



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

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Tuesday, February 15, 2022

5:30 PM

Council Chambers

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#### Public & Virtual

#### 1. Call to Order

*The City Council met in a REGULAR Called Meeting on Tuesday, February 15, 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.

*Mayor Donna Dodgen said that she attended the Seguin High School Girls Basketball game and even though we did not win I want you to know those girls played with grace and dignity.*

#### 6. Presentation

- a. [22-049](#) Presentation on the 2020-2021 SEDC Annual Report and 2021-2022 Plan of Work - Josh Schneuker, Director of Economic Development

Indexes:

*Director of Economic Development Joshua Schneuker provided a presentation of the 2020-2021 Annual Report. He recognized all the Economic Development staff for their efforts in providing services/support to the manufacturing and business community. The report included topics about SEDC; Marketing and Recruitment; Business Retention and Expansion; Financial Summary.*

*Mr. Schneuker also spoke on the 2021-2022 Plan of Work - provided quick facts about the SEDC; Primary Job Recruitment Mission; Targeted Industries; Member of Team Texas, a member-based state business attraction program through Texas Economic Development Council; Site Selection Partnership, GreaterSATX; Primary Job Marketing and Recruitment Campaigns; Retail Recruitment Events/Marketing Campaigns; Future Digital and Print Marketing Initiatives; Business Retention and Expansion; Future Workforce Development Initiatives; and Small Business Development Initiatives.*

- b. [22-084](#) 2021 Annual Police Department Racial Profiling/Citizen Contact Report - Terry Nichols, Police Chief

**Indexes:**

*Chief Nichols asked that this item be tabled and will provide a written report before March 1, 2022 as required by law. Will present to City Council and public at a later date.*

## 7. **Consent Agenda**

**A motion was made by Council Member Aviles, seconded by Council Member Herbold, that the minutes and ordinances 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. [22-071](#) City Council Minutes of February 1, 2022

**Indexes:**

**The Minutes of February 1, 2022 was approved**

- b. [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:**

**This Zoning Ordinance was adopted**

Enactment No: ORD 2022-016

- c. [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:

**This Ordinance was adopted**

Enactment No: ORD 2022-017

## **8. Action Items - Discussion and Possible Motion to Approve**

- a. [ZC 46-21 CC](#) Ordinance on second and final reading to consider a request for a Zoning Designation of R-2 for 88.425 acres located at FM 466, south of Joe Carrillo Blvd. (ZC 46-21)

Indexes:

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

*Richard Kern  
1072 Dumfries Dr.  
Seguin, Texas*

*Mr. Kern said he and several neighbors spoke at the Planning & Zoning meeting. They are very concerned about safety, quality of life, and the extra traffic that will increase within their neighborhood. Also, a big concern is about the drainage run-off from the new development, it will go down hill as he has walked this area several times.*

*Mona Kuehne  
1560 Birmingham  
Seguin, Texas*

*Ms. Kuehne said she understands growth but somewhere it has to stop. Traffic is a large concern about cars driving through one neighborhood to another. There are a lot of families with small children within her neighborhood, and she is concerned cars not going slow enough and watching for the children.*

*Denise Guerra  
1609 Gateshead Dr.  
Seguin, Texas*

*Ms. Guerra is concerned about drainage and what will happen to the large ponds that are there now. As others have said there are a lot of cars parked on the streets and she is very concerned about the safety of the children.*

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

*Several Council Members expressed their concern about all the neighborhoods that are being developed all over town, and do we just approve all the zoning change requests? Concerned about density and what about a Master Thoroughfare Plan, are we prepared? Also, inquiring about a Traffic Analysis Study.*

*City Manager Steve Parker and Director of Planning Pamela Centeno said that Planning is prepared with the development, all zoning changes are brought before City*

*Council for approval, density is always looked at in the future development process. The rate of flow before development will be the same or better once development occurs. Zoning is the first step and a traffic study analysis is performed later in the process, and the Parks Master Plan and Comprehensive Plan addresses green space.*

*Council Member Monica Carter asked what happens to the property if the developer is denied the zoning changes? Director Centeno said that it could just sit there, a new zoning change application made for different use (duplexes or apartments), or possibly sold to another developer.*

**A motion was made by Council Member Roy, seconded by Council Member Rea, 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 2022-020

**b.**     [22-075](#)

2022 Downtown Street Closures and Sale of Alcohol Requests; and declaring an effective date - Kyle Kramm, Main Street & CVB Director/HPO

**Indexes:**

**A motion was made by Council Member Aviles, seconded by Council Member Mendez, 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

**c.**     [22-074](#)

Resolution approving the 2022 Texas Main Street Locally Designated Program contract with the Texas Historical Commission; and declaring an effective date - Kyle Kramm, Main Street & CVB Director/HPO

**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 2022-036

**d.**     [22-081](#)

Resolution authorizing the purchase of Westnet Fire Station Alerting

system and requisite public address hardware for Dispatch 911, Fire Station 2, and Fire Station 3 - Shane McDaniel, Director of IT; Dale Skinner, Fire Chief

**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 2022-037

**e. [22-080](#)**

Resolution authorizing the donation of a Primera DVD Burner from the Police Department to the City of Gonzales Police Department - Chief Terry Nichols

**Indexes:**

**A motion was made by Council Member Aviles, seconded by Council Member Herbold, 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 2022-038

**f. [22-088](#)**

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into an Agreement with Progressive Commercial Aquatics, Inc. regarding the BuyBoard quote in the amount of \$102,936.76 to repaint and make needed repairs to the Wave Pool; and declaring an effective date - Jack Jones, Director of Parks and Recreation

**Indexes:**

**A motion was made by Council Member Rea, 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 2022-039

- g. [22-089](#) Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into an Agreement with Sullivan Contracting Services regarding the Choice Partners quote in the amount of \$151,775.85 to repaint and make needed repairs to the Wave Pool; 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 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 2022-040

- h. [22-087](#) Ordinance on second and final reading amending the Fiscal Year 2022 Utility Fund Budget of 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:** 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 2022-018

- i. [22-065](#) Board and/or Commission Appointment - Mayor Donna Dodgen
- a. Building & Standards (Alternate)
  - b. Commission on the Arts
  - c. Planning and Zoning Commission

**Indexes:**

**A motion was made by Council Member Mendez, seconded by Council Member Rea, that this Appointment 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

**9. Acknowledgment of Bills**

- a. [22-072](#) Check Report: January 31, 2022 through February 11, 2022

**Indexes:**

*The bills were acknowledged*

**10. Executive Session**

*Mayor Dodgen announced that there would not be an Executive Session tonight.*

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

**Indexes:**

**11. Adjournment**

*There being no further business before the council the meeting adjourned at 6:55 pm.*

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**Donna Dodgen, Mayor**

**Attest:**

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**Naomi Manski, City Secretary**