



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes - Final

City Council

Tuesday, June 21, 2022

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a REGULAR Called Meeting on Tuesday, June 21, 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.

Julian Bliss, Field Director for Candidate Monica De La Cruz, Texas Candidate for Congress came into personally invite all to a potluck at Candidate De La Cruz's local office at 111 N. Austin Street immediately following the 4th of July Parade.

Julian Leal, 849 Prexy, Seguin, Texas 78155, Spoke on a story from War World II. Mr. Leal stated that when the United States was at war with Japan; there was a Unit that was being held back by heavy gunfire as they were trying to take over a Railroad Station, the Unit could not move forward as they were getting heavily fired upon. At that time two men rose up, Private Hector Rodriguez, and Private Johnny Ruiz charged the position and during the process they killed 82 Japanese Soldiers, unfortunately Private Ruiz was also killed. Private Ruiz was awarded the Congressional Medal of Honor. The moral of this story is that these two individuals went above the call of duty. Mr. Leal

states the reason he tells this story is something similar to what happen in Texas in regards to the Uvalde shooting, stating that the Officers waited an hour before three United States Border Patrols and a Uvalde Police Officer and one Zavala County Police Officer showed up to eliminate the threat (shooter). Stating that the local police waited too long, lives could have been saved if they would have been brave from the beginning just like Private Rodriguez and Private Ruiz.

Kyle Kramm, Director of Main Street wanted to make all aware of some upcoming events in Seguin. The next two weekends June 24th-25th and June 29th through July 2nd. Seguin will be hosting the South Texas Amateur Athletic Union's District Track meet, it will bring in about 3,000 athletes plus their family's to Seguin. Also Forth of July Festivities starting with July 2nd at 10:00 a.m. will be the Field of Honors opening ceremonies over at Faith Lutheran Church, that evening will be the Freedom Fiesta in Central Park, and the Kiddies parade will be back this year. July 3rd will be the Patriotic Concert featuring the San Antonio Symphonic Band in downtown Central Park and immediately after that Firework Fiesta with KWED playing music along with the Fireworks. Big event is on the Fourth with the Flag Raising Ceremony at 9:00 a.m., following the Biggest Small Town Parade at 10:00 a.m. which we already have over one hundred entries received.

Jack Jones, Director of Parks and Recreation spoke on the Fireworks Show stating that this will be the Biggest Fireworks Show Seguin has ever seen. On Sunday July 3rd. at 9:30 p.m. sharp it will be twenty minutes long. Mr. Jones thanked long time sponsors HEB, Niagara Bottling and new sponsor Teijin Automotive Technologies. Mr. Jones also wanted to thanked Darren Dunn with KWED 1580 AM for playing patriotic music, this will be the second year KWED has done this. Mr. Jones spoke on the Wave Pool, and how it has already surpassed our Annual summer visits this year 2022, than we've had any year prior, visits are up to six-thousand. Our biggest year was 2018 at twelve-thousand visits, and we are only half way through this summer, it is going very well. Also speaking on the Pickell Ball Court, we are looking to name the courts. There have been a few suggested names; Sweet Pickell Park, Kosher Park, Saegant Sports Park, and someone said Seguin Pickell Ball Complex. Mr. Jones stated Parks department is taking names through July 8th, and will pick a few to bring to the Grand Opening in August. The person who thought of the name will be acknowledged. It will go through the Park Board first.

Mayor Donna Dodgen asked if there was anyone else that had anything to speak on.

6. 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: 7 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, and Council Member Rea

a. [22-270](#)

City Council Meeting Minutes of June 7, 2022

Indexes:

This Minutes was approved on the Consent Agenda.

- b. [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:**
- This Ordinance was adopted**
- Enactment No: ORD 2022-057
- c. [22-282](#) Resolution authorizing the purchase of Wire & Cable Bid# TF-2022-25 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 2022-095
- d. [22-283](#) Resolution authorizing the purchase of Pad Mount Transformers Bid# TF-2022-24 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 2022-096
- e. [22-284](#) Resolution of the City Council of Seguin, Texas authorizing the disposal of excess vehicles and equipment; and providing an effective date - Paul Wallace, Fleet Manager
- Indexes:**
- This Resolution was approved**
- Enactment No: RES 2022-097
- f. [22-285](#) Resolution authorizing the award of a bid to AAA Time Saver Services based on their TIPS Purchasing Cooperative Contract in the amount of \$51,250 for the demolition of buildings and general site cleanup on the west side of the Saegert Middle School Tennis Courts located at 418 W. Mountain St. that was purchased by the City of Seguin to create dedicated pickleball courts utilizing approved American Rescue Plan Act funds; and declaring an effective date - Jack Jones, Director of Parks and Recreation
- Indexes:**
- This Resolution was approved**

Enactment No: RES 2022-098

- g. [22-286](#) Board and/or Committee Appointment - Mayor Donna Dodgen
- a. Building & Standards
 - b. Planning & Zoning
 - c. Zoning Board of Adjustments

Indexes:

This Appointment was approved

- h. [22-271](#) Check Report: June 6, 2022 through June 17, 2022

Indexes:

This Acknowledgement of Bills was approved

7. Action Items - Discussion and Possible Motion to Approve

- a. [22-272](#) Resolution approving the Order and Notice for a General and Special election to be conducted on November 8, 2022, for the purpose of electing City Council members for Districts 3, 5, 7 and 8 and Charter Amendments; and declaring an effective date - Andy Quittner, City Attorney

Indexes:

City Attorney, Andrew Quittner spoke on the Charter Amendments, and how they have been seen before in 2012. Mr. Quittner stating that the only one that was different is number one. Which is a way to take away the inhibition for someone to fill a special term and would remove the term limit for a term that is less than two years, as in the case of Council Member Follis's resignation.

City Manager, Steve Parker stated, that this was brought up on the last election, but there was a miscommunication with the Election Office so it was brought back. And in addition to that if someone steps up to fulfill a two year term they are not just limited to just one four year term, not trying to penalize.

Donna Dodgen, Mayor of Seguin stated it also follows Roberts Rules of Order, is what you do on any committee or board.

A motion was made by Council Member Carter, 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 2022-099

- b. [22-262](#) Resolution approving a Joint Election Agreement and Election Service

Contract with Guadalupe County and other entities for election services related to the November 8, 2022 General and Special election; appointing Lisa Hayes as the elections administrator; and declaring an effective date - Andy Quittner, City Attorney

Indexes:

City Attorney, Andrew Quittner spoke on the only difference would be some changes, in what we do every two years. The Changes will be in polling places, many schools in Seguin ISD do not want to sponsor polling places for safety concerns. But a polling place is wanted in every district that has an election, a person can go anywhere in the county to vote.

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 2022-100

c. [22-281](#)

Discussion about potential partnership opportunities for Fire Service in the City of Seguin and Guadalupe County - Steve Parker, City Manager

Indexes:

City Manager, Steve Parker spoke on the City/County possible partnership opportunities for future Fire/EMS Coverage. The County contracts with the City to provide fire service in a large portion of the unincorporated area and we do our own fire service within the City Limits of Seguin, and then we have a much larger area for EMS Service that the county contracts with Schertz, and Schertz subcontracts with us for EMS Service. Mr. Parker stated he wanted to talk about how much growth the City of Seguin is having, and how we need to start planning for future Fire Stations and how we can either partner with the County or not, but find ways we can plan accordingly to minimize as much cost to the tax payer. Anytime you have EMS service the goal is to have rapid response time. The County is concerned with the time of response as well, the large areas are hard to get to. Mr. Parker presented maps showing the fast growth areas. Property taxes do not always pay for the level of service that a taxpayer wants. The City of Seguin wants homes and new businesses, but also need to provide services to the new growth areas. Mr. Parker presented a statistic slide presentation showing the EMS calls within the last three years, 2021 we jumped from 4,296 calls to 5,134 calls, with a 19 percent increase. The presentation prepared by the GIS system to find the most optimal place. In looking at the map Mr. Parker presented, it shows a small area of blue surrounded by a large area of brown, the blue area is where we are at this time and have three fire stations for the City of Seguin that we can service. It is very hard to get above I-10 to have good standard coverage, the brown area have ten to twelve minute response time. With modeling the maps through GIS it seems to be prevalent around the Rudeloff and FM 46 area. Proposed areas for fire stations at the Meadow Lake at Hwy 123 and Rudeloff at FM 46. In Partnering it provides a better service for our customers, when houses catch on fires or folks that are hurt and need help. It would also be beneficial to the City Businesses and City residents. ISO, Insurance Service Organization rating system from one to ten, One is the perfect Fire

department, with great response times and great service coverage. The Seguin Fire department is doing well in those areas. A ten rating would mean that there is a lacking fire system in more of your rural areas. The higher the number the more you are likely to pay an insurance premium relating to your home. The goal is to keep the good rating or get it better. Planning needs to be now, last ISO rating was in 2016 typically they are done every ten years. We need to find the perfect place by moving a station or adding a station. Annually it is \$1.6 million in operating cost for a fire station. It is very expensive to just start a new station \$8.2 in start up cost alone before you even hire an employee. That is why we are talking about partnering. Property taxes do not cover the cost for the community. Per the slide presentation Mr. Parker presented. * City with \$2.8B in Total Valuation and a \$0.54 tax rate will generate \$13,500,000 in property tax per year. *Most Cities have around a 50% debt service to operations ratio which leaves \$6.75M for debt service and \$6.75M for operations. *Seguin Police and Fire Budgets are \$17.5M combined *A 1 cent tax rate increase on \$5.2B generates \$250,000 in new funding. TAX RATE SCENARIO-- To open a new fire station costs \$1.5 Million: In a City with \$2.5B in valuation you have to raise the tax rate by 6 cents to afford the new station without any new value or values need to increase by \$600,000,000 in one year to fund the new station (That's \$2,400 \$250,000 homes). * Possible Solutions, applied for FEMA SAFER Grant 6 Firefighters (No Match for 3 years) *Budget Capacity cover next several years with one-time expenses. * Explore alternatives with County to cost participate for both - Fire Station infrastructure Fire station Personnel. * Benefits - Better service for City and County Residents - Maintain ISO Rating of two - Minimize Financial Impact to Residents by Partnering. Mr. Parker stated he just wanted to bring this to City Council to let them know what is getting talked about and also stating that no commitments have been made.

Mayor Donna Dodgen ask for questions and thoughts, and stated the GIS function has really escalated the information process with issue.

Chief Dale Skinner stated that it has been brought to City Council now because the need is now. Also stating as a department they are trying to get ahead of that need, response time is everything, Our goal is five minutes or less, and the area above I-10, FM 46 and Cordova Rd response time is eleven minutes or more to get to the area and that is bad. If we build a Fire Station in the Rudeloff/ FM 46 corridor it puts us closer to the New Braunfels border, and it opens up opportunities for us to have automatic aide agreements with them. If we have a fire in that particular district New Braunfels will send an engine to our fire, and that leaves a company in service here in Seguin, as of now if there is a structural fire everybody goes, and we just hope there is not another call at the same time. It is a great opportunity for both Cities and a true partnership. ISO looks at fire hydrants, meaning population, Chief Skinner and Chief Herbert feel confident if ISO were to come in and re grade at this time the rating of two would change maybe to a three or four because of all the fire hydrates that have been placed since 2016. We do not want to lose this ISO rating of two, it is very important.

Mayor Donna Dodgen states that she believes we should move forward, and that partnerships are the way to go.

8. Executive Session

The regular meeting was recessed and the council went into Executive Session at 6:08pm. The regular meeting reconvened at 6:25pm.

a. 13-058

Deliberation regarding Electric Competitive Matter in accordance with Section 551.071 and 551.086 - Rick Cortes, Deputy City Manager

Indexes:

- b. [13-048](#) Consultation with City Attorney in accordance with Section 551.072 regarding Deliberation on Real Property - Steve Parker, City Manager

Indexes:

9. **Adjournment**

There being no further business before the council the meeting adjourned at 6:25 pm.

Donna Dodgen, Mayor

Attest:

Naomi Manski, City Secretary