



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes - Final

### City Council

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Tuesday, April 19, 2022

5:30 PM

Council Chambers

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#### 1. Call to Order

*The City Council met in a Public & Virtual REGULAR Called Meeting on Tuesday, April 19, 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 Jeremy Roy

#### 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.**

*Dr. Yvonne De La Rosa, Executive Director of Teatro De Artes De Juan Seguin. Cordially invited everyone to come out to the 40th Anniversary Cinco De Mayo celebration and recital on April 29, 2022 at Texas Lutheran University, Jackson Auditorium at 7:00 p. m.*

*Janice Weaver represents the South Texas Pregnancy Care Center at 975 W. Court currently but in the future will be moving to 1348 E. Kingsbury. Ms. Weaver wanted to thank council for agreeing to give a 50 percent fee discount up to a cap of ten thousand dollars for the building of the new facility. The Center is looking forward to serving the community and she brought some statistics to show council what they do and what types of citizens they serve.*

*Paul Martin*

*605 Elm St*

*Seguin, TX ,78155*

*Mr. Martin came to express his feelings to City Council on the rapid growth of Seguin in which he is not in favor of. Mr. Martin read several passages from two books.*

*Jordon De La Garza, Political Director for Monica De La Cruz for Congress*

*151 Lone Oak*

*Seguin, TX, 78155*

*Mr. De La Garza spoke to council to announce that Congressman Jay T. Thompson will be in Seguin on May 2, 2022 at 12:30 p.m. for a fundraiser if anyone would like to attend to please give him a call as he left his card.*

*Kyle Kramm, Director of Main Street; extended an invitation to everyone for Earth Day and Spring Trade days on April 30th between 10 a.m. - 3 p.m. Also Hosting for the first time National Travel Tourism Week, and on Thursday, May 5th will be having a small reception at the Library with guest Erica Boyd, Director of Communications, Texas Travel Alliance.*

*Jack Jones, Director of Parks and Recreation, announced that the Seguin Independent School District, and the City of Seguin were partnering to host a Community Kite Festival on Saturday, April 23, 2022 between 10 a.m. and 1 p.m. at Manual C. Castillo Park. There will be kids activities, arts and crafts and kite give away, free food and drinks. This is all in recognition of Metal Health Awareness Month.*

*Fire Chief, Dale Skinner; gave a reminder that the Central Fire Station rededication Ceremony would be on Wednesday, April 20th from 3 p.m. to 5 p.m., open to the Public at 110 Elm St.*

## **7. Consent Agenda**

**Council Member Mark Herbold made a motion to approve the Consent Agenda, Sonia Mendez seconded the motion with 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. 22-167**

City Council Meeting Minutes of April 4, 2022

**Indexes:**

**The Minutes of April 4, 2022 was approved**

### **b. 22-115 CC**

Ordinance on second and final reading amending the City of Seguin's Unified Development Code, Section 4.8 Road Adequacy and Chapter 7 Definitions; provide a severability clause; provide for publication; authorize city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances; and provide an effective date

**Indexes:**

**This Ordinance was adopted**

Enactment No: ORD 2022-033

- c. [22-146](#) Ordinance on second and final reading renaming Avenue E to Jesse Turner Avenue and amending the official street map to rename Avenue E to Jesse Turner Avenue; repealing all ordinances or parts thereof inconsistent or in conflict herewith; providing for severability; and providing for an effective date

**Indexes:****This Ordinance was adopted**

Enactment No: ORD 2022-034

- d. [22-157](#) Ordinance on second and final reading amending the Fiscal Year 2022 General Fund Budget of the City of Seguin, Texas; and declaring an effective date

**Indexes:****This Ordinance was adopted**

Enactment No: ORD 2022-035

- e. [22-158](#) 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:****This Ordinance was adopted**

Enactment No: ORD 2022-036

- f. [22-165](#) Ordinance on second and final reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, relevant portions of Chapter 74-Parks and Recreation, Subsection W - Wave Pool; providing a severability clause; providing for publication; authorizing city staff to submit this ordinance to the Seguin Code of Ordinances; and declaring an effective date

**Indexes:****This Ordinance was adopted**

Enactment No: ORD 2022-037

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

- a. [22-178](#) Resolution by the City Council of the City of Seguin, Texas authorizing certain representatives of the City to move forward with the proposed

issuance and sale of obligations to be designated as "City of Seguin, Texas Higher Education Facilities Corporation Higher Education Revenue Refunding Bonds (Texas Lutheran University Project), Series 2022"; preparing any necessary documents and agreements necessary to effectuate the proposed issuance of these bonds; authorizing and approving publication of notice of a hearing pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended; appointing new board members to the Board of Directors of the City of Seguin Higher Education Facilities Corporation; and other matters in connection therewith - Duane Westerman, SAMCO Capital Markets, Inc

**Indexes:**

*Allen Westerman of SAMCO Capital Markets, Inc. said he has been working with Texas Lutheran on their Capital Planning process and as part of the process have identified an opportunity to refund some bonds. Issuing bonds requires the University to go through the Higher Education Facilities Corporation board to do that and the City has agreed to set new directors.*

*Stephanie Leibe with Norton Rose Fulbright spoke on why new members of the board needed to be appointed, and the resolution this evening would allow that and also allows Norton Rose Fulbright to hold a public hearing intending to satisfy requirements of the IRS Code so that the bonds can be issued on a taxable base's. Also, public hearing will be available virtually.*

**Council Member Chris Aviles made a motion to approve this Resolution and Council Member Joe Rea seconded the motion. This Resolution was approved with 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 2022-061

**b. [ZC 04-22 CC](#)**

Public hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential 1 to Multi-Family High Density (MF-3) for two properties located at the 800 Blk of Water Tower Rd, Property Ids 57044 & 57046 (ZC 04-22)- Pamela Centeno, Director of Planning & Codes

**Indexes:**

*The regular meeting was recessed and the public hearing was called to order.*

*Citizen Comments*

*Edgar Zamora  
800 Water Tower  
Seguin, TX 78155*

*Mr. Zamora spoke on the point that he can only use 1/3 of the property because of the separation due to Mays Creek. He feels it should be rezoned for multi-family housing;*

*stating it would be for himself and his family.*

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

**Council Member Roy Jeremy made a motion to deny this Zoning Ordinance and Council Member Chris Aviles seconded the motion. This Zoning Ordinance was denied with 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. [22-154](#)**

Resolution awarding a tax exemption for the Recorded Texas Historic Landmark located at 617 North Guadalupe Street; and providing for an effective date - Kyle Kramm, Main Street & CVB Director/Historic Preservation Officer

**Indexes:**

**Council Member Chris Aviles made a motion to approve this Resolution and Council Member Chris Rangel seconded the motion. This Resolution was approved with 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 2022-062

**d. [22-170](#)**

Resolution awarding a tax exemption for the Recorded Texas Historic Landmark located at 308 South Erkel Avenue; and providing for an effective date - Kyle Kramm, Main Street & CVB Director/Historic Preservation Officer

**Indexes:**

**A motion was made by Council Member Rangel, 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 2022-063

**e. [22-179](#)**

Resolution authorizing the City of Seguin to participate in the Texas Cooperative Liquid Assets Securities System Trust; and declaring an effective date - Susan Caddell, Director of Finance

**Indexes:**

Council Member Mark Herbold made a motion to approve this Resolution and Council Member Chris Aviles seconded the motion. This Resolution was approved with 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 2022-064

f. [22-173](#)

Board and/or Committee Appointments - Mayor Donna Dodgen

a. Building & Standards Committee

**Indexes:**

A motion was made by Council Member Sonia Mendez, seconded by Council Member Joe Rea, that this Appointment was 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. **22-168**

Check Report: April 4, 2022 through April 14, 2022

**Indexes:**

*The bills were acknowledged*

10. **Executive Session**

*The regular meeting was recessed and the council went into Executive Session at 6:04 pm. The regular meeting reconvened at 6:28 pm.*

a. [13-053](#)

Deliberation regarding Economic Development Negotiations in accordance with Section 551.071 and 551.087 - Steve Parker, City Manager

**Indexes:**

b. [13-014](#)

Deliberation regarding Real Estate in accordance to Section 551.072 - Steve Parker, City Manager

**Indexes:**

11. **Workshop**

*The regular meeting was recessed and the council went into Workshop Session at*

6:29 pm.

- a. [22-180](#) Update to the City's Comprehensive Plan and Downtown Master Plan - Freese and Nichols

Indexes:

*Chance Sparks, Project Manager of Freese and Nichols, Inc. gave City Council an Update on the City of Seguin's Comprehensive Plan and Downtown Plan.*

**12. Adjournment**

*There being no further business before the council the meeting adjourned at 7:16 pm.*

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**Donna Dodgen, Mayor**

**Attest:**

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**Naomi Manski, City Secretary**