



Meeting Minutes - Final  
City Council

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Tuesday, December 20, 2022

5:30 PM

Council Chambers

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Public & Virtual

1. **Call to Order**

*The City Council met in a REGULAR Called Meeting on Tuesday, December 20, 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 Pro Tem Joe Rea**

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

4. **Roll Call**

**Present:** 8 - Council Member Joe Rea, Council Member Sonia Mendez, Council Member Jim Lievens, Council Member Chris Rangel, Council Member Paul Gaytan, Council Member Monica N. Carter, Council Member Jason Biesenbach, and Council Member Mark Herbold

**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.**

*Rianne Sykes-Wenski, Branch Director for Comal/Guadalupe County Big Brothers, Big Sisters Of South Texas and Kathy Coullahan, Board Member, came to let the community know they are here. Ms. Coullahan passed out brochures. Ms. Sykes-Wenski stated they are looking for representation in the area, they do have a board and she also stated it is important to her to have representation for the areas they serve. Stated that if anyone would like to serve on the board to please contact her. They are also looking for partners in the community. Ms. Coullahan states that the organization has been around for over a 100 years and it is proven that when kids have mentors, they finish high school, go to college and stay on the right track. Mentors are all volunteers.*

*Councilmember Mendez, announces that after taking the vaccine for the shingles she*

has been affected by the a side effect called Guillain-Barre syndrome, but is working with her doctors to get better.

City Manager, Steve Parker gave Council member Mendez encouragement. City Manager, Steve Parker stating he wanted to acknowledge the Seguin Police Department on the Blue Santa Program, stating they were finishing up this evening, deliver toys for pickup. SPD were able to provide over gifts for 1200 children who otherwise would not be receiving anything for Christmas. Mr. Parker stating that this is an amazing group of individuals putting countless hours in behind the scenes to make this happen. Thank you to the Seguin Police Department.

Julian Leal, 849 Prexy, Seguin, TX 78155 -- Mr. Leal states he has lived in Seguin all his life. He just wanted to remind City Council about the tree he has requested for Manual Castillo Park. The park needs more trees, Oak Trees all around the Park like Park West has.

Mayor Donna Dodgen wanted to remind everyone it is going to be very cold on Friday please take care of People, pets, plants, and pipes.

## 6. Presentation

### a. [22-571](#)

Certificate of Recognition for Guillermo "Willie" Rangel upon his retirement - Mayor Donna Dodgen

**Indexes:**

**Attachments:** [Retirement certificate Guillermo Rangel](#)

Mayor Donna Dodgen gave the presentation for Guillermo "Willie" Rangel upon his retirement.

Willie was presented with a plaque and a gift.

### b. [22-561](#)

City of Seguin Financial Reports for the Year Ended September 30, 2022 - Susan Caddell, Director of Finance

**Indexes:**

**Attachments:** [September 30, 2022 City Council Financial Statements](#)

[September 30, 2022 power point](#)

Susan Caddell, Director of the Finance Department presented the Seguin Financial Reports for the ended September 30, 2022.

## 7. Consent Agenda

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

**Presiding:** 1 - Mayor Dodgen

**Aye:** 8 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Gaytan, Council Member Carter, Council Member Biesenbach, and Council Member Herbold

a. [22-550](#)

City Council Meeting Minutes of December 6, 2022

**Indexes:**

**Attachments:** [City Council Meeting Minutes 12-6-2022](#)

**This Minutes was approved**

b. [ZC 21-22 CC](#)

Ordinance on second and final reading to consider a zoning change from Single-Family Residential (R-1) to Multi-Family Low Density (MF-1) for a property located at 517 & 523 Prexy Dr, Property ID: 51103, (ZC 21-22)

**Indexes:**

**Attachments:** [Staff Memo ZC 21 22](#)

[Planning Commission Report and packet](#)

[ZC 21-22 Ordinance](#)

[ZC2122 ExhibitA CC](#)

**This Zoning Ordinance was adopted**

Enactment No: ORD 2022-098

c. [22-527](#)

Ordinance on second and final reading to consider amendments to the City of Seguin's Unified Development Code (UDC), Section 5.6 Screening, Subdivision Perimeter Walls

**Indexes:**

**Attachments:** [CC Memo Subdivision Perimeter Walls Dec2022](#)

[DRAFT Ordinance Subdivision Perimeter Walls](#)

**This Ordinance was adopted**

Enactment No: ORD 2022-099

d. [22-538](#)

Resolution of the City Council of Seguin, Texas authorizing the disposal of surplus vehicles and equipment; and providing an effective date - Paul Wallace, Fleet Manager

**Indexes:**

**Attachments:** [22-538 Fleet Mgr Disposition Request Memorandum](#)  
[Resolution declaring surplus equipment to be placed for auction](#)  
[Disposal of Asset - Multiple](#)  
[UNIT 552 Disposal of Asset](#)

**This Resolution was approved**

Enactment No: RES 2022-190

e. [22-569](#)

Boards and Committee Appointments - Mayor Donna Dodgen

- a. Convention and Visitors Bureau
- b. Parks & Recreation Advisory Board
- c. Utility Impact Fee Advisory Committee

**Indexes:**

**Attachments:** [Council.Appointments.Dec20](#)

**This Action Item was approved**

f. [22-551](#)

Check List: December 5, 2022 through December 16, 2022

**Indexes:**

**Attachments:** [Check Report \(16\)](#)

**The bills were acknowledged.**

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

a. [22-543](#)

Ordinance on second and final reading amending the Seguin Code of Ordinances, Chapter 102, Utilities, Article IX, Capital Recovery Fees, to update and make provisions for both a maximum and effective capital recovery fee for roadway facilities; providing for publication; providing a severability clause.

**Indexes:**

**Attachments:** [Memo RoadwayImpactFees 2022](#)  
[Ordinance\\_RoadwayImpactFees\\_2022](#)  
[Schedule 1 - Maximum Impact Fees 2022](#)  
[Schedule 2 - Impact Fee Collection Rates 2022\\_FINAL](#)

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

**Presiding:** 1 - Mayor Dodgen

**Aye:** 8 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Gaytan, Council Member Carter, Council Member Biesenbach, and Council Member Herbold

Enactment No: ORD 2023-001

b. [22-560](#)

Ordinance on first reading amending the Fiscal Year 2023 General Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

**Indexes:**

**Attachments:** [Councilman Gaytan's salary memo](#)  
[Councilman Gaytan's salary](#)

*Susan Caddell, Finance Director states that Councilman Gayton has asked to forgo his salary, and rather than just leaving it sit there he has asked to put it towards with an agreement that the Seguin Police Department has with the Children's Advocacy Center; they provide programs, and services to meet the needs of the local children. As of now we have a contract with them to pay them \$10,000.00 so this budget amendment allocates an additional \$10,000.00 towards that contract. We will bring that contract back in January for an amended contract. This meeting is the first reading to allocate the additional portion to that agreement.*

**A motion was made by Council Member Herbold, 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:** 8 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Gaytan, Council Member Carter, Council Member Biesenbach, and Council Member Herbold

Enactment No: ORD 2023-002

c. [22-563](#)

Resolution of the City Council of the City of Seguin, Texas approving the financing by the New Hope Cultural Education Facilities Finance Corporation for Jack and Nancy Dwyer Workforce Development Center, Inc. for the cost of acquisition of certain skilled nursing facilities, including Guadalupe Valley Nursing and Rehabilitation Center, located at 1210 Eastwood Drive, and Windsor Nursing and Rehabilitation Center, located at 1219 Eastwood Drive - Sam Aguirre, City Attorney

**Indexes:**

**Attachments:** [Memo to City Council](#)  
[New Hope Nursing Refinance Letter](#)  
[Resolution](#)

*Abe Benavides with the Law Firm of McCall, Parkhurst & Horton, states that the Firm serve as Bond Council to the New Hope Cultural Education Facilitate Corporation they are an entity created under state law to help facilitate taxes and bonds finances on*

*behalf of Non profit Hospitals, and non profit Nursing Homes. A year ago approval was requested to issue bonds From New Hope on behalf of the Jack and Nancy Workforce Development Center a non profit organization who's mission is to own and operate nursing homes and to provide workforce development training for the Staff to work in those homes such as certified nursing assistance and geriatric nursing assistants due to a shortage of these types of staff. The mission is to address the heavy shortage of nursing assistants. A request to City Council regarding a portion of the previously issued debt that has been identified, they would like to refinance for savings. Approval needed by a local government entity. Bond are not bonds that the city of Seguin would be liable for.*

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

**Presiding:** 1 - Mayor Dodgen

**Aye:** 8 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Gaytan, Council Member Carter, Council Member Biesenbach, and Council Member Herbold

Enactment No: RES 2022-191

**9. Adjournment**

*There being no further business before the council the meeting adjourned at 6:09 pm.*

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**Donna Dodgen, Mayor**

**Attest:**

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**Kimberly Allison, Deputy City Secretary**