



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, June 1, 2021

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a Virtual and Public REGULAR Called Meeting on Tuesday, June 1, 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 - Mayor Pro Tem Penny Follis

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Present: 8 - 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, Council Member Joe Rea, and Council Member Penny Follis

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.

*Tomas V. Castellon
410 Gordon St.
Seguin, Texas 78155*

Mr. Castellon stated that the West Side of Seguin needs a grocery store; rumor has it Clear Springs is getting an HEB. What is going on with Seguin? What does the west side of Seguin have to offer beside to go margaritas, taco's and beer joints. Mr. Castellon also stated that the Ordinance regarding 18 wheelers/semi's parking in town needs to be enforced.

Julian Leal

849 Prexy Dr.
Seguin, Texas 78155

Mr. Leal stated Manual Castillo Park needs trees, and more light.

Director of Main Street, Kyle Kramm shared that the Central Park concerts in the Park is coming back this year beginning on Sunday, June 6th. Also, June 13th concert will be combined with Moonlight Roses and a presentation will be held. Please come out, and enjoy.

Council Member Roy recognized the life and faith of the late Charlie Koehler. He was a good Friend to the City of Seguin whether it was providing dinner for the Police or Fire departments, funding a 911 Memorial or building one of our buildings. Charlie Koehler loved this town. The City of Seguin is grateful for the life of this dedicated citizen.

City Manager, Steve Parker introduced and congratulated newly hired Assistant Director of Planning, Christopher Riggs. He comes to the City with 30 years of experience in the Building and construction industry, project management, planning and client relations; receiving his BA in Planning from Texas State and has come back home after 20 years in Houston.

6. Presentation

- a. [21-175](#) Presentation on Seguin Commission on the Arts' Public Art Project "Seguin Squirrel Trail" - Blaire Zahn, Main Street & CVB Assistant Director.

Indexes:

Assistant Director of Main Street and CVB Blaire Zahn gave a presentation to the City Council on behalf of the Seguin Commission on the Arts. The Commission on the Arts has developed a fiberglass art trail program similar to the painted boots in Wimberley, the mermaids in San Marcos, and the horses in Amarillo.

Seguin's will be painted squirrels placed at sponsoring businesses and other public locations. Once approved, the Arts Commission will begin working with a fabricator to design the mold for all the sculptures. Sponsors will purchase a sculpture for \$2,000. The Commission will work with the Seguin Art League to provide a thorough list of recommended local artist. The Commission will review and approve all squirrel designs prior to being painted and installed. The proceeds from the sale of the squirrels will go to funding other public art projects in Seguin. The Commission has taken the following public park locations to the Parks Board for approval. The squirrel Trail will be promoted on VisitSeguin.com and other appropriate media channels. Some locations to include:

*Seguin Public Library
Max Starcke Park
Park West
Sebastopol House
Manuel C. Castilla Park
Golf Course Pro Shop
Bauer Park
Walnut Springs Trail
Central Park
Seguin Events Complex*

7. Consent Agenda

A motion was made by Council Member Follis and seconded by Council Member Rea that the Consent Agenda be approved

- a. [21-170](#) City Council Minutes of May 18, 2021

Indexes:

The Minutes of May 18, 2021 was approved

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

8. Action Items - Discussion and Possible Motion to Approve

- a. [21-173](#) Ordinance on one reading only by the City Council of the City of Seguin, Texas authorizing the issuance of "City of Seguin, Texas Utility System Revenue Bonds, Series 2021" (Clean Water State Revolving Fund); providing for the payment of the principal of and interest on the bonds, together with certain currently outstanding obligations, by first and prior lien on and pledge of the net revenues of the system; providing the terms and conditions of such bonds and resolving other matters incident and relating to the issuance, payment, security, sale, and delivery of such bonds, including the approval and distribution of a private placement memorandum pertaining to the bonds; authorizing the execution of a paying agent/registrar agreement and an escrow agreement; complying with the requirements of the depository trust company's letter of representations; complying with the regulations promulgated by the Texas Water Development Board; authoring the execution of any necessary engagement agreements with the city's financial advisors; and providing an effective date - Duane Westerman, SAMCO Capital Markets

Indexes:

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

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: ORD 2021-024

- b. [21-180](#) Ordinance on one reading only by the City Council of the City of Seguin,

Texas authorizing the issuance of "City of Seguin, Texas General Obligation Refunding Bonds, Series 2021", levying an annual ad valorem tax, within the limitations prescribed by law, for the payment of the bonds; prescribing the form, terms, conditions, and resolving other matters incident and related to the issuance, sale, and delivery of the bonds, authorizing the execution of a paying agent/registar agreement, a purchase and investment letter, and an escrow deposit letter; complying with the letter of representations on file with the depository trust company; authorizing the execution of any necessary engagement agreement with the City's financial advisor; delegating the authority to certain members of the City Council, and city staff to approve and execute certain documents relating to the sale of the bonds; and providing an effective date - Duane Westerman, SAMCO Capital Markets

Indexes:

A motion was made by Council Member Follis, 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: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: ORD 2021-025

c. [21-165](#)

Public Hearing and Ordinance on first reading to consider a request for Voluntary Annexation of Area 1 (US Alternate 90 & Geronimo Creek) being approximately 64.34 acres situated in the John Sowell Survey, Abstract 35, Guadalupe County, Texas, consisting of two tracts with property ID 59056 & 59057 (VAN 05-3-2021_01) - Helena Schaefer, Senior Planner

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

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

d. [21-166](#)

Public Hearing and Ordinance on first reading to consider a request for Voluntary Annexation of Area 2 (3000 Block of Cordova Rd) - approximately 48.001 acres situated in the A.M. Esnaurizar Survey,

Abstract 20, Guadalupe County, Texas, consisting of one tract with property ID 55967 (VAN 05-302021_02) - 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, and 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 Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

e. [21-167](#)

Public Hearing and Ordinance on first reading to consider Voluntary Annexation of Area 3 (7817 IH 10 E) - approximately 17.72 acres situated in the J.A. Swift Survey, Abs 292 & in the Joseph Kent Survey, Abs 205, Guadalupe County, Texas consisting of one tract with property ID 174278 (VAN 04-20-21) - Helena Schaefer, Senior Planner

Indexes:

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

*Jesse Milam
881 Shadyon Lane
McQueeney, TX 78123*

Mr. Milam spoke during the public hearing stating he purchased the property unaware there was any type of Development Agreement between the City and the previous owner that sold him the property at 7817 IH 10 E. It was purchased for the use of running a small welding business. Mr. Milam does not want to be annexed into the City of Seguin stating there are no city services in the area and does not want to have to pay taxes. Mr. Milam did agree to work with Planning on an agreement.

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

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

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

f. [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:

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:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

- g. [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:

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

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

- h. [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:

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:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

- i. [21-177](#) Resolution of the City Council of Seguin, Texas approving a one-year 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:

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:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: RES 2021-048

- j. [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:

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

*Jerry Williams
514 N. Bauer St.
Seguin, TX 78155*

Mr. Williams wanted to let council know that he was in agreement, and happy with the changes being made in the permits and inspections department to make it easier for private homeowners to attain permits to work on their own homes.

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

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

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

- k. [21-168](#) Resolution of the City Council of the City of Seguin, Texas awarding a bid in an amount not to exceed \$330,041.90 to WJC Constructors, LLC for the reconstruction of Downtown Sidewalks through the Main Street Revitalization Texas Capital Fund Grant #7219292; authorizing the City Manager to enter into a construction contract with WJC Constructors, LLC; and declaring an effective date - Kyle Kramm, Main Street & CVB Director, HPO

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:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: RES 2021-049

- l. [21-169](#) Resolution approving the lease renewal for CVB & Main Street offices; and providing an effective date - Kyle Kramm, Main Street & CVB Director/HPO

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: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: RES 2021-050

- m. [21-172](#) Resolution of the City Council of the City of Seguin, Texas approving the water rates adopted by the Schertz-Seguin Local Government Corporation for Fiscal Year 2021-2022; and declaring an effective date - Amber Bread, General Manager

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: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: RES 2021-051

- n. [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:

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

- o. [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:

A motion was made by Council Member Follis, 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: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

- p. [21-178](#) Boards and Commission Appointments
a. Planning & Zoning
b. Zoning Board of Adjustments

Indexes:

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

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

9. Acknowledgment of Bills

The bills were acknowledged.

- a. [21-171](#) Check Report: May 17, 2021 to May 27, 2021

Indexes:

10. Adjournment

There being no further business before the City Council the meeting adjourned at 7:12 pm

Donna Dodgen, Mayor

Attest:

Naomi Manski, City Secretary