



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, December 21, 2021

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a REGULAR Called Meeting on Tuesday, December 21, 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 - Council Member Chris Rangel

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 Sonia Mendez, Council Member Mark Herbold, and Council Member Joe Rea

Presiding: 1 - Mayor Donna Dodgen

Absent: 1 - Council Member Monica N. Carter

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 read and presented a proclamation to Zion Hill Running Club.

Students from Koennecke Elementary School sang three Christmas songs for City of Seguin Council Members, staff, community, and families.

*Julian Leal
849 Prexy
Seguin, Tx*

Mr. Leal addressed the City Council stating that during Council Member Carter's campaign she stated she would make sure to get a police accountability committee

together that holds the police, sheriffs office, and constables accountable for their actions. Ms. Carter has not kept her promises. Also, the City Secretary needs to reflect exactly what is said by the citizens. Mr. Leal further talked about the trees at Manuel Castillo park and that they have not been planted. Originally 10 trees were planted and then 16 were to be added.

Council Member Jeremy Roy questioned whether a citizen could stand here and personally attack one member of City Council. City Attorney Andrew Quittner said that the previous comments were allowed as the comments were not considered defamation of her character or a threat.

Shane McDaniel introduced GIS Manager Travis Acklin. Welcome to the Information Technologies to take the GIS Program to the next level of success.

Council Member Aviles spoke regarding Mr. Leal's comments. As an officer of the law, I can tell you that we do and continue to hold our selves accountable and engage with the community, especially the young. It is important that we lift up these young people because they are our next generation.

Council Member Roy stated that Mr. Leal may not be informed, but about two (2) years ago a coalition was formed where police officers, members of the community have come together to talk about what it is like to be a person of color and you are stopped by a police officer. This group continues to meet and has interacted with Texas Lutheran University and Seguin ISD school district. On a personal note, my home was burglarized and the Seguin Police did an excellent job of investigating, catching the persons responsible, and returning my items.

City Manager Steve Parker said that the local police department distributed more than 1020 toys/gifts to children through the Blue Santa Program. They interact with the children and families of this community on a daily basis.

6. Presentation

Mayor Donna Dodgen requested that item 8d be moved before the presentations are given. Council Member Mark Herbold had to leave the meeting after this item.

a. [21-468](#)

City of Seguin Financial Reports for the Year Ended September 30, 2021 - Susan Caddell, Director of Finance

Indexes:

Director of Finance Susan Caddell gave a presentation of the City of Seguin Financial Reports for the Year Ended September 30, 2021.

b. [21-478](#)

Update on the construction work on the City Hall Facade - Greg Odom, Facilities & Grounds Maintenance Director

Indexes:

Director of Facilities Greg Odom gave a brief presentation on the construction work being done on the City Hall Facade. Contractor has started the cleaning process using a chemical with about 80% complete. They are working weekends where possible to allow the drive-thru to remain open during business hours. They have also begun replacing mortar where necessary. Hope to have this project completed in February 2022.

- c. [21-480](#) Presentation and update regarding the project status report for repairing the breached dam and bank stabilization at Walnut Springs Park including the flooding event that occurred on October 14, 2021 - Jack Jones, Director of Parks and Recreation

Indexes:

Jack Jones, Director of Parks & Recreation, gave a brief presentation on the Walnut Springs Park and the damaged that has occurred. The public would like to see the water flowing in the creek. The dam area was damaged due to the flood on October 14, 2021.

Council Member Roy stated that the citizens within this neighborhood area would like to be involved in the planning stages of the rebuilding of the park. City Manager Steve Parker suggested that the Parks & Recreation Advisory Board would be the appropriate venue to speak on this area. The item will be placed on their agenda and then final decision will be brought to City Council.

- d. [21-486](#) Presentation and possible direction regarding City owned and deed restricted park property located at 206 South Travis Street - Jack Jones, Director of Parks and Recreation.

Indexes:

Director of Parks & Recreation Jack Jones gave a presentation to the City Council on the property at 206 South Travis St. This property was deeded to the City several years ago as part of the Walnut Springs Park.

City Manager Steve Parker suggested that the house be sold and removed and the land become part of the park. If the property is to be sold it would need to go back to the voters for approval to sell. Council Member Jeremy Roy said he has spoken to the neighbors and they would like to provide their input. The next step would be to place it on the Parks & Recreation Advisory Board agenda for discussion.

7. **Consent Agenda**

A motion was made by Council Member Aviles, seconded by Council Member Mendez, that the minutes and ordinances be approved on the Consent Agenda.

The motion carried by the following vote:

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

- a. [21-446](#) City Council Minutes of December 7, 2021

Indexes:

The Minutes of December 7, 2021 was approved

- b. [ZC 25-21 CC](#) Ordinance on second and final reading to consider a zoning designation

to Public (P) for a property located at 450 Seitz Rd, Property Id 59124, (ZC 25-21)

Indexes:

This Zoning Ordinance was adopted

Enactment No: ORD 2021-077

- c. [ZC 28-21 CC](#) Ordinance on second and final reading to consider a request for a zoning change from Agricultural-Ranch (A-R) to Single-Family Residential (R-1) for a property located at 1910 E Martindale Rd, Property Id 52760, (ZC 28-21)

Indexes:

This Zoning Ordinance was adopted

Enactment No: ORD 2021-078

- d. [ZC 29-21 CC](#) Ordinance on second and final reading to consider a zoning change from Commercial (C) to Multi-Family High Density (MF-3) for a property located at the 3000 Blk of N. Austin St, Property ID: 51510, (ZC 29-21)

Indexes:

This Zoning Ordinance was adopted

Enactment No: ORD 2021-079

- e. [ZC 31-21 CC](#) Ordinance on second and final reading to consider a zoning change request from Single Family Residential (R-1) to Neighborhood Commercial (NC) for property located at 515 Koepsel St, Property ID 22989 (ZC 31-21)

Indexes:

This Zoning Ordinance was adopted

Enactment No: ORD 2021-080

- f. [21-436](#) Ordinance on second and final reading amending the Fiscal Year 2022 Special Revenue Fund Budget of the City of Seguin, Texas; and declaring an effective date

Indexes:

This Ordinance was adopted

Enactment No: ORD 2021-081

8. Action Items - Discussion and Possible Motion to Approve

- a. [ZC 38-21 CC](#) Ordinance on second and final reading to consider a Zoning Designation to Single Family Residential (R-2) for property located at the 3500 block

of Cordova Road, Property ID 56468 (ZC 38-21)

Indexes:

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

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: ORD 2022-005

b. [ZC 39-21 CC](#)

Ordinance on second and final reading to consider a Zoning Designation to Single Family Residential (R-2) for property located at the 3600 Block of Cordova Road, Property ID 56467 (ZC 39-21)

Indexes:

The regular meeting was recessed and the public hearing was called to order. There were No Citizen Comments, the public hearing was adjourned and the regular meeting was reconvened.

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

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: ORD 2022-006

c. [21-465](#)

Resolution adopting an Interlocal Cooperation Agreement between Guadalupe County and the City of Seguin related to Subdivision Regulations in the City's Extraterritorial Jurisdiction (ETJ) in Guadalupe County - Pamela Centeno, Director of Planning & Codes

Indexes:

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

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-133

d. [21-445](#)

Public Hearing and Ordinance on second and final reading amending the Seguin Code of Ordinances, Chapter 102, Utilities, by renaming Article V, Reserved, to Stormwater Drainage System, adopting provisions to establish and manage a Municipal Stormwater Utility System in accordance with Subchapter C of Chapter 552, Texas Local Government Code; declaring stormwater drainage to be a public utility; providing for the establishment and calculation of stormwater utility charges and credits; providing for penalties and remedies for nonpayment of charges; adding an appropriate section to Appendix C to set forth the Storm Water Utility Rate; and declaring an effective date - Steve Parker, City Manager and Halff & Associates

Indexes:

The regular meeting was recessed and the public hearing was called to order. There were 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 Mendez, that this Ordinance be approved on first reading. The motion carried by the following vote:

Excused: 1 - Council Member Carter

Presiding: 1 - Mayor Dodgen

Nay: 2 - Council Member Aviles, and Council Member Rangel

Aye: 5 - Council Member Roy, Council Member Mendez, Council Member Herbold, Council Member Rea, and Follis

Enactment No: ORD 2022-004

e. [21-472](#)

Resolution of the City Council for the City of Seguin, Texas, authorizing the selection of professional services providers for the GLO CDBG-MIT Grant Program; and giving the authority to the City Manager to execute contracts with the providers. - Kathy Wood, Grants Administrator and Langford Community Management Services

Indexes:

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

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-134

f. [21-476](#)

Resolution of the City Council for the City of Seguin, Texas, approving Amendment #2 to the grant administration services contract pertaining to the General Land Office Community Development Block Grant-Mitigation Program (CDBG-MIT) contract number 22-085-008-D236. - Kathy Wood, Grant Administrator and Langford Community Management Services

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:

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-135

g. [21-440](#)

Resolution authorizing the annual renewal of Tyler Technologies software; and declaring an effective date - Shane McDaniel, Director of IT

Indexes:

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

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-136

h. [21-477](#)

Resolution by the Seguin City Council approving a Bond Resolution previously adopted by the Board of Directors of the Schertz/Seguin Local Government Corporation authorizing the issuance of Obligations designated as "Schertz/Seguin Local Government Corporation Contract Revenue Refunding Bonds, Taxable New Series 2022"; acknowledging that these bonds will be sold to UBS Financial Services, Inc., pursuant to the provisions of a purchase contract; ratifying, reconfirming, and readopting the provisions of a Regional Water Supply Contract executed between the City of Schertz, Texas, the City of Seguin, Texas, and the Schertz/Seguin Local Government Corporation; authorizing the Mayor,

the City Manager, and the City Secretary of the City of Seguin, Texas to execute on behalf of the City of Seguin, Texas all documents in connection with this transaction; and other matters in connection therewith - Mark McLiney, SAMCO Capital Markets

Indexes:

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

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-137

i. [21-471](#)

Resolution relating to establishing the City's Intention to Reimburse itself for the prior lawful expenditure of funds relating to constructing various City Improvements from the proceeds of one ore more tax-exempt obligations to be issued by the city for authorized purposes; authorizing other matters incident and related thereto; and providing an effective date - Duane Westerman, SAMCO Capital Markets

Indexes:

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

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-138

j. [21-473](#)

Resolution relating to establishing the City's Intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various city improvements from the proceeds of one or more Tax-exempt Obligations to be issued by the City for authorized purposes; authorizing other matters incident and related thereto; and providing an effective date - Duane Westerman, SAMCO Capital Markets

Indexes:

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

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-139

k. [21-463](#)

Resolution authorizing an amendment to a Performance Agreement made and entered into by and between the Seguin Economic Development Corporation, VME, LLC, and United Alloy Texas, LLC. - Josh Schneuker, Director of Economic Development

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:

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-140

l. [21-464](#)

Resolution authorizing an amendment to a Tax Abatement Agreement made and entered into by and between the City of Seguin, VME, LLC, and United Alloy Texas, LLC. - Josh Schneuker, Director of Economic Development

Indexes:

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

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-141

m. [21-466](#)

Approval of reports for the quarter ended September 30, 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 Mendez, seconded by Council Member Rangel, that this Action Item be approved. The motion carried by the following vote:

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

n. [21-469](#)

Approval of Quarterly Investment Report for Quarter ended September 30, 2021 - Susan Caddell, Director of Finance

Indexes:

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

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

o. [21-467](#)

Resolution approving the budgets 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 Roy, seconded by Council Member Mendez, that this Resolution be approved. The motion carried by the following vote:

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-142

p. [21-470](#)

Ordinance on second and final reading amending the Fiscal Year 2022 Special Revenue Fund Budget of the City of Seguin, Texas

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:

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: ORD 2022-003

q. [21-479](#)

Resolution authorizing the City Manager to sign a contract for the financial advisor services with Samco Capital Markets, Inc. - Susan Caddell, Director of Finance

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:

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-143

r. [21-388](#)

Resolution authorizing the City Manager to execute a Professional Services Agreement in the amount of \$1,234,183.12, with Brown and Gay Engineering for design and engineering services related to the Rudeloff Road Phase II Project, CSJ: 0915-46-049; and declaring an effective date - Mary Hamann, P.E., Assistant Director of Engineering

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:

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-144

s. [21-441](#)

Resolution authorizing Change Order #10 to SJ Louis Construction contract for the Walnut Branch Sanitary Sewer Line Phase II Project in an amount not to exceed \$398,208.28, for the Walnut Branch 12" Water Line Replacement Project; and declaring an effective date - Mary Hamann, P.E., Assist Director of Engineering

Indexes:

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

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-145

t. [21-443](#)

Resolution of the City Council of the City of Seguin, Texas approving Change Order No. 6 to the Myers Concrete Construction, L.P. contract for the Walnut Springs Trail Extension Project; and declaring an effective date - Jack Jones, Director of Parks & Recreation

Indexes:

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

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2021-146

u. [21-462](#)

Resolution authorizing the purchase of a use of force simulator for the Police Department; and declaring an effective date - Terry Nichols, Chief of Police

Indexes:

A motion was made that this Resolution be approved. The motion carried by the following vote:

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

Enactment No:

- v. [21-474](#) Board and/or Committee Appointments - Mayor Donna Dodgen
- a. Alamo Area Housing Finance Committee
 - b. Seguin Public Library Foundation

Indexes:

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

Excused: 2 - Council Member Carter, and Council Member Herbold

Presiding: 1 - Mayor Dodgen

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

9. Acknowledgment of Bills

- a. [21-447](#) Check Report: December 6, 2021 through December 17, 2021

Indexes:

The bills were acknowledged

10. Executive Session

The regular meeting was recessed and the council went into Executive Session at 7:36 pm. The regular meeting reconvened at 8:39 pm.

- a. [13-053](#) Deliberation regarding Economic Development Negotiations in accordance with Section 551.071 and 551.087 - Steve Parker, City Manager

Indexes:

11. Adjournment

There being no further business before the council the meeting adjourned at 8:39 pm.

Donna Dodgen, Mayor

Attest:

Naomi Manski, City Secretary