



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, September 7, 2021

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a REGULAR Called Meeting on Tuesday, September 7, 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.

*Julian Leal
849 Prexy
Seguin, Tx*

Spoke to the City Council on the book titled Jose Navarro.

*Connie Ramirez
114 Navasota Lane
Seguin, Tx*

Spoke to City Council on the newly named Guadalupe Field of Honor. The 2022 event will be held in July at Faith Lutheran Church at the corner of Hwy 123 Bypass & Cedar

Street. During the 2021 event the group handed out over 800 flags but only 200 were sponsored. The turnout for the event was disappointing. Would like to see all the City Council, County Commissioners, all elected officials attend this event.

*Commander Felicia Ramirez
America Legion Post 345
618 East Kingsbury
Seguin, Tx*

Commander Ramirez said that they would like to set up on City facilities to make First Responders breakfast this Friday for all the Police, Fire, and EMT personnel. The event in 2022 will be bigger and better.

Council Member Chris Aviles said that the Field of Honor set-up and coordination is a lot of work and dedication. I support these ladies 100% and would like to see a large turn-out for the event.

Council Member Chris Rangel wanted to remind everyone that Saturday, 9-11 is their Neighborhood Clean Up 8:00 - 12:00. If anyone has a truck and trailer that would be great, as of now we have only one. Come help if you can.

Chief Terry Nichols said that the 9/11 Memorial Service will be held at the Seguin Police Station beginning @ 9:00 a.m. Afterwards we will go to the Neighborhood Clean Up.

*City Manager Steve Parker provided a brief COVID Update to City Council.
COVID numbers in the State of Texas: Confirmed Cases 3,101,054 and 57,110
Deaths*

COVID Hospitalizations vs Hospital Capacity:

*Currently - 18.71%
August 17th - 18.92%
May 18th - 3.37%
High - 30.59%*

Guadalupe County Vaccines to date:

*Number of people vaccinated with at least one dose - 86,566
Number of people fully vaccinated - 77,908
Estimated population 12 years and older - 139,873
53.55% of population vaccinated*

Hospital Update:

*40 people currently hospitalized at GRMC
14 in critical care (12 on vent)
7 day rolling average for new daily admits - 6 patients
7 day rolling average for COVID patients - 39 patients
Positivity rate of 26.3%*

Employee Update:

*13 employees - COVID positive
2 employees - pending results
1 employee - being monitored*

Was 53 total on December 31, 2020

6. Presentation

- a. [21-247](#) Update on the San Antonio Food Bank - Mario Obledo, Chief of Government & Public Affairs

Indexes:

Mario Obledo, Jr., Chief of Government & Public Affairs, gave a presentation of the role of the San Antonio Food Bank. Their mission is to fight hunger in Southwest Texas through food distribution, programs, education, and advocacy. The San Antonio Food Bank and New Braunfels Food Bank have provided food throughout our region during the COVID-19 pandemic. They have partnered with Guadalupe Regional Medical Center to serve 1,000's of families in Seguin. On an average the SA Food Bank serves 58,000 each week.

- b. [21-296](#) City of Seguin Financial Reports for the Nine Months Ended June 30, 2021 - Susan Caddell, Director of Finance

Indexes:

Director of Finance Susan Caddell presented the City of Seguin Financial Reports for the nine months ended June 30, 2021.

7. Consent Agenda

A motion was made by Council Member Herbold, seconded by Council Member Rea, that the Minutes and Ordinance 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. [21-286](#) City Council Meeting Minutes of August 17, 2021

Indexes:

The Minutes of August 17, 2021 was approved

- b. [21-283](#) Ordinance on second reading amending the FY2021 City of Seguin Special Revenue Fund Budget; and declaring an effective date

Indexes:

This Ordinance was adopted

Enactment No: ORD 2021-048

8. Action Items - Discussion and Possible Motion to Approve

- a. [21-302](#) Public Hearing on FY2022 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.

b. [21-292](#)

Public Hearing on a proposal to increase total tax revenues from properties on the tax roll in the preceding tax 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.

City Manager Steve Parker did advise based on City Council's request and Ms. Caddell's reworking the numbers since the estimate for Indigent Healthcare was \$40,000 less than anticipated, the tax rate is proposed to be the same as the past five years.

c. [21-293](#)

Resolution authorizing the City Manager to execute an Indigent Healthcare Agreement for FY2022 between Guadalupe Regional Medical Center, the City of Seguin, and Guadalupe County; and declaring an effective date of September 1, 2021 - Elizabeth McCowan, GRMC's Director of Risk and Legal Affairs

Indexes:

A motion was made by Council Member Roy, 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 2021-082

d. [ZC 19-21 CC](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Rural Residential (R-R) to Commercial (C) for a 2-acre portion of the property located at River Road and West Kingsbury, Property ID: 50454, (ZC 19-21)- Pamela Centeno, Director of Planning & Codes

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.

A motion was made by Council Member Herbold, seconded by Council Member Follis, that this Zoning 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

e. [21-280](#)

Resolution authorizing the City Manager to enter into a Professional Services contract with TRC Engineering, Inc., in the amount of \$53,662 for the Walnut Branch Spillway Repair and Bank Stabilization - Phase I - Billy Hornung, P.E., Project Engineer

Indexes:

A motion was made by Council Member Follis, seconded by Council Member Roy, 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 2021-083

f. [21-298](#)

Resolution authorizing the City Manager to execute an Interlocal Agreement between the City of Seguin and the City of Schertz for the provision of fire protection in the unincorporated area of Guadalupe County; and declaring an effective date - Dale Skinner, Fire/EMS Chief

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 2021-084

g. [21-297](#)

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, Max 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:

A motion was made by Council Member Carter, seconded by Council Member Mendez, 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 2021-085

- h. [21-299](#) Approval of quarterly investment report for quarter ended June 30, 2021 - Susan Caddell, Director of Finance

Indexes:

A motion was made by Council Member Herbold, 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

- i. [21-294](#) Resolution authorizing the City Manager to sign an engagement letter for the fiscal year ended September 30, 2021 financial audit with Armstrong, Vaughan, and Associates, P.C. - Susan Caddell, Director of Finance

Indexes:

A motion was made by Council Member Follis, seconded by Council Member Carter, 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 2021-086

- j. [21-301](#) Ordinance on first reading amending the Fiscal Year 2021 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

Indexes:

A motion was made by Council Member Roy, seconded by Council Member Rangel, 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

- k. [21-300](#) Resolution of the City Council of the City of Seguin, Texas awarding a bid in an amount not to exceed \$369,146.00 to Sullivan Contracting Services for exterior repairs to City Municipal Building; authorizing the City Manager to enter into a construction contract; and declaring an effective date - Greg Odom, Director of Facilities

Indexes:

A motion was made by Council Member Rea, seconded by Council Member Follis, 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 2021-087

- l. [21-290](#) Resolution nominating a candidate to serve on the Guadalupe Appraisal District Board of Directors - Mayor Donna Dodgen

Indexes:

A motion was made by Council Member Mendez, seconded by Council Member Follis, 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 2021-088

9. **Acknowledgment of Bills**

The bills were acknowledged

- a. [21-287](#) Check Report: August 16, 2021 through September 3, 2021

Indexes:

10. **Executive Session**

The regular meeting was recessed and the council went into Executive Session at 6:29 pm. The regular meeting reconvened at 7:05 pm.

- a. [13-053](#) Deliberation regarding Economic Development Negotiations in

accordance with Section 551.071 and 551.087 - Steve Parker, City Manager

Indexes:

- b. [13-048](#) Consultation with City Attorney in accordance with Section 551.072 regarding Deliberation on Real Property - Steve Parker, City Manager
- Indexes:
- c. [13-013](#) Deliberate contemplated litigation in accordance with Section 551.071 of the Texas Government Code - Andy Quittner, City Attorney
- Indexes:
- d. [15-048](#) In accordance with Section 551.071 - Deliberate pending litigation in the case Ron Varela v City of Seguin - Andy Quittner, City Attorney

Indexes:

11. Action Item - Discussion and Possible Motion to Approve

- a. [21-295](#) Resolution approving a Letter of Engagement with the Law Offices of Ryan Henry; and setting an effective date - Andy Quittner, City Attorney

Indexes:

A motion was made by Council Member Follis, seconded by Council Member Herbold, 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 2021-089

12. Adjournment

There being no further business before the council the meeting adjourned at 7:06 pm.

Donna Dodgen, Mayor

Attest:

Naomi Manski, City Secretary

