



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

---

Tuesday, August 17, 2021

5:30 PM

Council Chambers

---

#### Public & Virtual

#### 1. Call to Order

*The City Council met in a Public & Virtual REGULAR Called Meeting on Tuesday, August 17, 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 Sonia Mendez

#### 3. Pledge of Allegiance/Salute to the Texas Flag

#### 4. Roll Call

**Present:** 8 - 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, Council Member Joe Rea, and Council Member Penny Follis

**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.**

*Council Member Jeremy Roy said that members from Oakwood Baptist Church in New Braunfels stood around Resolute Hospital and prayed for all the doctor's and nurses. I know GRMC is going through a stressful time with COVID, so if you see a doctor or nurse please "thank them for all their hard work."*

*Council Member Joe Rea announced that his son Joseph is recovering after surgery.*

*Mayor Donna Dodgen said that there is a City employee that lost his home during the fire at Summer's Bend. Tim Howe said that the Rivera Family is very appreciative of the employees and community for their support.*

*Mayor Dodgen reminded the citizens August 26th at 5:30 pm is a public hearing on the*

*Stormwater Drainage fee at the Coliseum***6. Presentation**

- a. [21-251](#) AACOG presentation and update regarding Connect Seguin Bus route, pertaining to route, ridership and outlook - Rick Cortes, Deputy City Manager and Sean Scott, Transportation Director, Alamo Area Council of Government

**Indexes:**

*Sean Scott with Alamo Transit gave a presentation on the Connect Bus route since 2017. Ridership was over 80% before 2020 COVID-19 pandemic. This year our ridership is at 60% but it will get back to the over 80%.*

- b. [21-284](#) Update on the COVID-19 - Steve Parker, City Manager

**Indexes:**

*City Manager Steve Parker provided the latest numbers in Seguin, Guadalupe County, and Guadalupe Regional Medical Center. The number of cases and deaths reported on May 18, 2021 were 2,498,217 cases and 49,990 deaths in the State.*

*August 17, 2021 - 2,808,388 confirmed cases and 53,091 deaths*

*COVID hospitalizations vs Hospital Capacity:*

*Currently - 18.92%*

*May 18th - 3.37%*

*High - 30.59%*

*32 people currently hospitalized at GRMC*

*14 in critical care (11 being held in ER)*

*7 day rolling average for new daily admits - 5 patients*

*7 day rolling average for COVID patients - 32 patients*

*Community Vaccine Clinics held:*

*August 10th Clinic in Schertz - 33 vaccines*

*August 11th Clinic in Schertz - 33 vaccines*

*August 13th Clinic in New Berlin - 17 vaccines*

*August 14th Clinic in Seguin (Our Lady of Guadalupe) - 133 vaccines*

*Guadalupe County Vaccines to Date:*

*Number of People Vaccinated with one dose - 82,488*

*Number of People Fully Vaccinated - 70,178*

*Estimated Population 12 years and older - 139,873*

*50.17% of population vaccinated*

*Employee Update:*

*7 COVID Positive*

*1 Pending Results*

*4 Being Monitored*

*Council Member Monica Carter said she is concerned for our community with the recent numbers continually going up. She encouraged everyone to wear their mask. It not only protects you but everyone around you. Mayor Donna Dodgen agreed and said that the key to being safe is to "layer up", whether it is wearing a mask, good hand*

*sanitation. It is your choice how you chose to protect yourself.*

## 7. 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:** 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

- a. [21-269](#) City Council Minutes for August 3, 2021

**Indexes:**

**This Minutes of August 3, 2021 was approved**

- b. [ZC 16-21 CC](#) Ordinance on second and final reading to consider a request for a zoning designation to Rural Residential (R-R) for a property located at River Road and W Kingsbury, Property ID: 50454, (ZC 16-21)

**Indexes:**

**This Zoning Ordinance was adopted**

Enactment No: ORD 2021-043

- c. [ZC 18-21 CC](#) Ordinance on second and final reading to consider a zoning change from Single Family Residential 1 (R-1) and Commercial to only Commercial (C) for a property located at 115 East New Braunfels Street, property ID 23211 (ZC 18-21)

**Indexes:**

**This Zoning Ordinance was adopted**

Enactment No: ORD 2021-044

- d. [21-265](#) 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 Code of Ordinances

**Indexes:**

**This Ordinance was adopted**

Enactment No: ORD 2021-045

- e. [21-258](#) Ordinance on second and final reading amending the Fiscal Year 2021

## Utility Fund Budget of the City of Seguin, Texas

Indexes:**This Ordinance was adopted**

Enactment No: ORD 2021-046

- f. [21-256](#) Ordinance on second and final reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule for relevant portions of Chapters 18, 22, 74, 82 and Appendix A; 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

Indexes:**This Ordinance was adopted**

Enactment No: ORD 2021-047

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

- a. [21-252](#) Resolution approving the Fiscal Year 2021-2022 Seguin Economic Development Corporation Budget - Josh Schneuker, Director of Economic Development

Indexes:**A motion was made by Council Member Herbold, seconded by Council Member Aviles, that this Resolution be approved. The motion carried by the following vote:****Presiding:** 1 - Mayor Dodgen**Aye:** 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: RES 2021-075

- b. [21-253](#) 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:**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:****Presiding:** 1 - Mayor Dodgen

**Aye:** 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: RES 2021-076

c. [21-254](#)

Resolution authorizing the termination of a Tax Abatement Agreement between the City of Seguin and CoffeeTech Industries, Inc.- Josh Schneuker, Director of Economic Development

**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:** 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: RES 2021-077

d. [21-276](#)

Resolution waiving building permit and related fees including impact fees for the construction of up to ten homes per year by Habitat for Humanity - Pamela Centeno, Director of Planning & Codes

**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:** 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: RES 2021-078

e. [21-267](#)

Resolution authorizing the City Manager to execute a professional services agreement between the City of Seguin and Roadway Asset Services, LLC, for administration related to implementing an Asset Management System for Pavement Rehabilitation - John Donnelly, Director of Public Works

**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:** 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: RES 2021-079

f. [21-281](#)

Street closure request for Word Image Ministries to host Jesus Lives Cristo Christian Concert on Saturday, September 25, 2021, in the 100 Block of East Donegan and East Nolte Street; and declaring an effective date - Kyle Kramm, Main Street and CVB Director

**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:**

**Presiding:** 1 - Mayor Dodgen

**Aye:** 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

g. [21-282](#)

Street Closure request for the Pecan Fest Celebration on Saturday, October 30, 2021, in the 100 and 200 Blocks East Nolte, 100 - 300 Blocks East Donegan, 100-400 Blocks South River, 200 Block East Live Oak, 500 Block South Crockett, and 100 Blocks of East and West Gonzales Street, to include the sale of alcohol; and declaring an effective date - Kyle Kramm, Main Street and CVB Director

**Indexes:**

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

**Presiding:** 1 - Mayor Dodgen

**Aye:** 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

h. [21-277](#)

Resolution authorizing the City Manager to execute a Contract to Lease Golf Carts & GPS from Yamaha; and declaring an effective date - Bruce Allen, Golf Course Manager

**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:** 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: RES 2021-080

- i. [21-279](#) Resolution approving the selection of BGE, Inc., Halff Associates, Inc., Pape Dawson Engineers and TRC Engineers, Inc., as consulting engineers for the final design and implementation phase of the Texas General Land Office CDBG-MIT grant for four drainage projects; and declaring an effective date - Michael Sharp, Engineering Technician II

**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:** 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

Enactment No: RES 2021-081

- j. [21-283](#) Ordinance on first reading amending the FY2021 City of Seguin Special Revenue Fund Budget; and declaring an effective date - Susan Caddell, Director of Finance

**Indexes:**

**A motion was made by Council Member Follis, 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:** 8 - Council Member Roy, Council Member Aviles, Council Member Rangel, Council Member Carter, Council Member Mendez, Council Member Herbold, Council Member Rea, and Council Member Follis

## 9. **Acknowledgment of Bills**

*The bills were acknowledged*

- a. [21-270](#) Check Report: August 2, 2021 through August 13, 2021

**Indexes:**

## 10. **Adjourn from the Regular Session and Convene a Budget Workshop**

*The regular meeting was recessed and the Council went into Budget Workshop at 6:22 pm.*

- a. [21-278](#) Discussion of the proposed budget for FY2021-FY2022 - Steve Parker, City Manager
- a. General Fund
  - b. Debt Service Fund
  - c. Special Revenue Fund
  - d. Utility Fund

**Indexes:**

*Director of Finance Susan Caddell provided the City Council with a couple of changes 1) based on the estimates for the Indigent Health, the anticipated cost came in \$40,182 less than we budgeted. 2) Increase Parks & Recreation Programs by \$10,000 for Expense and Revenue.*

*Council Member Jeremy Roy said he expected to hear feedback on the increased tax rate, but he has heard nothing.*

*Council Member Mark Herbold said he has heard from residents within his neighborhood and he has a concern with the increased value of appraisals, stormwater drainage fee, and then an increase in the tax rate. You are hitting folks with 3 increases in one year. Council Member Penny Follis said she agreed with Council Member Herbold.*

*City Manager Steve Parker said staff could look at the proposed budget again since the city is getting more money from sales tax than anticipated. Currently, we have a lot of high dollar capital improvements we are beginning soon and with the City Engineer leaving I feel that we could put the brakes on the stormwater drainage fee for a few months or even next year. This fee will have an affect on residential and commercial companies and this would allow them to prepare their budgets for the fee.*

*Mayor Dodgen informed the City Council that tonight we propose the new tax rate and then on September 7, 2021 will be a public hearing and discussion of what we want to do. The first reading on a tax rate will be September 21, 2021.*

**11. Adjourn from the Budget Workshop and Convene a Regular Meeting**

*The budget workshop was recessed and the Council regular meeting reconvened at 6:29 pm.*

- a. [21-271](#) Propose a new Tax Rate of \$0.5462 per \$100 valuation for FY2022 - Susan Caddell, Director of Finance

**Indexes:**

**Council Member Roy, and seconded by Council Member Rea, made a motion to place a proposal to adopt a tax rate of \$.5462 per \$100 valuation on an agenda of a future City Council meeting. The motion carried by the following roll call vote:**

**Presiding:** 1 - Mayor Dodgen

**Nay:** 2 - Council Member Aviles, and Council Member Herbold



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

## **12. Executive Session**

*The regular meeting was recessed and the council went into Executive Session at 6:31 pm. The regular meeting reconvened at 7:01 pm.*

- a. [14-108](#) Deliberate regarding Real Property and Economic Negotiations in accordance with Section 551.087, 551.071 and 551.072 - Steve Parker, City Manager

Indexes:

## **13. Adjournment**

*There being no further business before the council the meeting adjourned at 7:01 pm.*

---

**Donna Dodgen, Mayor**

**Attest:**

---

**Naomi Manski, City Secretary**