



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes - Final

City Council

Tuesday, June 7, 2022

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a REGULAR Public & Virtual Called Meeting on Tuesday, June 7, 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: 6 - Council Member Jeremy Roy, Council Member Chris Aviles, Council Member Chris Rangel, Council Member Monica N. Carter, Council Member Sonia Mendez, and Council Member Joe Rea

Presiding: 1 - Mayor Donna Dodgen

Absent: 1 - Council Member Mark Herbold

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.

Council member Aviles announce to the public that the American Legion Post 245, 618 E. Kingsbury St. will be having a plate sell on Saturday, June 11th between 11:00 a.m. through 2:00 p.m. benefiting the families of the Uvalde school shooting.

Mayor Donna Dodgen stated that on Tuesday, June 14th at 6:00 p.m. the American Legion Post 245, 618 E. Kingsbury St. will be having a Flag disposal ceremony. The Disabled American Veterans are also having a Flag disposal ceremony at 4:00 p.m. on the same day, they are accepting flags to properly dispose of them.

Parks & Recreation Director, Jack Jones spoke on how the Wave Pool is receiving a lot of usage, the community is coming out, and enjoying the Wave pool, the parking lot

is full. Also stated that Sunday night, July 3rd will be the Annual Fireworks Show, at the same location as always, and this will be the biggest Fireworks Show that Seguin has ever had and we are very thankful for our sponsors, HEB, Tejin Automotive, and Niagara Bottling. The Flag raising ceremony will be a @ 9:00 a.m. on July 4th and the Biggest Small Town Parade to follow @ 10:00 a.m.

6. Presentation

- a. [22-256](#) City of Seguin Financial Reports for the Six Months ended March 31, 2022 - Susan Caddell, Director of Finance

Indexes:

Finance Director Susan Caddell presented a Powerpoint on the financial reports for three months ended March 31, 2022.. She reviewed the General Fund, Utility Fund, Other Funds.

7. Consent Agenda

Mayor Donna Dodgen stated to all, that they may have noticed that we have added more items to the Consent Agenda, that are appropriate to add, and that is because our meeting are getting longer due to more business to complete. An item can always be pulled out to be discussed if a council member or constituent makes a request.

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

Presiding: 1 - Mayor Dodgen

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

- a. [22-250](#) City Council Meeting Minutes of May 24, 2022

Indexes:

This Minutes was approved

- b. [22-201](#) Ordinance on second and final reading to consider the Voluntary Annexation of approximately 129.216 acres located along the 1900 Blk of FM 466, John Sowell Survey, Abstract 35, in Guadalupe County, Texas, Property Id 59581 (VAN 03102022)

Indexes:

This Ordinance was adopted

Enactment No: ORD 2022-048

- d. [22-203](#) Ordinance on second and final reading to consider the Voluntary Annexation of approximately 39.961 acres located at 4000 State Hwy 46 N, A M Esnaurizar Survey, Abstract 20, in Guadalupe County, Texas, Property Ids 54801 & 54802 (VAN 03182022)

Indexes:**This Ordinance was adopted**

Enactment No: ORD 2022-050

- e. [22-204](#) Ordinance on second and final reading to consider the Voluntary Annexation of approximately 29.07 acres located along the 3500 Blk of Cordova Rd, A M Esnaurizar Survey, Abstract 20, in Guadalupe County, Texas, Property Id 56468 (VAN 03252022_01)

Indexes:**This Ordinance was adopted**

Enactment No: ORD 2022-051

- f. [22-205](#) Ordinance on second and final reading to consider the Voluntary Annexation of approximately 28.67 acres located along the 3600 Blk of Cordova Rd, A M Esnaurizar Survey, Abstract 20, in Guadalupe County, Texas, Property ID 56467 (VAN 03252022_02)

Indexes:**This Ordinance was adopted**

Enactment No: ORD 2022-052

- g. [22-257](#) Approval of Investment Report for Quarter Ended March 31, 2022 - Susan Caddell, Director of Finance

Indexes:**This report was approved**

- h. [22-259](#) Resolution of the City Council for the City of Seguin, Texas, authorizing submission of a grant application in response to the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS), FY22 Microgrants-Community Policing Development Solicitation.- Kathy Wood, Grant Administrator

Indexes:**This Resolution was approved**

Enactment No: RES 2022-084

- i. [22-242](#) Resolution of the City Council of Seguin, Texas approving a six-month extension of the contract with Brenntag Southwest, Inc. to supply water treatment chemical liquid aluminum sulfate; and declaring an effective date - Twila Wood, Purchasing Manager

Indexes:

This Resolution was approved

Enactment No: RES 2022-085

- j. [22-266](#) Resolution approving the purchase of a Frazer Type I ambulance on a Chevrolet 3500 Chassis from the Buyboard Cooperative Purchasing Agreement in the amount of \$259,811.00; utilizing ARP funds and declaring an effective date - Dale Skinner, Fire/EMS Chief

Indexes:**This Resolution was approved**

Enactment No: RES 2022-086

- k. [22-254](#) Resolution authorizing the purchase of pad mount transformers Bid #TF-2022-22 for use by the City of Seguin Electric Utilities Department - Adam Ryals, Utility Warehouse Manager through Rick Cortes, Deputy City Manager

Indexes:**This Resolution was approved**

Enactment No: RES 2022-087

- l. [22-251](#) Check Report: May 16, 2022 through June 3, 2022

Indexes:**This Acknowledgement of Bills was approved****8. Action Items - Discussion and Possible Motion to Approve**

- c. [22-202](#) Ordinance on second and final reading to consider the Voluntary Annexation of approximately 17.72 acres located at 7817 IH 10 E, J A Swift Survey, Abstract 292 and Joseph Kent Survey, Abstract 205, in Guadalupe County, Texas, Property ID 174278 (VAN 03162022)

Indexes:*Jessie Milam**881 Shadylon Lane**McQueeney, Texas - Spoke on how he has reached out to the City requesting what a general area is on water service. An agreement that he has states that water service is provided by Spring Hills, stating the he can not get a reply from the Planning/Codes department on where the water line is. Mr. Milam stated that his property is less than a thousand feet wide, annexations still continues to proceed. He stated that he is not getting the answers for the questions he has been asking, and stated that this property should not be annexed, and wants City Council to vote 'No' on annexation of his property.**Council Member Aviles asked if there was anyone here tonight that could answer Mr. Milam's questions.*

City Manager, Steve Parker spoke on the questions asked by Mr. Milam and stated that service territory for city's water supply is defined by the Public Utility Commission, and they have set areas that they have decided who would service each particular property with water and sewer service, the maps are all online with the Public Utility Commission; and if he wants to get water from a provider. The City of Seguin cannot legally serve him water. This annexation was a development agreement as long as the property remained in Agriculture status that would be fine, but if it were to be developed then the property would have to be brought up to the City's Code Standards., Mr. Milam did not meet any of the deadlines to come up to code.

Council Member Roy asked if we were going to make Mr. Milam tie on to a water line.

Deputy City Manager, Rick Cortes stated that if he has a water well he can use that and that the City would not make him tie on to a water line.

This Ordinance was adopted.

Presiding: 1 - Mayor Dodgen

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

Enactment No: ORD 2022-049

a. [22-261](#)

PUBLIC HEARING: A public hearing will be conducted regarding the City's 2022 Redistricting Project to obtain public discussion, participation, and input regarding potential options for the redrawing and revision of the boundaries of the City's Council Member districts in compliance with applicable federal and state law.

Indexes:

The regular meeting was recessed and the public hearing was called to order.

Citizen Comments:

Redistricting Committee Member, Jason Biesenbach stated that he wanted to thank Mayor Dodgen, City Council Members and City Manager, Mr. Steve Parker for the opportunity to be a part of the committee, and he feels they will make the best decision for the City.

Mayor Donna Dodgen thanked Mr. Bisesenbach and all who served on the Committee.

The public hearing was adjourned and the regular meeting was reconvened.

b. [22-263](#)

Discussion and consideration of an Ordinance may occur regarding the City's 2022 Redistricting Project, including: (a) the City's redistricting obligations based on the 2020 US Census data to redraw and revise the City's council member district boundaries to comply with federal and state law; (b) consideration, with public discussion, participation, and input, regarding potential options for the redrawing and revision of said districts; and (c) consideration and approval of a 2022 redistricting plan

for the City regarding the project

Indexes:

Mayor Dodgen asked the City Council if there was a need for further discussion. No discussion or action on this item was requested.

c. [22-190](#)

Ordinance on second and final reading adopting a redistricting plan for Council Member Districts following release of the 2020 Decennial Census; establishing findings of fact; and providing an effective date - Andrew Quittner, City Attorney

Indexes:

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

Nay: 3 - Council Member Rangel, Council Member Carter, and Council Member Mendez

Aye: 4 - Council Member Roy, Council Member Aviles, Mayor Dodgen, and Council Member Rea

Enactment No: ORD 2022-053

d. [22-268](#)

Ordinance of the City of Seguin, Texas on first reading adopting a Redistricting Plan for Council Member Districts following release of 2020 Decennial Census; establishing findings of fact; and providing an effective date - Andy Quittner, City Attorney

Indexes:

No Action Needed

This Ordinance was withdrawn

e. [ZC 06-22 CC](#)

Ordinance on second and final reading to consider a Zoning Designation to Single-Family Residential 1 for two properties located at 4000 State Hwy 46 N, Property Ids 54801 & 54802 (ZC 06-22)

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:

Presiding: 1 - Mayor Dodgen

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

Enactment No: ORD 2022-054

f. [ZC 08-22 CC](#)

Ordinance on second and final reading to consider a Zoning Designation to Single-Family Residential (R-2) for a property located at the 3500 Blk

of Cordova Rd, Property ID: 56468, (ZC 08-22)

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: ORD 2022-055

g. [ZC 09-22 CC](#)

Ordinance on second and final reading to consider a Zoning Designation to Single-Family Residential (R-2) for a property located at the 3600 Blk of Cordova Rd, Property ID: 56467, (ZC 09-22)

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: ORD 2022-056

h. [ZC 02-22 CC](#)

Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Single-Family Residential (R-2), Multi-Family High Density (MF-3), & Commercial (C) for a property located at the 3500 Blk of State Hwy 46 N, Property ID: 55455, (ZC 02-22) -Pamela Centeno, Director of Planning & Codes

Indexes:

Landowner/Developer decided to withdraw the Zoning Change at this time.

This Zoning Ordinance was withdrawn

i. [22-249](#)

Resolution authorizing the City Manager to execute a Ground Lease Agreement between the City of Seguin and Seguin Media Group, LTD; and declaring an effective date - Josh Schneuker, Director of Economic Development

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2022-088

j. [22-258](#)

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

Indexes:

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

Enactment No: ORD 2022-057

k. [22-240](#)

Resolution authorizing the City Manager to execute a Professional Consulting Service Agreement with Brio Consulting, LLC for the provision of professional services to design and implement a computerized maintenance management system, a performance management system, and to provide continuing services for support of the asset management program related to the city's utility service; and declaring an effective date - Timothy Howe, Director of Water / Wastewater Utilities

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:

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2022-089

l. [22-241](#)

Resolution authorizing the City Manager to execute a Master Services Agreement for Professional Engineering Services with Trihydro Corporation to perform all planning, engineering, design, surveying, construction management, and related services as needed for select water / wastewater utility projects; and declaring an effective date - Timothy Howe, Director of Water / Wastewater Utilities

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:

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2022-090

m. [22-247](#)

Resolution authorizing the City Manager to enter into a Professional Services contract with TRC Engineering, Inc., in the amount of \$1,120,962.00 for engineering design related to the 24" Water Transmission Main Pipeline Project - Timothy J. Howe, Director - Water / Wastewater Utilities

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:

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2022-091

n. [22-255](#)

Resolution authorizing the City Manager to enter into a Professional Services contract with Trihydro Corp., in the amount of \$970,600.00 for preliminary engineering design related to the River Oak Interceptor and Pecan Orchard Lift Station Expansion Project - Timothy J. Howe, Director - Water / Wastewater Utilities

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2022-092

o. [22-245](#)

Resolution awarding a bid and contract to M & C Fonseca Construction Company, Inc., for the installation of approximately 4000 linear feet of

8-inch PVC force main to convey water treatment plant sludge to the Walnut Branch Wastewater Treatment Plant; and declaring an effective date - Joshua Trent, Manager Water / Wastewater Maintenance and Timothy J. Howe, Director Water/Wastewater Utilities

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2022-093

p. [22-253](#)

Resolution awarding a bid and contract to replace a sanitary sewer collection and water distribution main within the project area bound by E. Humphries St., E. Krezdorn St., N. Bruns St., and N. Heideke to Fuquay Inc.; and declaring an effective date - Joshua Trent, Manager Water / Wastewater Maintenance and Timothy J. Howe, Director Water/Wastewater Utilities

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2022-094

9. Executive Session

The regular meeting was recessed and the council went into Executive Session at 6:12 pm. The regular meeting reconvened at 6:46 pm.

a. [22-244](#)

EXECUTIVE/CLOSED SESSION MEETING - An executive/closed session meeting may be held, as needed, pursuant to sections 551.071(2) and 551.129 of the Texas Government Code (consultation with attorney) for the City Council to consult with and seek advice from its attorneys regarding: (a) the City's 2022 Redistricting Project, including City redistricting obligations and standards, the 2020 US Census data, documents, analysis, and options for redistricting plan approval; and (b) any other matter described in this meeting agenda.

Indexes:

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

Indexes:

- c. [14-074](#) In accordance with Section 551.071(b) and 551.074 consultation with City Attorney on a personnel matter - Steve Parker, City Manager

Indexes:

10. **Adjournment**

There being no further business before the council the meeting adjourned at 6:46 pm.

Donna Dodgen, Mayor

Attest:

Kimberly Allison, Deputy City Secretary