



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes - Final

City Council

Tuesday, August 2, 2022

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a REGULAR Called Meeting on Tuesday, August 2, 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 - Mayor Pro Tem Joe Rea

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.

*Jason Biesenbach
632 East Cedar
Seguin, Texas*

Jason Biesenbach announced his intention to seek the Seguin City Council District 7 position. Mr. Biesenbach provided a brief background.

*Paul Martin
605 Elm Street
Seguin, Texas*

Paul Martin spoke on economics as we grow and the climate changes and air pollution.

See what growth does for the future generations.

Gary Vaughan
503 South Goodrich
Seguin, Texas

Gary Vaughan stated that his mother, Ruby Vaughan, was the 1949 City Women's Golf Championship. He was the 4 time winner of the Men's Golf Championship during the 1970's. Mr. Vaughan stated we need a Organic Junior golf program. In 1969 the City declared one week as "City Golf Week." Do not run the golf course as another utility. He suggested an Analysis Committee be put together to determine if we have the right personnel in the right position to operate the golf course.

Paul Gaytan
215 West Nolte St
Seguin, Texas

Paul Gaytan announced his intention to seek the Seguin City Council District 5 position. Spoke on his background/career.

Council Member Jeremy Roy said he is excited about Paul Gaytan seeking Council District 5 and he fully supports Mr. Gaytan. He said it has been a pleasure serving District 5 constituents and working with the Council Members these past 4 years.

Mayor Donna Dodgen reminded everyone that TxDot requests citizens to participate in an IH-10 survey. Please check the link on our facebook page for the survey. Mayor Dodgen read all the agencies who came together to fight the recent structure & grass fire.

City Manager Steve Parker also wanted to recognize all the Fire Departments that assisted Seguin with a serious fire and thankful they were able to limit the fire to the one structure.

6. Presentation

- a. [22-333](#) Certificate of Recognition to all Electric Department Employees for participating in the Texas Linemen's Rodeo - Mayor Donna Dodgen

Indexes:

Mayor Donna Dodgen presented Certificates of Recognition to the Seguin Electric Department that participated in the Texas Lineman's Rodeo.

- b. [22-323](#) Update on the Golf Course Capital Projects - Bruce Allen, Golf Course Manager

Indexes:

Golf Manager Bruce Allen introduced Greg Gallup, the new Golf Assistant who begins work on August 8, 2022.

Bruce Allen stated that in January 2022 \$1,500,000 of ARPA funds were approved for renovation of the Golf Course irrigation system. National Golf Foundation was contracted to conduct a study of our operational and capital needs at Starcke Park Golf Course. Mr. Ed Getherall led the study and provided a presentation on the data

collected. Provided the recent facility performance and the market demographic & economic factors.

Jeff Brauer and Brian Ross assessed design/routing; conditions, and safety. Typical life-cycle of golf course components is 20 to 30 years; Max Starcke Golf Course is well past this on all infrastructure. Course conditions are poor; Greens get a combination of high play, low maintenance budgets, older equipment, and presence of 7-8 mutations of grass has led to poor putting surfaces. Tees are undersized and un-level. Driving Range has insufficient teeing area and safety issues; Irrigation System and Bunkers are obsolete. Reached an inflection point and needs major overhaul to remain a viable golf course.

Renovation Option 1 (Recommended)

Rebuild/Replace major infrastructure components, including greens, green surrounds, tees, bunkers, irrigation system

Improve and enlarge driving range landing area and teeing area; mitigates safety issues

Add short game practice area

Re-route and enhances design features - Hole #'s 10, 14, 17, 18

Enlarge #18 irrigation lake

Pecan tree mitigation

Preliminary Cost Estimate is \$7.6 million

Renovation Option 2 (Recommended Plan if funding constraints)

Rebuild/Replace major infrastructure

Driving range work to tee area, nets, range machine only

No re-routing/design work to add interest and enhance safety

#18 lake dredged and possibly enlarged

Less tree mitigation

Preliminary Cost Estimate is \$5.85 million

(Does not include operating losses during construction year - estimated at \$850K for one-year/\$1.3 million for two-year projects)

City Manager Steve Parker said \$6 million would be a one-year renovation project with the \$1.5 million to begin with a architectural design. I think Option 2 is more what we were looking at. The remainder issued debt would be \$4.5 million. We can look at mitigating operational expenses and other areas, which would save money.

Golf Course Manager Bruce Allen & City Manager Steve Parker provided a Golf Course Renovation Timeline:

8/2/2022: NGF Consulting presentation

9/6/2022: Council votes to proceed and hire an architect

11/15/2022: Council votes to accept the chosen architect's bid

5/2/2023: Architect's presentation and vote to proceed with project

8/15/2023: Council votes to accept contractor's bid

11/1/2024: Project begins

10/1/2025: Course reopens

7. Consent Agenda

A motion was made by Council Member Herbold, seconded by Council Member Rangel, that the Consent Agenda 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

- a. [22-320](#) City Council Meeting Minutes of July 19, 2022

Indexes:

The Minutes of July 19, 2022 was approved

- b. [22-315](#) Ordinance on second and final reading amending the Seguin Code of Ordinances, Chapter 18, Buildings and Building Regulations, Articles I through VIII, to adopt the 2018 International Building Codes and the 2020 Electric Code; establishing administrative procedures and certain exceptions; providing for a severability clause, publication, and 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 2022-061

- c. [22-317](#) Ordinance on second and final reading amending the Seguin Code of Ordinances, Chapter 50 Fire Prevention and Protection, Article II, Fire Codes, to adopt the 2018 International Fire Code with exceptions and additions; providing for a severability clause; providing for publication; authorizing city staff to prepare this ordinance for submission as a supplement to the Code of Ordinances; and providing for an effective date

Indexes:

This Ordinance was adopted

Enactment No: ORD 2022-062

- d. [22-329](#) Resolution authorizing the City Manager to execute an Agreement between the City of Seguin and the Seguin Independent School District for the operation of the Jammin' After-School Adventures for Me program; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:

This Resolution was approved

Enactment No: RES 2022-110

- e. [22-332](#) Resolution of the City Council of the City of Seguin, Texas authorizing the

City Manager to enter into a Park Development Agreement with Peter Greenblum regarding the Meadows of Mill Creek Subdivision; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:

This Resolution was approved

Enactment No: RES 2022-111

- f. [22-324](#) Resolution approving the remount of a Frazer Type I ambulance on an International CV 515 Chassis from the Buyboard Cooperative Purchasing Agreement in the amount of \$241,052; utilizing ARP funds and declaring an effective date - Dale Skinner, Fire/EMS Chief

Indexes:

This Resolution was approved

Enactment No: RES 2022-112

- g. [22-325](#) Resolution approving the purchase of a Frazer Type I ambulance on a International CV 515 Chassis from the Buyboard Cooperative Purchasing Agreement in the amount of \$273,841; utilizing ARP funds and declaring an effective date - Dale Skinner, Fire/EMS Chief

Indexes:

This Resolution was approved

Enactment No: RES 2022-113

- h. [22-328](#) Proposed street closure request from the Seguin Matador Band Boosters to close a portion of East Cedar Street between Lamar Street and the eastern most driveway entrance of Faith Lutheran Church on Saturday, October 1, 2022, from 6 a.m. to 11 p.m. for the Annual Seguin Marching Festival - Jack Jones, Director of Parks and Recreation

Indexes:

This street closure for the Seguin Matador Band Boosters was approved

- i. [22-330](#) Approval of reports for the quarter ended June 30, 2022 for the following organizations that receive Occupancy Tax funding - Susan Caddell, Director of Finance
- a. Seguin Conservation Society
 - b. Mid-Texas Symphony
 - c. Teatro de Artes de Juan Seguin
 - d. Seguin-Guadalupe County Hispanic Chamber of Commerce
 - e. Seguin Heritage Museum
 - f. Guadalupe County Fair Association
 - g. Seguin LULAC Council #682

- h. Seguin Art League
- i. The Fields of Huber Ranch, LLC

Indexes:

The Quarterly Report was approved

- j. [22-337](#) Check Report: July 18, 2022 through July 29, 2022

Indexes:

The check report was approved

8. Action Items - Discussion and Possible Motion to Approve

- a. [22-326](#) Presentation of the proposed budget for FY2022-FY2023 - Steve Parker, City Manager and Susan Caddell, Director of Finance
 - a. General Fund
 - b. Debt Service Fund
 - c. Special Revenue Fund
 - d. Utility Fund

Indexes:

City Manager Steve Parker and Director of Finance Susan Caddell presented the proposed FY2023 Budget. This budget will raise more revenue from property taxes than last year's budget by an amount of \$2,093,914, which is a 16.10 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$971,028. The City's certified net taxable value has increased from \$2,809,272 to a taxable value of \$3,180,481,715. This is a \$371,213,443 or 13.2% increase. The average taxable of a home has increased from \$192,334 in FY22 to \$216,975 in FY23. This year's no new revenue tax rate is \$.4774, which is \$.0638 below the current tax rate of \$.5412. This rate is below our current rate due to the fact in FY2, we had a large increase in new property and new improvements. Last fiscal year, these values were not included in the calculation of the no new revenues rate calculation. This fiscal year, they are included in the calculation. As of the date of certification, there was still \$308,962,401 of taxable property under protest. After six years of maintaining the same tax rate, staff is proposing to decrease the tax rate to \$.5225. This increase above the no new revenue rate would bring an additional \$1.2 million. This increase would fund a larger cost of living increase for employees as well as additional police officers and other much needed positions. It would also begin the establishment of a Building/Infrastructure Fund. Due to the fact this rate is above the no new revenue tax rate, there is a requirement for a tax rate public hearing and additional tax rate legal notices.

Mr. Parker said we are recommending a 5% cost of living for all employees beginning in January 2023 and reviewed the proposed additional personnel for the Capital Projects and Engineering, Finance Department, Fire Department, Parks & Recreation, Planning & Codes, Telecommunications, Public Works, Golf Course, some position upgrades, and certification pay. He also reviewed the Capital Improvement Projects and Capital Equipment for the General and Utility Fund.

Mr. Parker and City Council did discuss possible increase in Elected Officials compensation. Susan Caddell said that there has only been one adjustment to the

salaries in the past 33 years that she is aware of. Mr. Parker will make some inquiries and bring something back for Council to consider.

b. [22-334](#)

Resolution by the Seguin City Council approving a Bond Resolution previously adopted by the Board of Directors of the Schertz/Seguin Local Government Corporation authorizing the issuance of obligations designated as "Schertz/Seguin Local Government Corporation Contract Revenue Improvement Bonds, New Series 2022A"; acknowledging that these bonds will be sold pursuant to the provisions of a purchase contract executed between the City of Schertz, Texas, the City of Seguin, Texas, and the Schertz/Seguin Local Government Corporation; authorizing the Mayor, the City Manager, and the City Secretary of the City of Seguin, Texas to execute on behalf of the City of Seguin, Texas all documents in connection with this transaction; and other matters in connection therewith - Duane Westerman, SAMCO Capital Markets, Inc.

Indexes:

A motion was made by Council Member Aviles, 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 2022-114

c. [22-335](#)

Resolution relating to establishing the City's Intention to Reimburse Itself for the prior lawful expenditure of funds relating to constructing various city improvements from the proceeds of tax-exempt obligations to be issued by the city for authorized purposes; authorizing other matters incident and related thereto; and providing an effective date - Duane Westerman, SAMCO Capital Markets, Inc.

Indexes:

A motion was made by Council Member Rangel, 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 2022-115

d. [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:

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 Rangel, 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

e. [ZC 12-22 CC](#)

Ordinance on second and final reading to consider a zoning change from Single-Family Residential 1 (R-1) to Duplex-2 (DP-2) for three properties located at 607, 611 & 615 E Martindale St., Property Id 39301 (ZC 12-22)

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 Roy, seconded by Council Member Aviles, 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

Enactment No: ORD 2022-063

f. [ZC 13-22 CC](#)

Ordinance on second and final reading to consider a zoning change from Commercial (C) to Multi-Family 3 (MF-3) for a 15.57 acre portion out of a 18.17 acre tract NE corner of State Hwy 46 N and Cordova Rd, Property ID 175347. (ZC 13-22)

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 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

Enactment No: ORD 2022-064

g. [22-252](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a professional engineering services contract with Pape-Dawson Engineers, Inc. in the amount of \$4,428,217.65, for the design and engineering services related to the MPO Project CSJ #0915-46-052 Cordova Road Reconstruction Project; and declaring an effective date - Melissa Reynolds, P.E., MPA, CFM, City Engineer

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 2022-116

h. [22-318](#)

Ordinance of the City Council of the City of Seguin, Texas on the second and final reading amending the Seguin Code of Ordinances Appendix C - Fee Schedules, Chapter 102, Utilities, Article III, Water Rates; and Article IV Wastewater Rates; 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:

Dan Jackson of Willdan Financial Services has continued to work with the City of Seguin in determining if any Water/Wastewater rate adjustments are needed. Based on the analysis, which included a review of projected SSLGC charges and adjusted Water & Wastewater Capital Improvement Program, it was determined that an increase above the recommended FY2022 will be required at this time. Willdan Financial Services recommendation is a 5% increase in all water & wastewater fees for FY2023.

A motion was made by Council Member Rea, 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

Enactment No: ORD 2022-065

- i. [22-319](#) Presentation on the City of Seguin Electric rates for FY2022-2023; providing for an effective date - Rick Cortes, Deputy City Manager
- Indexes:**
- Deputy City Manager gave a brief presentation on the City of Seguin electric rates for FY2023. There will be change in the electric rates.*

- j. [22-321](#) Ordinance of the City Council of Seguin, Texas on second and final reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, for relevant portions of Chapters 66 (Library) and 74 (Golf Course & Parks); 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 - Andy Quittner, City Attorney

Indexes:

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

Enactment No: ORD 2022-066

9. Executive Session

The regular meeting was recessed and the council went into Executive Session at 8:44 pm. The regular meeting reconvened at 9:25 pm.

- a. [13-053](#) Deliberation regarding Economic Development Negotiations in accordance with Section 551.071 and 551.087 - Steve Parker, City Manager

Indexes:

10. Action Items - Discussion and Possible Motion to Approve

- a. [22-336](#) Possible action as a result of the Executive Session Item - Joshua Schneuker, Director of Economic Development

Indexes:

A motion was made by Council Member Mendez, seconded by Council Member Herbold, that the Economic Development Director execute an Option Contract with Maruichi Stainless Tube Co., Ltd be approved. The motion carried by the following vote:

Excused: 1 - Council Member Aviles

Presiding: 1 - Mayor Dodgen

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

11. **Adjournment**

There being no further business before the council the meeting adjourned at 9:26 pm.

Donna Dodgen, Mayor

Attest:

Naomi Manski, City Secretary