



Meeting Minutes - Final
City Council

Tuesday, November 21, 2023

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a REGULAR Called Meeting on Tuesday, November 21, 2023 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 Bill Keller

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Present: 8 - Council Member Joe Rea, Council Member Sonia Mendez, Council Member Jim Lievens, Council Member Chris Rangel, Council Member Paul Gaytan, Council Member Monica N. Carter, Council Member Jason Biesenbach, and Council Member Bill Keller

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. Due to the Open Meetings Act discussions on matters not on the agenda are not allowed, therefore discussion 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.

Aaron Walker 360 Morris Hill Lane, Seguin, Texas, 78155, Mr. Walker states he is a local Hay Farmer and has lived in Seguin his whole life. Mr. Walker states he has had some problems in one of the fields he has leased for the last ten years. The field is along Jay Rd., a street that is utilized by truck drivers spending the day at the hotels in that area. Mr. Walker states that the problem is the truckers leaving their trash (beer bottles, bags of human feces and other items) in the field. Mr. Walker has spent over thirty-thousand dollars on damage equipment because of the items getting thrown into the field, he has called his councilman to complain, he has hired folks to help and he himself has go out to pick up the trash. He is now asking the City of Seguin to help, by placing "no parking" signs along the east side of Jay Rd.

Julian Leal, 849 Prexy Dr., Seguin, Texas, Mr. Leal spoke on how Manuel C. Castilla Park needs more trees.

City Manager Steve Parker wanted to Thank everyone in the Seguin Community for the out pour of support for him during this grievous time. Mr. Parker stated that he loves everyone from the bottom of his heart, and he is glad that Seguin is his home.

Mayor Donna Dodgen made a few announcements, beginning with this Sunday, November 29th., The Table, A Community Thanksgiving Meal at the Seguin Coliseum, it is free and open to all from 1:00 to 3:00pm; For those needing a ride and this is new this year, The Alamo Area Council of Government (ACCOG) is providing a shuttle service. Pick up has two locations, Walnut Springs Tower at 516 Jefferson and Eden Place Apartments on Jefferson Ave. Mayor Donna Dodgen also wanted to give thanks to our Community Partners. Saturday, November 28th. is Small Business Saturday. Small Business Saturday. Holiday Stroll, November 30th., KWED Toy and Food drive is on Friday, December the 1st. on Court Street, Sip n Stroll December 1st., North Pole Stroll is Saturday, December 2nd.

6. Presentation

a. 23-500

Seguin - Springs Hill Water Supply Corporation CCN Transfer Area Phase 1 Update - Timothy Howe, Director of Water / Wastewater Utilities

Indexes:

Attachments: [Council Memo - 11-21-2023](#)
[T. Howe - Council PowerPoint 11-21-2023](#)
[New Customer Welcome Letter](#)

Seguin - Springs Hill WSC CCN Transfer Update Presented by Tim Howe, Water/WasteWater Director

BACKGROUND

- * Agreement executed in October 2022
- * Phase 1 effective on December 1, 2023

Phased by Construction Sequencing

-Phase 1 -384--

Existing Customers, Isolation valves installed, welcome Letters - Nov. 7th., Effective Dec. 1st.

-Phase 2 -897-

-Phase 3 -779

-Phase 4 -1237

7. Consent Agenda

The Minutes, Ordinances and Resolutions were approved on the Consent Agenda

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Gaytan, Council Member Carter, Council Member Biesenbach, and Council Member Keller

a. [23-498](#)

City Council Minutes of November 7, 2023

Indexes:

Attachments: [CC Meeting Minutes November 7, 2023](#)

City Council Meeting Minutes of November 7, 2023 was approved.

b. [23-492](#)

Ordinance on second and final reading amending the City of Seguin's Unified Development Code Sections 3.3.5 Historic Districts and Landmarks; 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:

Attachments: [Council Memo, Penalties and Enforcement.docx](#)

[New Braunfels](#)

[Paris](#)

[Plano](#)

[Fredericksburg](#)

[Georgetown](#)

[Ordinance Amending Procedures for Certificate of Appropriateness-revised.docx](#)

This Ordinance was adopted

Enactment No: ORD 2023-069

d. [23-490](#)

Ordinance on second and final reading amending the Fiscal Year 2024 General Fund Budget of the City of Seguin, Texas; and declaring an effective date

Indexes:

Attachments: [Playscape, MHO, Bulletproof vest memo](#)

[GF Playscape, MHO, Bulletproof vest](#)

This Ordinance was adopted

Enactment No: ORD 2023-070

e. [23-491](#)

Ordinance on second and final reading amending the Fiscal Year 2024 Special Revenue Fund Budget of the City of Seguin, Texas; and declaring an effective date

Indexes:**Attachments:** [SRF Playscape and Bulletproof vest](#)**This Ordinance was adopted**

Enactment No: ORD 2023-071

- f. [23-497](#) Resolution authorizing the sale of surplus property in accordance with the City's Disposal of Assets Policy; and declaring an effective date - Clarence Smith, Director of Electric Utilities

Indexes:**Attachments:** [Council Memo - 11-21-2023](#)[Resolution. 11-21-2023.doc](#)**This Resolution was approved**

Enactment No: RES 2023-195

- g. [23-514](#) Resolution of the City Council for the City of Seguin, Texas, authorizing the submission of a Community Development Block Grant - Mitigation Project as part of the Regional Mitigation Program application to the General Land Office (GLO); and authorizing the City Manager to act as the City's executive officer and authorized representative in all matters pertaining to the City's participation in the Community Development and Revitalization program.
-Kathy Wood, Grant Administrator.

Indexes:**Attachments:** [11-21-2023_City Council MEMO to Submit GLO MOD application](#)[11-21-23_City Council RESOLUTION to submit GLO MOD application](#)**This Resolution was approved**

Enactment No: RES 2023-196

- h. [23-499](#) Check Report: November 6, 2023 through November 17, 2023

Indexes:**Attachments:** [Check Report \(6\)](#)

The bills were acknowledged.

8. Action Items - Discussion and Possible Motion to Approve

- c. [ZC 16-23_CC](#) Ordinance on second and final reading to consider a Zoning Change from Zero Lot Line (ZL) to Multi-Family High Density (MF-3) for a property located at

920 W. San Antonio Avenue, Property ID: 166892 (ZC 16-23)

Indexes:

Attachments: [Staff Memo ZC 16 23](#)
[ZC 16-23 Planning Commission Report and agenda packet_pc](#)
[ZC 16-23 Ordinance](#)
[ZC16-23_ExhibitA_CC](#)

Item C. ZC 16-23_CC was removed from the consent agenda, request made by Council Member Rangel.

A motion was made by Council Member Biesenbach, seconded by Council Member Rea, that this Ordinance be adopted. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Nay: 2 - Council Member Lievens, and Council Member Rangel

Aye: 6 - Council Member Rea, Council Member Mendez, Council Member Gaytan, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: ORD 2023-072

a. [23-508](#)

Resolution authorizing the purchase of a grapple truck for Public Works from Cavender Grande Ford in the amount of \$243,836.00; and declaring an effective date - John Donnelly, Public Works Director

Indexes:

Attachments: [2023 11 21 MEMO TO COUNCIL GRAPPLE TRUCK](#)
[SeguinFordGrappleTruck11623](#)
[Resolution\(Grapple.Truck\)\(Cavender.Grande.Ford\)](#)

A motion was made by Council Member Lievens, 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 Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Gaytan, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: RES 2023-197

b. [23-511](#)

Resolution authorizing the City Manager to amend a professional services contract with Pape-Dawson Engineers by the amount of \$36,953 for Cordova Road Widening Project of the AAMPO STBG Grant; and providing an effective date - Melissa Reynolds, P.E., CFM - Director of Engineering & Capital Projects

Indexes:

Attachments: [2023-11-21 Memo PD Cordova CO1](#)
[2023-11-21 PD Cordova Change Order 1 Resolution](#)
[231027a5 \(P4734-23\) SA ASR 1 12775-00 R1](#)

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

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Gaytan, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: RES 2023-198

c. [23-510](#)

Resolution authorizing the City Manager to amend a professional services contract with Pape-Dawson Engineers by the amount of \$73,225 for Cordova Road Widening Project of the AAMPO STBG Grant; and providing an effective date - Melissa Reynolds, P.E., CFM & Director of Engineering & Capital Projects

Indexes:

Attachments: [2023-11-21 Memo PD Cordova CO2](#)
[2023-11-21 PD Cordova Change Order 2 Resolution](#)
[231106c2 \(P4855-23\) SA ASR 2 12775-00 R1](#)

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

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Gaytan, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: RES 2023-199

d. [23-509](#)

- Board Appointments - Mayor Donna Dodgen
- a. Animal Services Advisory Board
 - b. Building & Standards Commission
 - c. Golf Advisory Board
 - d. Library Advisory Board
 - e. Parks & Recreation Advisory Board
 - f. Planning & Zoning Commission
 - g. Seguin Economic Development Corporation

Indexes:

Attachments: [Council.Appointments.November2023](#)

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

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Gaytan, Council Member Carter, Council Member Biesenbach, and Council Member Keller

9. Closed Session

The regular meeting was recessed and the council went into Closed Session at 6:02 pm. The regular meeting reconvened at 6:09 pm.

a. [23-517](#)

EXECUTIVE/CLOSED SESSION MEETING - An executive/closed session meeting will be held pursuant to sessions 551.071(2) and 551.072 of the Texas Government Code (consultation with attorney and deliberation regarding property negotiations) for the City Council to deliberate and/or consult with and seek advice from its attorney(s) regarding approximately 5 acres of land along FM 466 within the corporate limits of the City of Seguin - Steve Parker, City Manager

Indexes:

10. Adjournment

There being no further business before the council the meeting adjourned at 6:09 pm.

Donna Dodgen, Mayor

Attest:

Kimberly Allison, Deputy City Secretary