City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, October 19, 2021 | **5:30 PM** | **Council Chambers**

Public & Virtual

1. Call to Order

2. Invocation - Council Member Monica Carter

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.

Gary Vaughan
503 S Goodrich
Seguin, Tx

Thanked Councilman Roy and City Manager Steve Parker for coming out on the weekend to help a couple in Seguin that when it rains heavily their garage floods. Councilman Jeremy Roy sent out an SOS for assistance. Thanks to everyone who showed to provide assistance.

Ron McLane
3570 Old Daniel Rd
Seguin, Tx
&
Levi Anderson
12905 FM 725

Seguin, Tx

Mr. McLane said he is a member of the Church of Latter Day Saints and we have a program called "Just Serve Program" to allow people of all ages within the community the opportunity to serve where services are needed. This a source on how to help the community. You can go on-line and let them know of where a service is needed. Program has been very successful in other communities.

6. Presentation

a. 21-368 PID 101 - Steve Parker, City Manager

Indexes:

City Manager Steve Parker introduced Jon Snyder with P3 Works who provided a PID 101 presentation to the City Council. PID is a financial process or tool which is strictly approved by the City Council. There is no impact to the citizens of your community. It can be used for infrastructure, drainage, building improvements. Highly lucrative economic development tool can be useful when negotiating with developers. Grows the City's tax base without obligating City revenues. PID's can be used to forward the City's Comprehensive Plan, Thoroughfare Plan, and Parks Plan.
How is a PID created?
1. PID Petition submitted by developer
2. Professional Services executed and developer funds deposited with City
3. Public Hearing on advisability of creating a PID
4. Preparation of Service and Assessment Plan, PID Finance Agreement, and bond documents (if bonds are contemplated)
5. Public Hearing on levy of assessment
6. Assessment Ordinance, Service and Assessment Plan, and bond documents approved by City Council
7. Typically a 6 month process but timeline can vary widely

Financial Implications for the City:
PID Debt is non-recourse to the City
Bonds or Reimbursement Agreements are backed only by the assessments on the property within the PID
Issuance of PID debt by the City does not reduce the City's Bonding capacity
City keeps all of its ad valorem and sales tax revenues
Counts against Bank Qualified Debt limit

PID Creation and Administration:
All City costs incurred as a result of creating the PID should be paid by the developer via a cash escrow deposit with the City
Administration is typically contracted to a third party, overseen by the City and paid for by the PID at the same time and in the same manner as the annual installments of the assessments

More than $1.1 billion in PID debt has been issued by Texas Municipalities since January 2017

b. 21-331 Update on COVID-19 - Steve Parker, City Manager

Indexes:

City Manager Steve Parker presented an update on COVID-19.
State of Texas update - 3,468,881 confirmed cases with 67,847 confirmed deaths
Vaccine update:
Guadalupe County vaccines to date - one dose 91,209 and fully vaccinated 80,956
Estimated population 12 years and older 139,873
57.88% of population vaccinated

Guadalupe Regional Medical Center update:
11 people currently hospitalized
5 people in critical care (decreased of 50% since October 4 meeting)

Guadalupe County is teaming up with the National Guard to provide the community with multiple Covid-19 shot clinics. All clinics will be walk-in events and no registration required. Pfizer & Moderna vaccine be offered (1st dose only) on 11/4/2021 at the Seguin Performing Arts Center, 1315 E. Cedar Street, Seguin from 8:00 am to 5:00 pm.

Employee update:
2 employees - Covid positive
0 employees - pending or being monitored

7. Consent Agenda

A motion was made by Council Member Herbold, seconded by Council Member Rangel, 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. 21-365 City Council Minutes of October 4, 2021

Indexes:

The Minutes of October 4, 2021was approved

b. ZC 20-21 CC Ordinance on second and final reading to consider a Zoning Change from Commercial (C) to Single-Family Residential (R-1) for a property located at 1214 N. Milam St., Property ID: 23132, (ZC 20-21)

Indexes:

This Zoning Ordinance was adopted

Enactment No: ORD 2021-059

c. 21-351 Ordinance on second and final reading amending the Seguin Code of Ordinances, Chapter 14, Animals, amending Section 14-5, Prohibited Animals and adding a new Article VI, Performing Animal Exhibitions; and Appendix C, Chapter 14, to add a permit fee; providing for an effective date; providing a severability clause; providing for publication; 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 2021-060

8. Action Items - Discussion and Possible Motion to Approve

a. ZC 21-21 CC

Ordinance on second and final reading to consider a request for a zoning change from Agricultural Ranch (A-R) to Multi-Family High Density 3 (MF-3) for a property located at the 3500 Blk of SH 123 Bypass N., Property ID: 52359, (ZC 21-21)

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 Follis, 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: 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

b. 21-364

Public Hearing and consideration of a Resolution to approve a property tax abatement application submitted by Tyson Farms, a wholly owned subsidiary of Tyson Foods, Inc.; and to authorize a property tax abatement pursuant to the application; and declaring an effective date - Joshua Schneuker, Director of Economic Development

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 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 2021-106

c. 21-362 Resolution ratifying the purchase of a Motor Grader for Public Works utilizing the BuyBoard purchasing cooperative contract - John Donnelly, Director of Public Works

Indexes:

A motion was made by Council Member Rangel, 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 2021-107

d. 21-363 Resolution authorizing the purchase of a Wheel Roller for Public Works utilizing the HGACBuy purchasing cooperative contract - John Donnelly, Director of Public Works

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: 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 2021-108

e. 21-367 Appointment of a Board and/or Commission - Mayor Donna Dodgen
a. Public Library Foundation Board Appointment

Indexes:

A motion was made by Council Member Mendez, seconded by Council Member Follis, that this Appointment 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

9. Acknowledgment of Bills

a. 21-366 Check Report: October 4, 2021 through October 15, 2021

Indexes:

The bills were acknowledged

10. Adjournment

There being no further business before the council the meeting adjourned at 6:10 pm.

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Donna Dodgen, Mayor

Attest:

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Naomi Manski, City Secretary