utilities, by renaming Article V, Reserved, to Stormwater Drainage System, adopting provisions to establish and manage a Municipal Stormwater Utility System in accordance with Subchapter C of Chapter 552, Texas Local Government Code; declaring stormwater drainage to be a public utility; providing for the establishment and calculation of stormwater utility charges and credits; providing for penalties and remedies for nonpayment of charges; adding an appropriate section to Appendix C to set forth the Storm Water Utility Rate; and declaring an effective date - Steve Parker, City Manager and Halff & Associates

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 Roy, seconded by Council Member Mendez, that this Ordinance be adopted. The motion carried by the following vote:

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

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

Aye: 4 - Council Member Roy, Council Member Mendez, Council Member Herbold, and Council Member Rea

Enactment No: ORD 2022-004

- b. [ZC 38-21 CC](#) Ordinance on second and final reading to consider a Zoning Designation to Single Family Residential (R-2) for property located at the 3500 block of Cordova Road, Property ID 56468 (ZC 38-21)

Indexes:

A motion was made by Council Member Aviles, seconded by Council Member Rea, that this Zoning Ordinance be adopted. The motion carried by the following vote:

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

Enactment No: ORD 2022-005

c. [ZC 39-21 CC](#)

Ordinance on second and final reading to consider a Zoning Designation to Single Family Residential (R-2) for property located at the 3600 Block of Cordova Road, Property ID 56467 (ZC 39-21)

Indexes:

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

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

Enactment No: ORD 2022-006

d. [ZC 32-21 CC](#)

Public hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential 1 (R-1) to Commercial (C) for two properties located at 1207 N Austin St, Property Ids 23122 & 23125 (ZC 32-21)-Pamela Centeno, Director of Planning & Codes

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 Aviles, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

e. [ZC 34-21 CC](#)

Public hearing and Ordinance on first reading to consider a zoning designation to Agricultural-Ranch (A-R) for a property located at 2161 Manor Dr, Property Id 50514 (ZC 34-21)-Pamela Centeno, Director of Planning & Codes

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 Aviles, seconded by Council Member Rangel, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

- f. [ZC 36-21_CC](#) Public Hearing and Ordinance on first reading to consider a zoning change request from Agricultural Ranch (A-R) to Commercial (C) for property located at State Highway 123 Bypass between Tor Drive and Wagon Trail, Property ID 57214 (ZC 36-21)-Pamela Centeno, Director of Planning & Codes

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 Mendez, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

- g. [ZC 35-21_CC](#) Public hearing and Ordinance on first reading to consider a Zoning Change from Commercial (C) to Multi-Family High Density (MF-3) for property located at the 3500 Blk of N. Austin St, Property ID: 56432, (ZC 35-21)-Pamela Centeno, Director of Planning & Codes

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:

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

h. [ZC 37-21 CC](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change request from Agricultural Ranch (A-R) to Commercial (C) for property located at State Highway 46 and Cordova Rd, Property ID 175347 (ZC 37-21)-Pamela Centeno, Director of Planning & Codes

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 Aviles, seconded by Council Member Rangel, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

i. [ZC 40-21 CC](#)

Public hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Single-Family Residential (R-2) for 119.085 acres and 9.950 acres to Commercial (C) for properties located at the NE Corner of SH 123 & Timmermann Rd, Property ID(s): 52517 & 52715, (ZC 40-21)-Pamela Centeno, Director of Planning & Codes

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

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

j. [ZC 41-21 CC](#)

Public hearing and Ordinance on first reading to consider a zoning change from Agricultural Ranch (A-R) to Single-Family Residential (R-2)

for a property located at 660 Timmermann Rd, Property ID: 52518, (ZC 41-21)-Pamela Centeno, Director of Planning & Codes.

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:

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

k. [22-010](#)

Public hearing and approval of a Resolution to amend the City of Seguin's Master Thoroughfare Plan for a portion of Pecan Parkway (the Outerloop) at Cordova Road; and declaring an effective date - Pamela Centeno, Director of Planning & Codes

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 Aviles, seconded by Council Member Mendez, that this Resolution be approved. The motion carried by the following vote:

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

Enactment No: RES 2022-001

I. [22-008](#)

Resolution authorizing the purchase of fleet vehicles for various City departments; and declaring an effective date - Twila Wood, Purchasing Manager

Indexes:

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

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

Enactment No: RES 2022-002

m. [22-009](#)

Resolution authorizing an emergency purchase of a transformer - Adam Ryals, Utility Warehouse Manager and Rick Cortes, Deputy City Manager

Indexes:

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

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

Enactment No: RES 2022-003

n. [22-006](#)

Resolution authorizing purchase of Kubota tractors Golf Course Equipment - Bruce Allen, Golf Course Manager and Rick Cortes, Deputy City Manager

Indexes:

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

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

Enactment No: RES 2022-004

o. [22-007](#)

Resolution authorizing purchase of Toro professional turf products Golf course equipment - Bruce Allen, Golf Course Manager and Rick Cortes, Deputy City Manager

Indexes:

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

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

Enactment No: RES 2022-005

p. [22-011](#)

Resolution to review City of Seguin Investment Policy in order to conform to Public Funds Investment Act, Texas Government Code Annotated, Chapter 2256 - Susan Caddell, Director of Finance

Indexes:

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

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

Enactment No: RES 2022-006

q. [22-012](#)

Resolution to review and adopt the list of brokers/dealers authorized to engage in investment transactions with the City of Seguin - Susan Caddell, Director of Finance

Indexes:

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

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

Enactment No: RES 2022-007

r. [22-014](#)

Ordinance on first reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, relevant portions of Chapter 74-Parks and Recreation - Jack Jones, Director of Parks and Recreation

Indexes:

A motion was made by Council Member Mendez, seconded by Council Member Roy, that this Ordinance be approved on first reading. The motion

carried by the following vote:

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

s. [22-013](#)

Resolution amending the Main Street Advisory Board Bylaws - Kyle Kramm, Main Street & CVB Director/HPO.

Indexes:

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

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

Enactment No: RES 2022-008

t. [22-002](#)

Appointment of a Mayor Pro Tem - Mayor Donna Dodgen

Indexes:

A motion was made by Council Member Aviles, seconded by Council Member Herbold, that Joe Rea be appointed as Mayor Pro Tem. The motion carried by the following vote:

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

u. [22-004](#)

Resolution conditionally approving the expenditure of funds for the Guadalupe County Appraisal District Facility Parking Lot Expansion - Andy Quittner, City Attorney

Indexes:

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

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Mendez, Council Member Herbold, and Council Member Rea

Enactment No: RES 2022-009

8. Acknowledgment of Bills

- a. [22-003](#) Check Report: December 20, 2021 through December 30, 2021

Indexes:

The bills were acknowledged

9. Executive Session

The regular meeting was recessed and the council went into Executive Session at 6:11 pm. The regular meeting reconvened at 6:59 pm.

- a. [13-014](#) Deliberation regarding Real Estate in accordance to Section 551.072 - Steve Parker, City Manager

Indexes:

10. Adjournment

There being no further business before the council the meeting adjourned at 6:59 pm.

Donna Dodgen, Mayor

Attest:

Naomi Manski, City Secretary