



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, September 3, 2024

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

Mayor Dodgen called the meeting to order at 5:30 P.M.

2. Invocation - Pastor Paul Mason, Living Waters Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Present: 7 - Councilmember Joe Rea, Councilmember Jim Lievens, Councilmember Chris Rangel, Councilmember Paul Gaytan, Councilmember Monica N. Carter, Councilmember Jason Biesenbach, and Councilmember 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.

Suzanne Wynn, 425 Alta Vista Terrace, stated that she attended the Drainage Project Neighborhood Meeting held on August 27th because she had questions about the Mays Creek Project. She mentioned many people attended the last Planning and Zoning meeting and asked really good questions, none of which have been addressed. She added that the Rio Verde subdivision, a rent-to-own, affordable housing development is being built off FM 725 and that she hopes that tax exemption for that development is not the exemption being discussed in closed session later this evening. She said that her neighborhood has been redesigned after the final plat, turning her cul-de-sac street into a connector to SH46 to get those additional 5,000 people living in the Rio Verde subdivision access to SH46. She declared that if the City built Rodeo Run, which is in the Master Thoroughfare Plan, then there is no reason to turn her cul-de-sac street into a connector for SH46. She said it was outrageous that they will now have that type of traffic through her neighborhood when that was not the case when she bought her home. Additionally, she commented on

the recently approved 11 acre commercial development at Gamecock and Tanglewood. She said Planning and Zoning Commission just approved a non-conforming use of chemical storage, warehouse, retail office space, water towers and a water retention tank. She asked to see what the City plans were for if the chemical storage facility is flooded and the chemicals sweep down to Arroyo Ranch. Ms. Wynn said that she was disappointed that the August 27th meeting and said she still had many questions, including the following: when will construction start and end, what is the impact on traffic, are there any plans to redirect traffic during construction, will the entrance to Voegel Elementary School be closed during construction, are there any plans to permanently close the school's entrance or exit, will there be a traffic light installed, and are there any plans to address congestion. The City is adding 12,000 more residents that will use that intersection on a daily basis. Ms. Wynn continued to ask questions related to the impact of this project on Mays Creek, traffic, the increase in property value for surrounding properties and when residents of Guadalupe Heights and Arroyo Ranch will see a copy of a MDG Rio Case V settlement agreement.

Mayor Dodgen wished Deputy City Manager Rick Cortes a Happy Birthday.

6. Presentation

- a. Presentation and update on TxDOT Projects in and around Seguin, Texas. - Will Lockett, P.E., TxDOT Area Engineer through Melissa Reynolds, PE, Director of Engineering & Capital Projects

Indexes:

Director of Engineering and Capital Projects Melissa Reynolds introduced Will Lockett, Transportation Engineer with Texas Department of Transportation (TxDOT) to give a presentation on the status of TxDOT projects throughout Seguin. Mr. Lockett then introduced his coworker Roger Steigleder, Technical Project Manager, to answer any more technical questions related to traffic signal improvements.

Mr. Lockett informed signal improvement projects are run through the District Traffic Office. The current project cost approximately \$2.06M and is approximately 96% complete. He reminded that some of the lighting systems in Seguin date back to the 1970s. The location of the traffic light improvements are:

- SH 46 at CH Matthies Jr
- N. Kingsbury St. at N. Austin St.
- N. Kingsbury St. at Heideke St
- N. Austin St at Cedar St.
- Court St at Travis Camp, River and San Marcos St

Improvements made at each location varied, but consist of transitioning from string lights to mast lights, adding illumination, updating detection technology, pedestrian element improvements, radar vehicle detection and adding communication package to allow for off-site monitoring.

Mr. Steigleder added that there is another TxDOT project on the calendar for Seguin. The project is a full traffic light rebuild at Kingsbury and Vaughn and is scheduled to start mid-October. The project is expected to take 45 working days. He mentioned there is another project at SH123 and US90 as well as SH123 at Cedar Middleton on the calendar for mid-October as well.

Mr. Lockett gave an update on the status of the I-10 Expansion Project, from FM 464 to SH-130. He informed that I-10 will be widened between FM464 and Hwy 123, but

not after the SH123 Bypass. There will be a mill and inlay out to SH-130, with new bridges, ramps, frontage road, signals, and highway lighting installed. The estimated completion date for this project is Fall 2029.

Councilmember Lievens asked if the three-way stop at Flemings can be made a four-way stop to make it more safe. Mr. Lockett answered that a signal is not part of this project but that they would analyze that intersection for a fourth stop sign temporarily. Lievens asked if this highway construction will impact "Lake Hildalgo". Mrs. Reynolds answered that drainage issue is addressed with one of the upcoming GLO projects but is currently caught up in permitting challenges with TxDOT and Union Pacific.

Mayor Dodgen acknowledged that Mr. Lockett fought for Seguin to get the FM78 improvements added to this contract as it was not included in the original contract.

Mr. Lockett announced that Huber Rd under I-10 will be closed from about September 10 - October 1, 2024.

Councilmember Rangel stated that Court St from SH-46 to Austin is very rough. Mr. Lockett replied that he is trying to get a resurface for Court St and Kingsbury within the next four years, but there is no date set.

7. Consent Agenda

A motion was made by Councilmember Bill Keller, seconded by Councilmember Joe Rea, that the following items be approved on the Consent Agenda.. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

- a. Minutes of the August 15, 2024 City Council Budget Workshop and Special Meeting.

Indexes:

This Minutes was approved.

- b. Check Report August 17, 2024 to August 30, 2024

Indexes:

The check report was acknowledged.

- c. Board and/or Committee Appointment - Mayor Donna Dodgen
a. Building and Standards Commission

Indexes:

This Action Item was approved.

- d. Downtown street closure request for an upcoming event in downtown Seguin - Kyle Kramm, Main Street & CVB Director/HPO

Indexes:**This Action Item was approved.**

- e. Resolution of the City Council of Seguin, Texas, approving the purchase of a transfer switch for a not-to-exceed amount of \$162,800.00; and declaring an effective date. - Adam Ryals, Utilities Warehouse Manager

Indexes:**The Resolution was approved.**

Enactment No: RES 2024R-186

- f. Resolution approving the purchase of 12 handheld radios from Motorola for the amount of \$123,436.38 utilizing the Texas Direct purchasing cooperative. - Garrick Herbert, Assistant Fire Chief

Indexes:**This Resolution was approved.**

Enactment No: RES 2024R-187

- g. Ordinance on second 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. - Dan Jackson, Willdan Financial Services, and Timothy Howe, Director - Water / Wastewater Utilities

Indexes:**This Ordinance was adopted.**

Enactment No: ORD 2024-039

- h. Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, relevant portions of Chapter 74-Parks and Recreation; providing for a severability clause; declaring an effective date; preparing this ordinance for publication; and authorizing City staff to submit this ordinance as a supplement to the Seguin Code of Ordinances. - Jack Jones, Director of Parks and Recreation

Indexes:**This Ordinance was adopted.**

Enactment No: ORD 2024-040

- i. Ordinance on second reading amending the Seguin Code of Ordinances Appendix C - Fee Schedule, Chapter 102, Utilities, Article II, Electric Rates for FY 2024-2025, providing for an effective date. - Ramsey Cripe, Schneider Engineering and Clarence Smith, Director of Electric Utilities through Rick Cortes, Deputy City Manager

Indexes:

This Ordinance was adopted.

Enactment No: ORD 2024-041

8. Action Items - Discussion and Possible Motion to Approve

- a. Resolution authorizing the renewal of the Management Services Agreement between the Schertz/Seguin Local Government Corporation, the City of Seguin and the City of Schertz. - Andrew McBride, SSLGC General Manager

Indexes:

SSLGC General Manager Andrew McBride stated that the SSLGC approved to extend the Management Services Agreement between SSLGC, the City of Seguin, and the City of Schertz with the new term being October 1, 2024 through September 30, 2026 at their August meeting. SSLGC seeks to continue the agreement with the City of Seguin and recommends approval.

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

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-188

- b. Resolution ratifying the Schertz/Seguin Local Government Corporation Fiscal Year 2024-2025 Water Rates. - Andrew McBride, SSLGC General Manager

Indexes:

SSLGC General Manager Andrew McBride informed that the SSLGC Board of Directors approved no rate increase for FY2024-2025 and requests City Council's approval.

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

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-189

- c.** Resolution approving the Temporary Water Supply Contract with Spring Hill Water Supply Corporation. - Andrew McBride, SSLGC General Manager

Indexes:

A motion was made by Councilmember Lievens, seconded by Councilmember Rangel, that this Action Item be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-190

- d.** Resolution awarding the bid for the construction of new water distribution mains along SH46 north of Mill Creek Crossing to Lily Springs Development and 16-inch and 24-inch water transmission mains along Cedar Street from King Street to Vetter Booster Pump Station to QRO Mex Construction Company, Inc.; and declaring an effective date - Terri Lynn Ruckstuhl, P.E., Utility Engineer

Indexes:

Utility Engineer Terri Lynn Ruckstuhl stated that the City received 11 sealed bids for the Cedar Street Waterline/SH46 Waterline project. Alternate bid items are recommended for this award. Kimley-Horn conducted reference checks and found that the lowest bidder, QRO Mex Construction Company, Inc. has completed similar projects to the satisfaction of the owners and engineers. Staff recommends awarding the bid to QRO Mex Construction Company, Inc. in an amount not to exceed \$6,500,000.00. The anticipated timeline for this project is 365 calendar days and the funding is provided through certificates of obligation.

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

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-191

- e.** Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into an Agreement with Keeley Construction regarding a TIPS quote in the amount of \$55,000 for repairing,

asphalting, re-striping, sealing, and placing new curb stops at targeted parking areas located in Max Starke Park East; and declaring an effective date. - Jack Jones, Director of Parks and Recreation.

Indexes:

Parks and Recreation Director Jack Jones declared that he received a TIPS quote from Keely Construction in the amount of \$55,000 for adding three accessible parking spaces and repairing, asphaltting, re-striping, sealing, and placing a new curb stops at targeted parking areas in front of new playground at Max Starcke Park and on north side of the Little League fields.

Councilmember Keller asked if we ever use City owned equipment to do these repairs. Mr. Jones replied that they have in the past for bigger projects but that it is more cost effective to use contractors. City Manager Steve Parker added that it would push Public Works Departments off schedule.

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

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-192

- f. Resolution of the City Council of the City of Seguin, Texas adopting a Safe Streets and Roads For All Comprehensive Safety Action Plan Vision Statement and target for achieving zero traffic fatalities; and declaring an effective date. - Melissa Reynolds, P.E., MPA, CFM - Director of Capital Projects & Engineering

Indexes:

Director of Engineering and Capital Projects Melissa Reynolds informed that this Resolution is to approve the vision statement for the Sage Streets and Roads For All Comprehensive Safety Action Plan. The plan is being developed to provide innovative strategies and implementation actions intended to reduce transportation-related fatalities. While improvements cost money, so does losing life. The goal of the plan is to reduce traffic-related fatalities 50% by 2025 and to zero fatalities by 2050. This resolution would adopt the Comprehensive Safety Action Plan Statement of "Striving for a safer community, Seguin is dedicated to developing an equitable transportation network that prioritizes safety, preserves all lives, and maintains the existing community character. As regional leaders, our mission is to identify and mitigate vulnerabilities to establish the standard for regional safety and inclusive transportation for all users."

Mrs. Reynolds announced that there will be more information provided at a pop-up event held at the September 27th Movie in the Park where they will be showing the Barbie movie.

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

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-193

- g.** Resolution authorizing the City Manager to enter into a Professional Services Agreement in the amount of \$380,000 with Halff & Associates, Inc. for professional services for the development of a Drainage Master Plan; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

Indexes:

Director of Engineering and Capital Projects Melissa Reynolds reminded that City Council approved the development of the Stormwater Program and Utility Fee Program in 2019. That plan included an initial list of recommended projects to be funded by Stormwater Utility. The professional Services Agreement being considered is for the development of a Drainage Master Plan. Seven statements of qualification were received. Based on the scoring criteria, City Staff recommends awarding the project to Halff & Associates, Inc. in an amount not to exceed \$380,000. Funding for this project has been secured through the FY2024 Capital Improvements Plan Budget.

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

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-194

- h.** Resolution authorizing the City Manager to enter into a Professional Services Agreement in the amount of \$188,315 with Cobb, Fendley & Associates, Inc. for professional services for the Heideke Sidewalks Project; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

Indexes:

Director of Engineering and Capital Projects Melissa Reynolds explained that a safer route to Weinert Elementary School from north of US 90 is needed. Sidewalk improvements are planned on the east side of Heideke Street from Braden Street to Kingsbury Street and along the east side of Bruns Street from Braden Street to E. Pine Street. The Heideke Sidewalk Project design is included in the FY2024 Capital Improvements Plan Budget. Requests for Qualifications were sent to consultants on the City's IDIQ list and eight statements were received. Based on scoring criteria, City Staff recommends awarding the contract for the design to Cobb, Fendley & Associates, Inc. for \$188,315.

A motion was made by Councilmember Keller, seconded by Councilmember

Lievens, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-195

- i. Public Hearing on FY2025 Budgets - Susan Caddell, Director of Finance
- a. General Fund
 - b. Debt Service Fund
 - c. Special Revenue Fund
 - d. Debt Service Fund

Indexes:

Finance Director Susan Caddell announced that two changes have occurred since the last presentation of the budget. The original budget included \$280,000 for the City's portion paid to Guadalupe County Appraisal Districts. Due to the passage of Senate Bill 2, the school districts' homestead exemptions increased, lowering the school districts' allocation of GCAD's budget. That difference had to be reallocated back to the other entities. The City's portion of this reallocation is \$16,288 so the budget for that item has been increased accordingly. In addition to that change, Mrs. Caddell informed that the City has been awarded a regional solid waste grant for \$25,000 from AACOG that requires a match from the City of \$12,5000. This will allow the City to have a hazardous waste collection event in the spring of 2025. The match for the grant will be paid out of interest earnings.

Mayor Dodgen opened the Public Hearing at 6:42 P.M.

There being no public comment, Mayor Dodgen closed the Public Hearing at 6:42 P.M.

- j. Public Hearing on a proposal to levy a tax rate of \$0.5125 per \$100 valuation for the City of Seguin for the tax year 2024; providing for the effective date - Susan Caddell, Director of Finance

Indexes:

Finance Director Susan Caddell stated that the City intends to levy a tax rate of \$0.5125 per \$100 valuation for the City of Seguin for the tax year 2024, the same rate as 2023.

Mayor Dodgen opened the Public Hearing at 6:42 P.M.

There being no public comment, Mayor Dodgen closed the Public Hearing at 6:42 P.M.

- k. Ordinance on first reading levying a tax rate of \$0.5125 per \$100 valuation for the City of Seguin for the tax year 2024; providing for the effective date of this ordinance; and providing for the publication of this ordinance. - Susan Caddell, Director of Finance

Indexes:

Councilmember Biesenbach moved, seconded by Councilmember Keller, that the property tax rate be increased by the adoption of a tax rate of \$0.5125 per \$100 valuation, which is effectively a 3.77 percent increase in the tax rate. The motion passed by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: ORD 2024-051

- I.** Ordinance on first reading adopting the 2024-25 Fiscal Year General Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2024 and ending the last day of September 2023; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

Indexes:

A motion was made by Councilmember Keller, seconded by Councilmember Biesenbach, that this Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: ORD 2024-047

- m.** Ordinance on first reading adopting the 2024-25 Fiscal Year Debt Service Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2024 and ending the last day of September 2025; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

Indexes:

A motion was made by Councilmember Rangel, seconded by Councilmember Rea, that this Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: ORD 2024-050

- n. Ordinance on first reading adopting the 2024-25 Fiscal Year Utility Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2024 and ending the last day of September 2025; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

Indexes:

A motion was made by Councilmember Keller, seconded by Councilmember Rea, that this Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: ORD 2024-048

- o. Ordinance on first reading adopting the 2024-25 Fiscal Year Special Revenue Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2024 and ending the last day of September 2025; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

Indexes:

A motion was made by Councilmember Rea, seconded by Councilmember Carter, that this Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: ORD 2024-049

- p. Ordinance on first reading establishing an after hours rental fee for the visitor center - Kyle Kramm, Main Street & CVB Director/HPO

Indexes:

Main Street & CVB Director Kyle Kramm explained that since the relocation of the visitor center, staff has received requests from event organizers to use the visitor center after normal operating hours to provide restrooms for event staff, to serve as a green room for entertainment, and other uses. This ordinance would create an

After-Hours Visitor Center Rental Fee of \$65.00 per hour to meet these requests.

Councilmember Gaytan asked what events or organizations have made this request and Mr. Kramm answered KWED.

Mayor Pro Tem Carter asked who will control after-hour access to the facility and Kramm replied that a staff member will be present during the rental.

A motion was made by Councilmember Carter, seconded by Councilmember Keller, that this Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

q.

Public Hearing and Resolution to consider a General Land Use Plan (GLUP) for a property located at 101 E. Nolte St., Property ID: 27916 (GLUP 04-24) - Pamela Centeno, Director of Planning and Codes.

Indexes:

Director of Planning and Codes Pamela Centeno informed that a Planned Unit Development is being requested at 101 E. Nolte Street. The proposed General Land Use Plan was created to ensure that redevelopment of the site meets City goals and objectives regarding historic preservation, land uses, and project design. The Planning and Zoning Commission recommend approval of the GLUP for 01 E. Nolte and their amendments and conditions have been incorporated into the GLUP document.

Mayor Dodgen opened the Public Hearing at 6:52 P.M.

There being no public comment, Mayor Dodgen closed the Public Hearing at 6:52 P.M.

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

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-196

r.

Ordinance on first reading to consider a Zoning Change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for a property located at 410 E Gonzales Street, Parcel ID 28170 (ZC 07-24)- Pamela Centeno, Director of Planning & Codes.

Indexes:

Director of Planning and Codes Pamela Centeno explained that the building located at 410 E. Gonzales Street was a legal nonconforming use for retail services. The building has been vacant and the applicant is requesting a zoning change to

Neighborhood Commercial, which allows low impact commercial use. The Planning and Zoning Commission recommends approval of the zone change.

Mayor Dodgen opened the Public Hearing at 6:52 P.M.

There being no public comment, Mayor Dodgen closed the Public Hearing at 6:53 P.M.

A motion was made by Councilmember Rea, seconded by Councilmember Biesenbach, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

s.

Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Public (P) for 20+/- acres out of 60.5 acres for property located on E. Martindale Road, Property ID: 52577 & 52623, (ZC 09-24) - Pamela Centeno, Director of Planning & Codes.

Indexes:

Director of Planning and Codes Pamela Centeno explained that the City received an application for a zoning change to Public for property located on the west side of E. Martindale Road. The applicant is Navarro ISD and the property is the proposed site of a future elementary school. The request is for approximately 20 acres out of 60.5 acres of vacant land located north of the Navarro Oaks Subdivision. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- 1. The property is located within the Suburban Residential district on the Future Land Use Plan. Schools in residential areas provide a valuable community amenity and a significant advantage for families with school-aged children.*
- 2. The surrounding areas are rural and residential, with the Navarro Oaks and Oak Village North subdivisions to the south.*
- 3. The property fronts Martindale Rd., a local street. The main entrance to the school is planned on Martindale Rd. A secondary connection is available at Parkwood, a local residential street. A Traffic Impact Analysis (TIA) will be required during the development process to assess the potential effects on the transportation system that serves the area. The TIA will determine if any mitigation measures are needed to ensure the roadway network can function safely and efficiently.*

The Planning and Zoning Commission recommends approval of the zoning change to Public.

Mayor Dodgen opened the Public Hearing at 6:56 P.M.

There being no public comment, Mayor Dodgen closed the Public Hearing at 6:56 P.M.

Councilmember Keller announced that Parkwood residents are concerned about parking, but what he understands Parkwood would not extend to connect. Mrs. Centeno replied that their plan does not speak to whether Parkwood would extend or not.

Councilmember Lievens welcomed Superintendent Mandy Epley. He stated that

Navarro ISD families constitute over 20% of Seguin and 52% of Navarro households are inside Seguin City Limits. This is the first time a Navarro ISD campus will be built away from Link Rd.

A motion was made by Councilmember Lievens, seconded by Councilmember Biesenbach, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

- t.** Ordinance on first reading to consider a Zoning Change from Public (P) to Single Family Residential (R-1) for property located at 407 Ellis Street, Property ID: 45621, (ZC 10-24) - Pamela Centeno, Director of Planning & Codes.

Indexes:

Director of Planning and Code Pamela Centeno informed that staff received a zoning change request for the property located at 407 Ellis Street. The property retains the original public zoning that was designated when zoning was first adopted in 199. The home has been vacant for over 6 months and has therefore lost its legal nonconforming status. The property owner has requested a zoning change to Single Family Residential to ensure the continued residential use of the property.

The Planning and Zoning Commission recommends approval of this zoning change request.

Mayor Dodgen opened the Public Hearing at 7:01 P.M.

There being no public comment, Mayor Dodgen closed the Public Hearing at 7:01 P.M.

A motion was made by Councilmember Lievens, seconded by Councilmember Rea, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

- u.** Ordinance on first reading to consider a Zoning Change from Commercial (C) to Planned Unit Development (PUD) for a property located at 101 E. Nolte St. Property ID: 27916 (ZC 11-24) - Pamela Centeno, Director of Planning & Codes.

Indexes:

Director of Planning and Codes Pamela Centeno stated that this Zone Change from Commercial to Planned Unit Development for property located at 101 E. Nolte is related to the General Land Use Plan item approved. The Planning and Zoning Commission recommends approval.

Mayor Dodgen opened the Public Hearing at 7:01 P.M.

There being no public comment, Mayor Dodgen closed the Public Hearing at 7:01 P.M.

A motion was made by Councilmember Carter, seconded by Councilmember Keller, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

- v.** Discussion regarding revenue sharing policies for tax exempt work force housing projects, including but not limited to the proposed Lily Springs project. The City Council may choose to adjourn the meeting of City Council and enter into a meeting of the Seguin Public Finance Corporation. Before reconvening into the Regular Meeting of City Council, the City Council may also choose to enter a Closed Session under this item, pursuant to 551.071 and 551.087 of the Texas Government Code (Consultation with Legal Counsel and Deliberation Regarding Economic Development Negotiations). Possible action may occur in open session. - Steve Parker, City Manager

Indexes:

City Manager Steve Parker invited Mr. James Plummer, a Public Finance Corporation consultant, as the City has been negotiating with the Lily Springs development for the past couple years regarding the possibility of a Public Finance Corporation. There has been some updates during the last legislative session that City Council needs to be briefed on to determine if they would still be favorable to participating in a PFC. He recommended that City Council go into Closed Session.

Mayor Dodgen recessed the Regular Meeting and convened into Closed Session at 7:03 P.M.

Mayor Dodgen reconvened into Open Session at 7:48 P.M. and announced no action will be taken as a result of this Closed Session.

9. Closed Session

Mayor Dodgen recessed the Regular Meeting and convened into Closed Session at 7:48 P.M.

- a.** Pursuant to TGC Section 551.071(2) and 551.072 (Consultation with Attorney and Deliberation regarding the Purchase and/or Value of Real Property) the Seguin City Council will convene into Closed Session regarding the purchase and/or value of real property along or near Huber Road in Guadalupe County, Texas. Possible action may follow in Open Session.

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10. Reconvene into Open Session and Take Action on Items as a Result of Closed Session, if Necessary

Mayor Dodgen recessed the Closed Session and reconvened the Open Session

at 8:43 P.M.

No action was taken as a result of Closed Session.

11. Adjournment

Mayor Dodgen adjourned the meeting at 8:44 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary