



City of Sequin

210 E. Gonzales Street
Sequin TX, 78155

Meeting Minutes - Final

City Council

Tuesday, September 6, 2022

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City of Council met in a regular Called Meeting on Tuesday, September 6, 2022 at 5:30 pm in the City Hall Council Chambers, City Hall, 210 East Gonzales in City of Sequin, with Mayor Donna Dodgen Presiding.

2. Invocation - Council Member Chris Rangel

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.

Eddie Davila, 1843 Eastwood Dr, Sequin Tx 78155, Mr. Davila officially announced that he would be seeking election for City Council District 8.

Nancy Brunington, 560 Three Oaks Rd, Sequin Tx 78155 Ms. Brunington stated that on Saturday, September 3rd on her property at 4075 Hwy 123 N., which is in the city limits of Sequin she found an abandon puppy. Animal Services would not take the puppy, but did finally tell Mrs. Brunington to take the puppy back to the property and they would pick it up. Mrs Brunington had no way to contain the dog and was told for her to thither it to a near by tree and was then would be given a citation for doing so. Mrs. Brunington spoke with Asst Chief Suarez to resolve the problem.

Jim Lievens, 225 Windwood Cir., Sequin, Tx 78155, Mr. Lievens requested that City

Council make some improvements to Link Rd. Mr. Lievens also thanked City Council for all they do, and continued to state that he feels that Navarro School ISD is a forgotten school district.

Joel Frederick, 8301 Huber Rd., Stating that the traffic on Link Rd. is a dangerous situation and that the City of Seguin has full control to rectify the problem. The Navarro ISD has grown and he is pleading that something be done with Link Rd.

City Council member Chris Rangel wanted to make an announcement that this weekend, the yearly Westend Neighborhood clean up would be going on if anyone wanted to volunteer, it will be from 9am -12pm meeting at the Juan Seguin Field at Jones and Dolle, Saturday, September 10th.

City Manager, Steve Parker gave kudos and acknowledgement to IT Department for being the only Local State or Federally government entity to be named in the CSO50 2022 Awards. The CSO50 awards recognize security projects that demonstrate outstanding thought leadership and business value.

City Manager, Steve Parker introduced Alan Cockrell who will be our interim while we do a search for a SSLGC General Manager.

6. Presentation

- a. [22-383](#) City of Seguin Financial Reports for the Nine Months Ended June 30, 2022 - Susan Caddell, Director of Finance

Indexes:

City of Seguin Financial Reports for the Nine Months Ended June 30, 2022 - Susan Caddell, Director of Finance

7. Consent Agenda

A motion was made by Council Member Herbold, seconded by Council Member Carter, that these items 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. [22-368](#) City Council Minutes of August 16, 2022

Indexes:

This Minutes was approved on the Consent Agenda.

- b. [22-327](#) Ordinance on second and final reading to consider the Voluntary Annexation of approximately 79.828 acres located along the 8100 Blk of N State Hwy 123, M Cherino Survey, Abstract 10 & AM Esnaurizar Survey, Abstract 20 in Guadalupe County, Texas Property Ids. 52447, 175355, 56244, 56245 & 52449 and 5.936 acres of the N State Hwy

123 right-of-way (VAN06072022)

Indexes:

This Ordinance was adopted

Enactment No: ORD 2022-068

c. [22-331](#)

Ordinance on second and final reading amending the Seguin Code of Ordinances Chapter 74, Parks, amending Article IV, Standards of Care for Youth Recreation Programs; providing for publication of this ordinance; providing a severability clause; providing for an effective date; and authorizing city staff to prepare this ordinance for submission as a supplement to the Seguin Code of Ordinances

Indexes:

This Ordinance was adopted

Enactment No: ORD 2022-069

d. [22-350](#)

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

Indexes:

This Ordinance was adopted

Enactment No: ORD 2022-070

e. [22-360](#)

Ordinance on second and final reading amending the Code of Ordinances, Chapter 2, Administration, Article II, City Council, to set compensation for the Mayor and City Council Members; providing a severability clause; authorizing city staff to prepare this Ordinance for submission as a supplement to the Code of Ordinance; and providing for an effective date

Indexes:

This Ordinance was adopted

Enactment No: ORD 2022-071

f. [22-384](#)

Approval of Quarterly Investment Report for Quarter Ended June 30, 2022 - Susan Caddell, Director of Finance

Indexes:

This Action Item was approved

g. [22-377](#)

Resolution authorizing the City Manager to sign an engagement letter for the fiscal year ended September 30, 2022 financial audit with Armstrong, Vaughan and Associates P.C. - Susan Caddell, Director of Finance

Indexes:**This Resolution was approved**

Enactment No: RES 2022-125

- h. [22-372](#) Resolution authorizing the City Manager to execute a Management Services Agreement with the Seguin Economic Development Corporation; and declaring an effective date - Josh Schneuker, Director of Economic Development

Indexes:**This Resolution was approved**

Enactment No: RES 2022-126

- i. [22-382](#) Resolution approving the Management Services Agreement between the City of Schertz, City of Seguin, and the Schertz/Seguin Local Government Corporation; and providing an effective date - Alan Cockerel, Interim General Manager

Indexes:**This Resolution was approved**

Enactment No: RES 2022-127

- j. [22-388](#) Resolution of the City Council of Seguin, Texas authorizing the City Manager to execute a Facilities Use Agreement between the City of Seguin, Texas and the Seguin Independent School District for use of the "Smokey" Joe Williams Baseball Field, east side of Max Starcke Park, Starcke Park Golf Course, and the Park West concession building and large pavilion area; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:**This Resolution was approved**

Enactment No: RES 2022-128

- k. [22-389](#) Resolution of the City Council of Seguin, Texas authorizing the City Manager to execute a Facilities Use Agreement between the City of Seguin, Texas and the Navarro Independent School District for use of the east side of Max Starcke Park and the Starcke Park Golf Course; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:**This Resolution was approved**

Enactment No: RES 2022-129

- I. [22-385](#) Resolution authorizing purchase of two-hundred and sixteen (216) Form 12S Meters from Techline for use by the City's Electric and Utility Services Department - Adam Ryals, Utility Warehouse Manager and Rick Cortes, Deputy City Manager

Indexes:

This Resolution was approved

Enactment No: RES 2022-130

- m. [22-410](#) Amended Resolution calling for a General and Special Election to be held November 8, 2022, changing the charter propositions from numbered to letters - Andy Quittner, City Attorney

Indexes:

This Resolution was approved as amended

Enactment No: RES 2022-131

- n. [22-398](#) Submit Official Ballot to appoint members to the Texas Municipal League Intergovernmental Risk Pool Board of Trustees for Place 6, Place 7, Place 8, and Place 9 - Mayor Donna Dodgen

Indexes:

This Action Item was approved

- o. [22-367](#) Check Report: August 15, 2022 through September 2, 2022

Indexes:

The bills were acknowledged

This Action Item was approved

8. Action Items - Discussion and Possible Motion to Approve

- a. [ZC-15-22 CC](#) Ordinance on second and final reading to consider a Zoning Designation to Single-Family Residential (R-1) for a property located at the 8100 Blk of State Hwy 123 N (A), Property ID(s): 52447, 56244, 56245, and 175355, (ZC 15-22)

Indexes:

A motion was made by Council Member Aviles, 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 2022-072

b. [ZC-16-22_CC](#)

Ordinance on second and final reading to consider a Zoning Designation to Zero Lot Line (ZL) for a property located at the 8100 Blk of State Hwy 123 N (B), Property ID(s): 56244, 52449, and 175335 (ZC 16-22)

Indexes:

A motion was made by Council Member Herbold, seconded by Council Member Rea, 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 2022-073

c. [ZC 14-22_CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Agricultural-Ranch to Commercial for the SE corner of US 90 E & IH 10 E, Property Id 43195 (ZC 14-22)- Pamela Centeno, Director of Planning & Codes

Indexes:

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

Citizen Comments: Jessica Torres, 300 Sunbelt, Seguin, Texas 78155, Mrs. Torres request a little more explanation of what exactly will be taking place regarding the zoning change stating she was not able to attend the last council meeting with the first reading.

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

A motion was made by Council Member Herbold, seconded by Council Member Rangel, 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. [22-400](#)

Resolution approving a request from Seguin ISD to waive abatement fees and release property liens filed against the property located at 611 San Antonio Avenue; and providing an effective date - Pamela Centeno, Director of Planning & Codes

Indexes:

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

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Carter, Council Member Mendez, Council Member Herbold, and Council Member Rea

Abstain: 1 - Council Member Rangel

Enactment No: RES 2022-132

- e. [22-406](#) Public hearing on a proposal to increase total tax revenues from properties on the tax roll in the preceding year - Susan Caddell, Director of Finance

Indexes:

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.

- f. [22-405](#) Public Hearing on FY2023 Budgets - Susan Caddell, Director of Finance
- a. General Fund
 - b. Debt Service Fund
 - c. Special Revenue Fund
 - d. Utility Fund

Indexes:

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.

- g. [22-358](#) Public Hearing and Resolution to consider a removal of a segment of Future Collector A identified in the City of Seguin Master Thoroughfare Plan that is on the property at 550 Brackenridge Lane - Melissa Reynolds, P.E., MPA, CFM, Director of Engineering

Indexes:

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

Citizen Comments: Steve Bruington, 560 Three Oaks Rd, Seguin, Tx., stated he is the President CHB Property LLC, we own the 30.8 acres between Turtle Lane and Breckenridge Ln. and we support the removal of the thoroughfare as we do not see any need for that. We support Zoning and Planning's recommendations.

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

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:

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 2022-133

h. [22-369](#)

Ordinance on first reading increasing the effective rate of the Wastewater Impact Fee from \$5,711.00 to \$7,139.00; approving the Effective Fees to be charged; providing for publication of this ordinance; authorizing staff to prepare this ordinance for submission to the Seguin Code of Ordinances; and providing for an effective date - Timothy Howe, Director - Water / Wastewater Utilities

Indexes:

Director of Water/Wastewater Tim Howe provided a slide to show the Impact Fees Comparison to City Council.

City Manager Steve Parker stated that he wanted City Council to be aware that there is a lot of discussion during the water/wastewater rate updates about future developments and what the city's policy should be in moving forward relating to new developing paying for its fare share of the cost. The negative is that it will impact the price of a home in the future for new people moving into the city.

Deputy City Manager, Rick Cortes, stated that an Impact Fee committee will be established. It is typically the P& Z committee, this year one additional person will be added and the process will begin very soon.

A motion was made by Council Member Herbold, 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

i. [22-399](#)

Resolution of the City Council of Seguin, Texas approving the use of City of Seguin Right-of-Way for construction of the nine pickleball courts at the Seguin-Saegert Pickleball Complex located at 418 W. Mountain St.; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:

A motion was made by Council Member Mendez, 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 2022-134

- j. [22-387](#) Ordinance on first reading amending the Seguin Code of Ordinances Chapter 74, Parks, amending Article II, Parks and Recreation Advisory Board; providing for publication of this ordinance; providing a severability clause; providing for an effective date; and authorizing city staff to prepare this ordinance for submission as a supplement to the Code of Ordinances - Jack Jones, Director of Parks and Recreation

Indexes:

A motion was made by Council Member Aviles, seconded by Council Member Carter, 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

- k. [22-380](#) Ordinance on first reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 86, Solid Waste Article II Garbage and Article IV Curbside Recycling; providing a severability clause; publication; and effective date; and authorizing staff to submit this ordinance as a Supplement to the Seguin Code of Ordinances - Rick Cortes, Deputy City Manager

Indexes:

A motion was made by Council Member Mendez, seconded by Council Member Carter, 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

- l. [22-376](#) Resolution amending the Fiscal Year 2022 Seguin Economic Development Corporation Budget - Josh Schneuker, Director of Economic Development

Indexes:

Seguin Economic Development Director, Joshua Schneuker presents a slide presentation on Fiscal Year 2022-2023 Seguin Economic Development Corporation Budget.

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

Abstain: 1 - Council Member Mendez

Enactment No: RES 2022-135

m. [22-371](#)

Resolution adopting the Fiscal Year 2022-2023 Seguin Economic Development Corporation Budget - Josh Schneuker, Director of Economic Development

Indexes:

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

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Herbold, and Council Member Rea

Abstain: 1 - Council Member Mendez

Enactment No: RES 2022-136

n. [22-373](#)

Resolution authorizing certain expenditures by the Seguin Economic Development Corporation (SEDC) to fund the Lawson Street Reconstruction Project, which has been found by the SEDC Board of Directors to be required infrastructure necessary to promote or develop new or expanded business enterprises - Josh Schneuker, Director of Economic Development

Indexes:

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

Presiding: 1 - Mayor Dodgen

Aye: 6 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Herbold, and Council Member Rea

Abstain: 1 - Council Member Mendez

Enactment No: RES 2022-137

o. [22-374](#)

Resolution approving an Agreement between the City of Seguin and

Tyson Farms, Inc. for the Texas Rural Business Fund (TxRBF) Grant Program, as required by the Texas Department of Agriculture - Josh Schneuker, Director of Economic Development

Indexes:

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

Abstain: 1 - Council Member Mendez

Enactment No: RES 2022-138

- p. [22-404](#) Resolution of the City Council of Seguin, Texas authorizing the possible Closure of Convent Street during St. James Catholic School Hours; and declaring an effective date - Steve Parker, City Manager

Indexes:

A motion was made by Council Member Carter, 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 2022-139

9. Closed Session

- 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:

10. Action Items - Discussion and Possible Motion to Approve

- a. [22-378](#) Resolution approving the purchase agreement for 200 South Austin Street - Kyle Kramm, Main Street & CVB Director/HPO

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:

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 2022-140

b. [22-407](#)

Resolution authorizing a Purchase and Sale Agreement between the Seguin Economic Development Corporation and Maruichi Stainless Tube Texas Corporation; and providing an effective date - Josh Schneuker, Executive Director

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 2022-141

c. [22-408](#)

Resolution authorizing a Performance Agreement between the Seguin Economic Development Corporation and Maruichi Stainless Tube Texas Corporation; and providing an effective date - Josh Schneuker, Executive Director

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 2022-142

11. Adjournment

There being no further business before the council the meeting adjourned at 7:32 pm.

1. **Seguin Public Facility Corporation Board of Directors to be held on Tuesday, September 6, 2022 at 6:00 pm or immediately following the City Council meeting to consider:**

Call to Order

The City Council met in a PUBLIC FINANCE CORPORATION Meeting on at 7:33 pm in the City Hall Council Chambers, City Hall, 210 East Gonzales in City of Seguin, with Mayor Donna Dodgen presiding.

Citizens to be Heard

There being No Citizen Comments, the meeting continued.

a. [22-402](#)

Election of Officers

President: _____

Vice-President: _____

Treasurer: _____

Secretary: _____

Indexes:

A motion was made by Council Member Roy that Donna Dodgen be elected a President, Joe Rea as Vice-President, Monica Carter as Treasurer, and Chris Rangel as Secretary, 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

b. [22-403](#)

Resolution inducing the Lily Springs Apartments in partnership with Vaquero Multifamily, LLC, to be located at approximately the northeast corner of Hwy 46 & Cordova Road; and authorizing the execution of a Term Sheet; and other matters in connection therewith

Indexes:

A motion was made by Council Member Herbold, 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 2022-143

- c. [22-409](#) The Board reserves the right to enter into an Closed Session at any time to discuss any of the agenda items pursuant to Section 551.071 (Consultation with Attorney) or 551.072 (Deliberation Regarding Real Property)

Indexes:

2. Adjournment

There being no further business before the council the meeting adjourned at 8:11 pm.

Donna Dodgen, Mayor

Attest:

**Kimberly Allison
Deputy City Secretary**