



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, February 1, 2022

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a REGULAR Called Meeting on Tuesday, February 1, 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 Mark Herbold

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.

*Inocencio Barrientez
Seguin, Texas*

Announced that he was running for Governor of Texas and would be on Primary Ballot in March 2022.

City Manager Steve Parker provided an update on the Covid cases reported from Guadalupe Regional Medical Center. Currently there are 26 in the hospital, 5 in ICU. The clinic numbers for Monday were 447 and Tuesday were 371 tested; and about 168 were positive from Monday's testing.

Claire Winters and another lady wanted to "Thank" the City of Seguin and the Parks &

Recreation Department for creating an area for Pickle Ball. It means a lot to several within the community.

6. Presentation

- a. [22-066](#) Certificate of Appreciation presented to Rose Roecker upon her retirement

Indexes:

Mayor Donna Dodgen presented Rose Roecker with a plaque and gift from the City of Seguin upon her retirement after 40+ years in the Finance Department. Director of Finance Susan Caddell said what a pleasure it has been to work with Rose Roecker and that she will be truly missed at the City.

7. Consent Agenda

A motion was made by Council Member Roy, seconded by Council Member Mendez, that the minutes and ordinance be approved on the Consent Agenda. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

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

Abstain: 1 - Council Member Aviles

- a. [22-060](#) City Council Meeting Minutes of January 18, 2022

Indexes:

This Minutes of January 18, 2022 was approved

- b. [ZC 27-21 CC](#) Ordinance on second and final reading to consider a zoning change from Commercial (C) to Single-Family Residential (R-1) for a property located at 402 Michna St, Property ID 15805, (ZC 27-21)

Indexes:

This Zoning Ordinance was adopted

Enactment No: ORD 2022-015

8. Action Items - Discussion and Possible Motion to Approve

- a. [22-063](#) Public Hearing and Ordinance on first reading to consider the Voluntary Annexation of approximately 88.425 acres located west of the 1200-1500 blocks of FM 466, John Sowell Survey, Abstract 35 in Guadalupe County, Texas Property Id 59047 (VAN 12-13-2021)

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 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

b. [ZC 42-21 CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential 1 (R-1) to Duplex 2 (DP-2) for a property located along the 900 Blk of Country Club Dr, Property Id 57040 (ZC 42-21)- Pamela Centeno, Director of Planning & Codes

Indexes:

The regular meeting was recessed and the public hearing was called to order. The following Citizen's provided comments:

*Donna Myers
816 Arvin
Seguin, Texas*

*Steve Tschoepe
129 Nueces Lane
Seguin, Texas*

*Georgia Malmste
803 St James
Seguin, Texas*

*Tina Gunter
238 Club View East
Seguin, Texas*

*Edgar Zamora
Water Tower Road
Seguin, Texas*

*Michael Schomer (Developer)
841 Arvin
Seguin, Texas*

This group of individuals represent the single-family residences around the County Club Subdivision. Concern is traffic, it is a two lane road, at least ten accidents over the years. Excessive speeding, safety, duplex's will create more traffic within the area. People who live on Country Club Drive are concerned about getting out of their driveways now. Valuations are going to be impacted.

Others addressed the City Council stating that Drainage is the largest concern. To the area west, less than one-tenth of a mile is an area that considered in the floodway, and even closer it is in the 100-year flood plain. The property in discussion does not show

to be in the floodplain. To the south is Mayes Creek which is now having much greater water flowing through it due to the increased upstream flow from Arroyo Ranch and downstream is Country Club Estates. The two large rainfalls recently have shown how dangerous the Arroyo Ranch run-off area is getting, and no remedies. Every time city crews have had to barricade a low water crossing on River Oak Drive near FM 725. Additionally, this is only one of two exits out of the area, Guadalupe River Drive has a low bridge crossing near its exit to Sutherland Springs Road. They cannot see how City Council can change from Single-Family to high density, without first addressing the drainage issues first. We ask the City Council to ask staff to make drainage issues a high priority in the rezoning process.

Mr. Zamora stated he was actually in favor of the duplex's. He further stated that the proposal is to build 54 duplex homes, but this would be less number of single-family homes.

Mr. Michael Schomer, owner of the property and developer wanted to clear up some misinformation. He said he can build 31 duplex lots or 56 single family residences. Not one of the neighbors within his HOA spoke to him about the plans.

Council Member Jeremy Roy asked the owner/developer if he intended to develop this property whether it is rezoned or not and if he was going to build Affordable Housing units? Mr. Schomer said yes he will be developing this property. He will build a retention pond so that the water will flow into Mayes Creek and no he is not building Affordable Housing or Low-Income Housing.

The public hearing was recessed and the regular meeting reconvened.

Council Member Chris Aviles asked Pamela Centeno if there was a valuation of what the impact would do to the single-family neighborhood or was there a traffic impact analysis done? Ms. Centeno said that they are only looking at the zoning issues. Some HOA's have deed restrictions.

City Manager Steve Parker reminded City Council that we have a 38.6 million grant received from the Federal Government. The Chaparral area, including River Oak Dr and Sutherland Springs Rd, is targeted for a drainage analysis and design phase, and then it would be put out to bid. The developer would be required to install sidewalks as that is a part of the city ordinances now.

Council Member Mark Herbold asked if we know the percentage of multi-family units that are in this area and remember that duplex units all look the same where as single-family units are more custom. Ms. Centeno said that she did not know what percentage of multi-family units are in this area.

Council Member Monica Carter asked how soon will the 38.6 million be used for drainage and could any of the funds be used for speed bumps. City Manager Steve Parker said that the grant is only for drainage and plans are in design phase and then will go out for bid. This process could take as much as 12 to 18 months.

A motion was made by Council Member Roy, seconded by Council Member Mendez, that this Zoning Ordinance be approved. The motion failed by the following vote:

Presiding: 1 - Mayor Dodgen

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

Aye: 1 - Council Member Roy

c. [ZC 44-21 CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential 1 (R-1) to Manufactured and Residential (M-R) for two properties located along the 800 Block of Water Tower Rd., Property IDs 57046 & 57044 (ZC 44-21)- 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 Rangel, that this Zoning Ordinance be denied. 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

d. [ZC 45-21 CC](#)

Ordinance on second and final reading to consider a zoning change from Multi-Family 1 (MF-1) to Multi-Family 3 (MF-3) for the property located at 1240 Jefferson Ave., Property ID 51297 (ZC 45-21)

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 Herbold, that this Zoning 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

Enactment No: ORD 2022-016

e. [22-067](#)

Resolution of the City Council for the City of Seguin, Texas, authorizing submission of a grant application in response to the Department of Homeland Security, FY21 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program - Kathy Wood, Grant Administrator

Indexes:

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 2022-027

f. [22-068](#)

Resolution of the City Council of Seguin, Texas awarding nine FIX-IT Facade grants to historic properties within the downtown historic district; 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 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 2022-028

g. [22-058](#)

Approval of reports for the quarter ended December 31, 2021 for the following organizations that receive Occupancy Tax funding - Susan Caddell, Director of Finance:

- a. Seguin Conservation Society
- b. Mid-Texas Symphony
- c. Teatro de Artes de Juan Seguin
- d. Seguin-Guadalupe County Hispanic Chamber of Commerce
- e. Seguin Heritage Museum
- f. Guadalupe County Fair Association
- g. Seguin LULAC Council #682
- h. Seguin Art League
- i. The Fields of Huber Ranch, LLC

Indexes:

A motion was made by Council Member Carter, seconded by Council Member Aviles, 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

- h. [22-069](#) Resolution authorizing purchase of seventy steel poles Bid # TF-2022-11 for use by the City of Seguin Electric Utilities Department - Adam Ryals, Utility Warehouse Manager and Rick Cortes, Deputy City Manager

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:

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 2022-029

- i. [22-064](#) Ordinance on second and final reading increasing the effective rate of the Water Impact Fee from \$1,073.00 to \$1,132.00 and effective Wastewater Impact Fee from \$5,192.00 to \$5,711.00; approving the Effective Fees to be charged; providing for publication of this ordinance; and providing for an effective date

Indexes:

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: 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: ORD 2022-017

- j. [22-038](#) Resolution awarding a bid for the replacement of approximately 415 linear feet of 8 inch sanitary sewer main near Fleming Drive to E-Z Bel Construction LLC., in the amount of \$190,303.25; and declaring an effective date - Timothy J. Howe, Director Water/Wastewater Utilities

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:

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 2022-030

- k. [22-059](#) Resolution authorizing the City Manager to enter into a Professional Services contract with TRC Engineering, Inc., in the amount of \$368,540.00 for the preliminary engineering related to the Groundwater / Surface Water Interconnect Water Pipeline Project - Timothy J. Howe, Director - Water / Wastewater Utilities

Indexes:

A motion was made by Council Member Rangel, 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 2022-031

- l. [22-062](#) Resolution authorizing the City Manager to execute a Professional Services Agreement with Ardaga and Associates in the amount of \$131,460.00 for land management services related to the Groundwater / Surface Water Interconnect Water Pipeline project; 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: 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 2022-032

- m. [22-070](#) Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into a Park Development Agreement with Chesmar Homes, Inc. regarding the proposed Three Oaks Subdivision; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:

A motion was made by Council Member Herbold, 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 2022-033

9. **Acknowledgment of Bills**

- a. [22-061](#) Check Run: January 17, 2022 through January 28, 2022

Indexes:

The bills were acknowledged

10. **Executive Session**

The regular meeting was recessed and the council went into Executive Session at 6:56 pm. The regular meeting reconvened at 8:06 pm.

- a. [13-014](#) Deliberation regarding Real Estate in accordance to Section 551.072 - Steve Parker, City Manager
- Indexes:**
- b. [20-248](#) Personnel Matter in accordance with Section 551.074; Annual Evaluation of the City Manager - Mayor Donna Dodgen

Indexes:

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

- a. [22-045](#) Resolution of the City Council of the City of Seguin, Texas amending the Employment Agreement for the City Manager and authorizing the Mayor execute such agreement - Mayor Donna Dodgen

Indexes:

A motion was made by Council Member Carter, seconded by Council Member Mendez, 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 2022-034

12. **Adjournment**

There being no further business before the council the meeting adjourned at 8:08 pm.

Donna Dodgen, Mayor

Attest:

Naomi Manski, City Secretary