



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, March 1, 2022

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a REGULAR Called Meeting on Tuesday, March 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 Chris Aviles

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.

*Ms. Janice Weaver
156 High Country Dr.
Seguin, Tx*

Ms. Weaver spoke on behalf of the South Texas Pregnancy Care Center asking the City of Seguin to waive fees associated with construction and utilities for their new build on East Kingsbury Street. She was told that the City waived nearly all fees related to construction and utilities for the Guadalupe County Child Advocacy Center. The STPCC has a large footprint in the community as all our clients are provided free services, such as pregnancy tests, ultrasounds, many baby items. STPCC encourages their clients to choose life for their babies and they support them through education, material essentials and un-conditional love and acceptance until the child is

2 years of age. Please consider waiving of the fees at a future agenda.

*Mr. Gary Vaughan
503 South Crockett
Seguin, Tx*

Wanted to provide some feedback on two events that occur on the third Thursday of each month. The Chamber of Commerce Mixer and the Downtown Third Thursday event are held at the same time. Most of your downtown business owners are unable to attend the Chamber Mixer because they need to keep their businesses open. Maybe someone could talk with the Chamber, just a thought.

City Manager Steve Parker expressed the City's condolences to Fire Chief Dale Skinner and family on the death of a son-in-law (Christian Lopez). Mr. Parker told a funny and true story about Dale and Christian and then presented Dale with a cigar.

City Manager Steve Parker said that at this time there are 3 cases of Covid at GRMC.

Council Member Chris Rangel reminded everyone that Saturday, March 5, 2022 was the West-side Neighborhood Clean Up. Waste Connections will deliver roll-offs. They will be at Jones & Dolle area from 8:45 till noon.

6. Consent Agenda

A motion was made by Council Member Herbold, seconded by Council Member Aviles, 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. [22-098](#) City Council Minutes of February 15, 2022

Indexes:

The Minutes of February 15, 2022 was approved

- b. [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:

This Ordinance was adopted

Enactment No: ORD 2022-018

7. Action Items - Discussion and Possible Motion to Approve

- a. [22-063](#) Ordinance on second and final 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:

A motion was made by Council Member Herbold, seconded by Council Member Aviles, that this Ordinance be adopted. 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 2022-019

b. [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:

A motion was made by Council Member Rea, seconded by Council Member Rangel, that this Zoning Ordinance be adopted. 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

c. [ZC 43-21 CC](#)

Public hearing and Ordinance on first reading to consider a Zoning Change from Commercial (C) to Multi-Family High Density (MF-3) for a property located at the 2600-2700 Blk of State Hwy 46 N, Property ID: 172978, (ZC 43-21)-Pamela Centeno, Director of Planning & Codes

Indexes:

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

*Harry Jewett
307 W. Rhapsody Dr.
San Antonio, Tx*

Mr. Jewett said that this is a unique piece of property, close to a cemetery and the future Pecan Parkway. The project is a replica of the Clear Springs development.

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

d. [ZC 47-21 CC](#)

Public hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential 1 (R-1) to Multi-Family 2 (MF-2) for the properties located at 517B, 523 & 527 Prexy Dr, Property Ids 51103 & 51106 (ZC 47-21)-Pamela Centeno, Director of Planning & Codes

Indexes:

Director of Planning Pamela Centeno gave a presentation of where the property is located what the owner/developer plans. She did advise that the Planning & Zoning Commission denied the Zoning Request.

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 Rangel, seconded by Council Member Mendez, that this Zoning Ordinance be denied. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

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

e. [ZC 01-22 CC](#)

Public hearing and possible action on a request for a zoning change from Agricultural-Ranch (A-R) to Single-Family Residential 2 (R-2) and Commercial (C) for the property located on the SE corner of State Hwy 46 S and Jefferson Ave, Property Id 52779 (ZC 01-22)

Indexes:

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

Madeline Zwicke, Executive Director of Habitat for Humanity

Ms. Zwicke gave a presentation stating Guadalupe Valley Habitat has been part of the community since 1976. Thirty five homes have been built in Seguin. Guadalupe Valley Habitat for Humanity is an ecumenical Christian non-profit organization working in partnership with God's people in need to build modest, decent and affordable homes without interest of profit, thereby witnessing God's love in action. GVH comes before you asking for approval of a Zoning Request for 31 acres located at the SE corner of Hwy 46 & Jefferson Ave to support single-family residential homes and a future Habitat Guadalupe County Headquarters & ReStore.

*Michael Taylor
256 W. Court*

Seguin, Tx

Mr. Taylor advised that the Hwy 46 & Jefferson Avenue for retail store frontage (5.97 acres) and 119 residential homes on 25.34 acres.

John Arnold

Board of Directors

He came to show his support for the rezoning of this property and the hard work that Habitat for Humanity does for the community.

Dan Davis

2890 Coral Sky

Seguin, Tx

Came to show his support of the project.

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

A motion was made by Council Member Carter, 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

- f. [ZC 02-22 CC](#) Public Hearing and Possible Action on a request for a zoning change from Agricultural Ranch (A-R) to Single-Family Residential (R-2), Multi-Family High Density (MF-3), & Commercial (C) for a property located at the 3500 Blk of State Hwy 46 N, Property ID: 55455, (ZC 02-22)

Indexes:

This item was postponed until April 5, 2022.

This Zoning Ordinance was postponed

- g. [22-104](#) Resolution approving a waiver of building plan review, building permit and roadway impact fees for the remodel of the old Weinert School into the Veterans Outreach Center located at 205 East Weinert Street; and declaring an effective date - Steve Parker, City Manager

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 2022-041

- h. [22-097](#) Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a sole source purchase order in the amount of \$65,862.46 from Evoqua Water Technologies for a rotor brush assembly for the Geronimo Creek Wastewater Treatment Plant; and declaring an effective date - Timothy J. Howe, Director - Water / Wastewater Utilities

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 2022-042

- i. [22-095](#) Resolution authorizing the City Manager to enter into an agreement with CivicPlus, regarding the GSA quote in the amount of \$49,999.99 to redesign the city website; funded from the American Rescue Plan funds; and declaring an effective date - Shane McDaniel, Director of IT; Jennifer Sourdellia, PIO

Indexes:

A motion was made by Council Member Rea, 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 2022-043

- j. [22-096](#) Resolution authorizing the purchase of new desk phones totaling \$84,690 through the Sourcewell purchasing contract in support of the FY21-22 American Rescue Plan funded effort to upgrade the City's telecom infrastructure - Shane McDaniel, Director of IT

Indexes:

A motion was made by Council Member Carter, 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 2022-044

k. [22-102](#)

Proposed road closures of Nelda Street and Saunders Street related to various upcoming special events and/or facility rentals at the Seguin Events Complex - Jack Jones, Director of Parks and Recreation

Indexes:

A motion was made by Council Member Herbold, seconded by Council Member Carter, that the proposed road closure items 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

l. [22-101](#)

Ordinance on first reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 74, Summer Day Camp Program; providing for a severability clause; providing for publication; declaring an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances - Jack Jones, Director of Parks and Recreation

Indexes:

A motion was made by Council Member Carter, 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

m. [22-094](#)

Resolution authorizing participation with the State of Texas through the Office of Attorney General in the Endo Health Solutions, Inc, et al, and Teva Pharmaceuticals, et al Opioid Settlement; and approving the term sheets regarding the two settlements; authorizing the city manager to execute the related subdivision release forms and all other necessary documents in connection with the Teva and Endo settlements; and declaring an effective date - Andy Quittner, City Attorney

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:

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 2022-045

8. Acknowledgment of Bills

- a. [22-100](#) Check Report: February 14, 2022 through February 25, 2022

Indexes:

The bills were acknowledged

9. Executive Session

The regular meeting was recessed and the council went into Executive Session at 6:16 pm. The regular meeting reconvened at 7:08 pm.

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

Indexes:

10. Adjournment

There being no further business before the council the meeting adjourned at 7:08 pm.

Donna Dodgen, Mayor

Attest:

Naomi Manski, City Secretary