



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes - Final

City Council

Monday, October 3, 2022

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a SPECIAL Called Meeting on Monday, October 3, 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 - Council Member Sonia Mendez

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Present: 7 - Council Member Jeremy Roy, Council Member Chris Aviles, Council Member Chris Rangel, Council Member Monica N. Carter, 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.

Jeremiah Arevalo, 933 Anderson, Seguin, TX 78155 spoke on the Type A, Type B EDC making an appeal. Believes that the City has done well with Type A, feels it is time to diversify. The City should invest more into infrastructure, armature athletics complexes that a Type B can sustain. We need to have business owners in Seguin. Mr. Arevalo is appealing for the Type B EDC.

Jason Biesenbach, 632 E. Cedar, Seguin, TX 78155, Made an announcement inviting all in District 7 to come out to the 2nd Annual National Night Out from 6pm - 8pm at Bauer Park. Also announcing there will be the Annual Fundraiser for the Seguin Citizen Police Academy on November 12th from 12pm-5pm at Texas Axholes.

Rodney Durst, 701 Roosevelt, Seguin, TX 78155, Made an announcement that he and

his wife would be hosting National Night Out from 7pm; this is the 12th Annual and is inviting all districts.

Chief of Police Jason Brady spoke on National Night Out stating it is a time for everyone to get to know their neighbors. Chief Brady stating that when neighbors know each other, watch out for one another crime in the area is drastically reduced. There are twenty-eight National Night Out parties that have registered to host throughout the City for 2022.

6. Presentation

a. [22-419](#)

Guadalupe Regional Medical Center FY2023 Operating Budget - Robert Haynes, GRMC CEO

Indexes:

Dr. James Lee, M.D. spoke on a few items, introduced Board members, gave a Covid update also gave information on what is new at the hospital.

Sherry Williams, Chief Operating Officer introduced Hospital Staff that was present, and gave the presentation for the Guadalupe Regional Medical Center Fiscal Year Budget October 1, 2022- September 30, 2023.

b. [22-429](#)

The Type A and Type B Economic Development Sales Tax - Carlton Schwab, President & CEO of the Texas Economic Development Council

Indexes:

Attachments: [Sequin Council 10.3.22.pdf](#)

Economic Development Director, Josh Schneucker introduced speaker Carlton Schwab, President & CEO of the Texas Economic Development Council.

City Manager, Steve Parker commented on how the City is trying to educate everyone that as our sales tax grows; we have sales tax leaking out to other communities, as we are able to capture that and bring it back then we can bring this back for the community to figure out how we can use some of this money to quality life projects.

c. [22-445](#)

Status of the Stormwater Utility Rate Implementation - Half Associates

Indexes:

Attachments: [Sequin City Council 10.3.22](#)
[SummaryReport36053 09-15-22](#)

City Council Update ~CITY OF SEGUIN – STRATEGIC STORMWATER UTILITY PROGRAM

Presenting: Melissa Reynolds, PE, Troy Dorman, PE, CFM, Jennifer Ramos

- Recap of Strategic Stormwater Utility Plan*
- Update on Detailed Revenue Forecast*
- Public Outreach Plan*

Mayor and Council approved a \$3 storm water utility rate per

Equivalent Resident Unit (ERU) on December 21, 2021.

- 1 ERU = 2,500 square feet of impervious cover
- Flat rate for all residential lots / ERU applied to non-residential.
- Only exemptions as required by State Law are included.
- \$3 rate was estimated to generate approximately \$900,000 per year.
- Due to grants the City was awarded Mayor and Council agreed to implement the new rate in January 2023 to allow a full year for all utility rate payers to include the rate in their budget.

Public Outreach Plan

- Three Stakeholder Meetings
- Meeting 1 – Utility Commission Meeting - September 23rd
- Meeting 2 - EDC Board – September 29th
- Meeting 3 - Seguin EDC Manufacturers Group – October 11th
- Two Council Meetings
- October 3rd
- November 15th

Discussion points at the 2 Council Meetings will include:

- Presentation on new billing
- CIP/Stormwater Project Update

Troy Dorman Jennifer Ramos

Tdorman@halff.com Jramos@halff.com

210-704-1381 210-704-1341

Halff Associates, In

7. Consent Agenda

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

Presiding: 1 - Mayor Dodgen

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

a. [22-443](#) City Council Meeting Minutes of September 27, 2022

Indexes:

Attachments: [CityCouncilMeetingMinutes.9-27-2022](#)

This Minutes was approved

b. [22-432](#)

Ordinance on second and final reading amending the Fiscal Year 2022 General Fund Budget of the City of Seguin, Texas; and providing an effective date

Indexes:

Attachments: [End of Year memo 2022](#)
[End of Year General Fund 22](#)

This Ordinance was adopted

Enactment No: ORD 2022-083

c. [22-433](#)

Ordinance on second and final reading amending the Fiscal Year 2022 Utility Fund Budget of the City of Seguin, Texas; and providing an effective date

Indexes:**Attachments:** [End of Year Utility Fund 22](#)**This Ordinance was adopted**

Enactment No: ORD 2022-084

d. [22-434](#)

Ordinance on second and final reading amending the Fiscal Year 2022 Debt Service Fund Budget of the City of Seguin, Texas; and providing an effective date

Indexes:**Attachments:** [End of Year Debt Service Fund 2022](#)**This Ordinance was adopted**

Enactment No: ORD 2022-085

e. [22-435](#)

Ordinance on second and final reading amending the Fiscal Year 2022 Special Revenue Fund Budget of the City of Seguin, Texas; and providing an effective date

Indexes:**Attachments:** [End of Year Special Revenue Fund](#)**This Ordinance was adopted**

Enactment No: ORD 2022-086

f. [22-430](#)

Resolution of the City Council for the City of Seguin, Texas authorizing submission of a grant application in response to the Office of the Governor, Public Safety Office, Criminal Justice Division funding announcement Bullet-Resistant Shield Grant Program, FY2023. - Kathy Wood, Grant Administrator

Indexes:**Attachments:** [10-04-22 City Council MEMO to submit FY23 Bullet Shields Application](#)
[10-04-22 City Council RESOLUTION to submit FY23 Bullet Shields Application](#)

This Resolution was approved

Enactment No: RES 2022-149

g. [22-437](#)

Resolution approving an Interlocal Agreement between the City of Seguin and Guadalupe County for the provision of fire services in the unincorporated area of Guadalupe County; and assistance to Local Volunteer Fire Departments in those areas; and declaring an effective date - Dale Skinner, Fire/EMS Chief

Indexes:

Attachments: [Council Memo Interlocal Agreement Guadalupe County FY23](#)
[Resolution approving Interlocal Agreement with Guadalupe County for Fire services FY 2022-23](#)
[Guadalupe County Fire Service Agreement-1yr-FY23](#)
[Exhibit A](#)
[Exhibit B](#)

This Resolution was approved

Enactment No: RES 2022-150

h. [22-452](#)

Resolution authorizing an amendment to the Purchase and Sale Agreement between the Seguin Economic Development Corporation and Maruichi Stainless Tube Texas Corporation - Josh Schneuker, Director of Economic Development

Indexes:

Attachments: [100322 PSA Amendment 1.pdf](#)
[SEDC Resolution 2022-16 Amendment to PSA Maruichi.pdf](#)
[Amendment 1-SEDC Maruichi PSA \(4866-9886-5205.1\).pdf](#)
[Resolution approving an amendment to the Purchase Agreement with Maruichi Stainless Tube](#)

This Resolution was approved

Enactment No: RES 2022-151

i. [22-453](#)

Resolution authorizing an amendment to the Performance Agreement between the Seguin Economic Development Corporation and Maruichi Stainless Tube Texas Corporation - Josh Schneuker, Director of Economic Development

Indexes:

Attachments: [100322 PA Amendment 1.pdf](#)
[Resolution approving Economic Incentive to Maruichi Stainless Tube](#)
[SEDC Resolution 2022-17 Maruichi PA Amendment.pdf](#)

This Resolution was approved

Enactment No: RES 2022-152

j. [22-450](#)

Resolution authorizing the price change for the purchase of transformers for Electric Utilities; and declaring an effective date - Twila Wood, Purchasing Manager

Indexes:

Attachments: [Agenda Item Memo. Transformers.Price Change](#)
[Wesco-Mattke-Sequin-Letter](#)
[Bid Tab Unit Prices.Transformers.TF-2022-24](#)
[Resolution.Transformers Price Change](#)

This Resolution was approved

Enactment No: RES 2022-153

k. [22-446](#)

Resolution approving an Interlocal Agreement with Guadalupe County for sharing the costs associated with the Cordova Road Project - Andy Quittner, City Attorney

Indexes:

Attachments: [Resolution Approving 2023 Interlocal Agreement with Guadalupe County for Library Services -2023](#)
[6B CordovaRoad - Signed](#)

This Resolution was approved

Enactment No: RES 2022-154

l. [22-447](#)

Resolution authorizing the City Manager to execute a Professional Service Agreement with Freese and Nichols, Inc. for the provision of professional services to perform on-call water and wastewater modeling services and various tasks related to water and wastewater master planning; and declaring an effective date - Timothy Howe, Director of Water / Wastewater Utilities

Indexes:

Attachments: [Council Memo - 09-26-2022](#)
[Resolution approving a professional services agreement for water and wastewater impact fees - Freese and Nichols](#)
[On-Call Services Agreement 9-26-2022](#)

This Resolution was approved

Enactment No: RES 2022-155

m. [22-451](#)

Board and/or Committee Appointment
a. Central Texas Technology Center

Indexes:**Attachments:** [Council.Appointment.CTTC.VanessaRitenour](#)

This Action Item was approved

n. [22-449](#)

Bill Report: September 19, 2022 through September 30, 2022

Indexes:**Attachments:** [Check Report \(11\)](#)

The bills were acknowledged

8. Action Items - Discussion and Possible Motion to Approvea. [22-448](#)

Ordinance on first reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 101, Utilities, Article III - Water and Article IV - Wastewater establishing a fee for water and wastewater modeling services; providing a severability clause; publication; and effective date; and authorizing staff to submit this ordinance as a Supplement to the Seguin Code of Ordinances - Timothy Howe, Director Water / Wastewater Utilities

Indexes:**Attachments:** [Council Memo Fee Schedule - 09-26-2022](#)[Ordinance setting a Water and Wastewater fee for capacity modeling](#)

A motion was made by Council Member Carter, seconded by Council Member Rangel, 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 Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, and Council Member Reab. [22-379](#)

Ordinance on first reading to expand the downtown historic district with the inclusion of 410 North Camp Street, Property ID 131330 - Kyle Kramm, Main Street & CVB Director/HPO

Indexes:

Attachments: [01 - Designation Memo - City Council.docx](#)
[Ordinance adding 410 Camp Street to Downtown Historic District](#)
[02 - Application.pdf](#)
[Staff Report, 410 North Camp.docx](#)
[Naumann's Supermarket.jpg](#)
[Newspaper Clipping 2.jpg](#)
[Newspaper Clipping.jpg](#)
[Historic Photos of Naumann.pdf](#)

A motion was made by Council Member Aviles, seconded by Council Member Rea, 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 Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, and Council Member Rea

c. [22-431](#)

Public Hearing and Resolution to consider realignment of Future Collector A identified in the City of Seguin Master Thoroughfare Plan - Melissa Reynolds, P.E., MPA, CFM, Director of Engineering

Indexes:

Attachments: [2022-10-03 CC Memo MTP Col A](#)
[Resolution Amending the Master Thoroughfare Plan by Realignment of Collector A](#)
[2022-10-03 MTP Revision Staff Report P&Z](#)

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 Rangel, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2022-156

d. [22-381](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a professional engineering services contract with K Friese & Associates, Inc. in the amount of \$164,250, for the creation of a Stormwater Criteria Manual; and declaring an effective date - Melissa Reynolds, P.E., MPA, CFM, City Engineer

Indexes:

Attachments: [Seguin Stormwater Criteria Manual Contract Review](#)
[Resolution approving a professional services agreement with KFA for stormwater criteria manual](#)
[2022-10-03 Memo KFA Stormwater Manual edit](#)

A motion was made by Council Member Aviles, 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 Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, and Council Member Rea

Enactment No: RES 2022-157

9. Adjourn the Seguin City Council meeting and Call to Order the meeting of the City of Seguin Employee Benefit Trust - Mayor Donna Dodgen

The City Council the meeting was adjourned and the City of Seguin Employee Benefit Trust was called to order at 7:00 pm.

- a. [22-440](#) Approval of the minutes of the September 21, 2021, meeting of the Seguin Employee Benefit Trust - Kristy Lehnert, Director of Human Resources

Indexes:

Attachments: [Benefit Trust minutes 2021](#)

A motion was made by Council Member Mendez, seconded by Mayor Dodgen, that this Action Item be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

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

- b. [22-441](#) Resolution to award bid and authorize the Chairman of the Employee Benefit Trust to execute a contract for Employee Group Health, Dental and Life/AD&D benefits - Kristy Lehnert, Director of Human Resources

Indexes:

Attachments: [2023 Insurance Cover Memo](#)
[2023 City of Seguin Renewal Presentation 20220101 \(1\)](#)
[Insurance Resolution 2023](#)

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2022-158

10. Adjourn the City of Seguin Employee Benefit Trust and Reconvene the City of Seguin City Council meeting - Mayor Donna Dodgen

There being no further business before the City of Seguin Employee Benefit Trust, the Seguin City Council meeting was reconvened at 7:02 pm.

- a. [22-442](#) Resolution authorizing funding of the City of Seguin Employee Benefit Trust for plan year 2023 - Kristy Lehnert, Director of Human Resources

Indexes:

Attachments: [Funding of Trust 2023](#)

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2022-159

11. Closed Session

The regular meeting was recessed and the council went into Closed Session at 7:03 pm. The regular meeting reconvened at 8:32 pm.

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

Indexes:

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

Indexes:

- c. [13-013](#) Deliberate contemplated litigation in accordance with Section 551.071 of the Texas Government Code of the City of Seguin - Andy Quittner, City Attorney

Indexes:

12. Adjournment

There being no further business before the council the meeting adjourned at 8:32 pm.

Donna Dodgen, Mayor

Attest:

Kimberly Allison, Deputy City Secretary