



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, June 4, 2024

5:30 PM

Council Chambers

1. Call to Order

Mayor Dodgen called the meeting to order at 5:30 p.m.

2. Invocation - Mayor Donna Dodgen

Mayor Dodgen introduced Pastor Jeremy Roy to give invocation.

Pastor Jeremy Roy mentioned that District 2 Councilmember Sonia Mendez passed away today before he began invocation. Pastor Roy wished peace and comfort

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

District 2 position is vacant.

Excused: 1 - Councilmember Joe Rea

Present: 6 - 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.

George Kostryko, a liaison with the U.S Small Business Administration Office of Disaster Recovery and Resilience, shared information on what the Small Business Administration can do for local citizens and business owners and announced that a disaster resource center will open in San Marcos.

Councilmember Keller announced that this Friday he will have been married to Kitty Keller for 49 years. He said they have lived in Seguin since 1979 and he saluted her for

putting up with him.

Councilmember Biesenbach recalled that Falling Heroes Night was postponed due to inclement field conditions but announced that it has been rescheduled for Tuesday, June 18th. Also, he wished his son Jackson good luck as he was playing in the Little League Baseball championship. Lastly, he said that he met Councilmember Sonia Mendez ten years ago playing volleyball. He said he was fortunate to get to spend time with her and to meet her children Jacob, Raquel, and Andy and that Councilmember Mendez will be greatly missed.

Mayor Dodgen said today has been a sad day but great things have happened too and explained that there are often gifts given when things like this happen. She explained that Councilmember Keller and the kind words to his wife were a gift and the proclamation that is about to be read is a gift. She also announced that Parks and Recreation Director Jack Jones placed a softball at Councilmember Mendez's place at the dais because she loved to play softball and watch her kids play.

6. Presentation

- a. Presentation of a proclamation by Mayor Donna Dodgen to Lila Smethurst.

Indexes:

Attachments: [Lila Smethurst Proclamation](#)

Mayor Dodgen and Councilmember Keller introduced Lila Smethurst and congratulated her on winning Food Network's Kids Baking Champion, Season 12. Mayor Dodgen read a proclamation declaring Tuesday, June 4, 2024 "Lila Smethurst Day" in Seguin.

Miss Smethurst thanked the City of Seguin for the recognition and thanked her mom, dad, and sister for all of their help with her baking and business. She shared how grateful she was for the experience and left a dessert for each of the councilmembers.

- b. Presentation and discussion on the creation of a downtown Tax Increment Reinvestment Zone - Kyle Kramm, Seguin Main Street & CVB Director/HPO.

Indexes:

Councilmember Lievens complimented Main Street and CVB Director Kyle Kramm on his constant professionalism and preparedness and thanked him for organizing a very successful walking tour of the downtown properties available.

Mr. Kramm stated that a Tax Increment Reinvestment Zone (TIRZ) allows for property tax money that is earned in the downtown to be invested back into the downtown. He reminded City Council that the funding for the creation of the TIRZ was included in budget this year. Then, he introduced Travis James with TXP, the consultants on the project.

Mr. James explained that a Tax Increment Financing (TIF) is the mechanism used to create a TIRZ. Once a reinvestment zone is created, a tax increment baseline is identified. Annually, over the life of the TIRZ, the baseline will continue to be paid to the General Fund, but the growth in revenue from additional tax increments will be paid to the TIRZ and must be used for projects inside the boundaries of the TIRZ. He informed that a TIRZ is not a tax rate increase and will not burden a property owner as implementation is handled through the appraisal district. Then, Mr. James gave

examples of when a TIRZ is most commonly used, explained the limitation of including residential properties, announced the preliminary values of the proposed boundary map and how those values would increase if the County participated in the TIRZ, and gave a summary of the steps the City would need to take to create the TIRZ. Finally, he showed the proposed TIRZ boundaries.

Councilmember Gaytan asked who created the proposed boundary lines and Mr. Kramm answered it was a combination of himself, Mr. James, and Economic Development Director Josh Schneuker. Councilmember Gaytan commented that with the expectation that the County courthouse will be moved away from downtown, the County would be a great partner.

Mr. James informed that if the County chooses to participate, they would do so via an interlocal agreement.

Councilmember Lievens asked what the cons of a TIRZ. Mr. James answered that if a TIRZ is put in place and nothing happens or if you put too much money into a TIRZ that you do not have enough money elsewhere, those could be considered cons. He explained that the most important thing is to know when to use this tool instead of a different incentive tool.

Councilmember Gaytan announced that this is a fantastic idea. The downtown needs investing and he is in full support.

Mayor Dodgen proclaimed she was excited about redeveloping 2nd floor and for the potential to add fire suppression systems to the buildings.

Councilmember Gaytan suggested that the follow up to this agenda item be held the 2nd meeting in July instead of the first meeting in July to avoid the holiday and also asked that they be given time to review the boundaries and make changes if desired.

Mr. Travis answered that as long as the approval process is completed by the end of the year, then there is time. Mr. Kramm informed that he will email a copy of the presentation to councilmembers as well as a copy of the map so that they can review it and email to him any questions or suggestions for change.

7. Consent Agenda

Mayor Dodgen announced that item o. would be removed from the consent agenda and considered separately.

A motion was made by Councilmember Jason Biesenbach, seconded by Councilmember Chris Rangel, that the revised Consent Agenda be approved.

The motion carried by the following vote:

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

a. Minutes of the May 21, 2024 City Council Regular Meeting

Indexes:**Attachments:** [CC.MeetingMinutes May 21, 2024](#)**This Minutes was approved.**

- b. Check Report: May 18, 2024 to May 31, 2024

Indexes:**Attachments:** [Check Report 05182024 - 05312024](#)**This check report was acknowledged.**

- c. Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Albert Uhr for one property in Guadalupe County (Property ID No. 65733) and granting the request for Release effective the date of the passing of this Resolution

Indexes:**Attachments:** [Staff Memo_ETJ Release Request from Uhr](#)[Petition Release_Uhr](#)[Resolution Release_Uhr](#)**This Resolution was approved.**

Enactment No: RES 2024R-119

- d. Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Amy Boeder for one property in Guadalupe County (Property ID No. 190791) and granting the request for Release effective the date of the passing of this Resolution

Indexes:**Attachments:** [Staff Memo_ETJ Release Request from Boeder](#)[Petition Release_Boeder](#)[Resolution Release_Boeder](#)**This Resolution was approved.**

Enactment No: RES 2024R-120

- e. Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by John Semmler for one property in Guadalupe County (Property ID No. 66028) and granting the request for Release effective the date of the passing of this Resolution

Indexes:

Attachments: [Staff Memo_ETJ Release Request from Semmler](#)
[Petition Release_Semmler](#)
[Resolution Release_Semmler](#)

Res 2024R-121

This Resolution was approved.

Enactment No: RES 2024R-121

f.

Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Lisa Pacheco for one property in Guadalupe County (Property ID No. 72239) and granting the request for Release effective the date of the passing of this Resolution

Indexes:

Attachments: [Staff Memo_ETJ Release Request from Pacheco](#)
[Resolution Release_Pacheco](#)
[Petition Release_Pacheco](#)

This Resolution was approved.

Enactment No: RES 2024R-122

g.

Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Jacob Benefield for one property in Guadalupe County (Property ID No. 65947) and granting the request for Release effective the date of the passing of this Resolution

Indexes:

Attachments: [Staff Memo_ETJ Release Request from Benefield](#)
[Resolution Release_Benefield](#)
[Petition Release_Benefield](#)

This Resolution was approved.

Enactment No: RES 2024R-123

h.

Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Dan and Sue Lincoln for one property in Guadalupe County (Property ID No.169557) and granting the request for Release effective the date of the passing of this Resolution

Indexes:

Attachments: [Staff Memo_ETJ Release Request from Lincoln](#)
[Petition Release_Lincoln](#)
[Resolution Release_Lincoln](#)

This Resolution was approved.

Enactment No: RES 2024R-124

i.

Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Derwin and Katherine Syzdek for one property in Guadalupe County (Property ID No. 28879) and granting the request for Release effective the date of the passing of this Resolution

Indexes:

Attachments: [Staff Memo_ETJ Release Request from Syzdek](#)
[Resolution Release_Syzdek](#)
[Petition Release_Syzdek](#)

This Resolution was approved

Enactment No: RES 2024R-125

j.

Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Boeck Eugene Otto and Irma Boeck Revocable Living Trust for one property in Guadalupe County (Property ID No. 65667) and granting the request for Release effective the date of the passing of this Resolution

Indexes:

Attachments: [Staff Memo_ETJ Release Request from Boeck E](#)
[Petition Release_BoeckE](#)
[Resolution Release_BoeckE](#)

This Resolution was approved.

Enactment No: RES 2024R-126

k.

Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Daniel and Diana Creel for one property in Guadalupe County (Property ID No. 43753) and granting the request for Release effective the date of the passing of this Resolution

Indexes:

Attachments: [Staff Memo_ETJ Release Request from Creel](#)
[Petition Release_Creel](#)
[Resolution Release_Creel](#)

This Resolution was approved.

Enactment No: RES 2024R-127

I.

Resolution of the City Council for the City of Seguin, Texas, authorizing submission of a grant application in response to the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS), FY24 COPS Hiring Program Grant.-Kathy Wood, Grants Administrator

Indexes:

Attachments: [06-06-24 City Council MEMO to Submit FY24 COPS Hiring Application](#)
[06-06-24 City Council RESOLUTION to submit FY24 COPS Hiring Grant](#)

This Resolution was approved.

Enactment No: RES 2024R-128

m.

Resolution authorizing the City Manager to execute written Consent to Limited Purpose Assignment of Wastewater Agreement between Lone Oak Farm Municipal Utility District and Lennar Homes / NB Dean 32, LLC; and declaring an effective date | Melissa Reynolds, PE, CFM, MPA - Director of Engineering & Capital Projects

Indexes:

Attachments: [2024-06-04 Memo WW Assignment Agreements](#)
[2024-06-04 Resolution WW Assignment Agreements](#)
[032924 Lmtd Purpose Assign WW Agt to LOFMUD](#)
[041224 Jaro North Lmtd Purpose Assign WW Agt to LOFMUD](#)
[032924 Seguin Consent Assig WW Agt](#)
[041224 Seguin Consent Assig WW Agt Jaro](#)

This Resolution was approved.

Enactment No: RES 2024R-129

n.

Ordinance on second reading amending the Fiscal Year 2024 General Fund budget of the City of Seguin, Texas - Susan Caddell, Director of Finance

Indexes:

Attachments: [MEMO Rudeloff Road Federal Portion](#)
[Rudeloff Road Federal Portion](#)

This Ordinance was adopted.

Enactment No: ORD 2024-027

8. **Action Items - Discussion and Possible Motion to Approve**

o.

Ordinance on second reading amending the designation and use of curb

loading zones; authorizing city staff to prepare this Ordinance as a supplement to the Code of Ordinances; providing for a severability clause; providing for publication; and declaring an effective date.

Indexes:

Attachments: [Memo Loading Zones](#)
 [Loading Zone Ordinance](#)
 [Loading Zones Exhibit](#)

Mayor Dodgen pulled this item from the Consent Agenda.

Councilmember Rangel asked Assistant Director of Engineering and Capital Projects Jennifer Shortess if the Loading Zone on Bowie Street extends all the way to Mountain St. Mrs. Shortess answered that the boundaries are where the current loading zone signs exist. Councilmember Rangel said that there is currently space for about 4 cars to park before the loading zone begins and the way that the ordinance reads it would eliminate those parking spaces.

City Manager Steve Parker suggested that the second reading of this ordinance be tabled to the next agenda to allow time for staff to meet with Councilmember Rangel regarding the limits of the Loading Zone on Bowie St.

Councilmember Rangel made a motion,seconded by Councilmember Lievens, to table this item until the next meeting. The motion passed by the following vote:

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

a.

Final Public Hearing Texas Department of Housing and Community Affairs, Community Development Block Grant, Coronavirus Aid, Relief, and Economic Security Act (CDBG-CV) Community Resiliency Program (CRP) Contract 70800001019.- Kathy Wood, Grant Administrator.

Indexes:

Attachments: [06-06-24 City Council MEMO for PUBLIC HEARING on TDHCA Grant](#)

Grant Administrator Kathy Wood informed that the City received grant from the Texas Department of Housing and Community Affairs (TDHCA) in the amount of \$489,100 on February 15, 2023 to purchase two infectious disease vehicles for the Fire/EMS Department. While not in service yet, the vehicles have been purchased using these grant funds and the grant will be closed out by the end of June 2024. This Final Public Hearing is required to comply with grant reporting requirements and to allow residents the ability to comment on the use of these funds.

Mayor Dodgen opened the Public Hearing at 6:33 p.m.

Mayor Dodgen closed the Public Hearing at 6:33 p.m.

- b. Ordinance on second reading amending Chapter 22, Businesses, Article II, Food Service Establishments, to add retail shops and multi-event temporary food establishments; providing a severability clause; providing an effective date; and authorizing city staff to submit this ordinance as a supplement to the City of Seguin Code of Ordinances - Pamela Centeno, Director of Planning & Codes

Indexes:

Attachments: [CC Memo FoodEst Amendments rv](#)
[CC_FoodEstDefinitionsAdded_June2024](#)

Director of Planning and Codes Pamela Centeno informed that the City requires permits for permanent and temporary food establishments. The fees for permanent food establishments are based on the number of employees for the business. However, many retail shops in Seguin, large and small, sell prepackaged foods and do not prepare food at their establishments. Ms. Centeno stated that Staff is recommending a new permit category for retail shops that only sell prepackaged foods. The annual fee for the new permit would be \$100, versus the \$250 retail shops currently pay. Additionally, she reported that Staff is recommending a new category for temporary food establishments that operate for an extended period of time at multiple local festivals and markets. The permit would be issued for up to 180 days, with monthly inspections. Currently, multiple permits would be necessary to accommodate the 180-day period and would amount to \$300 over the 6-month period. The proposed fee for the multi-event permit is \$150.

Councilmember Gaytan declared that the new permit categories were a great idea and a creative way to help people sell food in Seguin.

Councilmember Biesenbach opined that it is always good when government making things easier for citizens.

Mayor Dodgen opened the Public Hearing at 6:36 p.m.

There being no public comment, Mayor Dodgen closed the Public Hearing at 6:36 p.m.

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

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

- c. Resolution of the City Council of Seguin Texas approving the execution of a lease-purchase agreement with American National Leasing Company for the lease-purchase of ten 2023 and ten 2024 police vehicles; directing the City Manager to execute all documents in connection with the lease-purchase; and declaring an effective date - Susan Caddell, Director of Finance

Indexes:

Attachments: [Memo to City Council 2024](#)
[Resolution approving financing FY24](#)
[Recaps and agreements for City Council meeting](#)

Susan Caddell explained that the ten 2023 patrol vehicles and the ten 2024 patrol vehicles previously approved and ordered are arriving. Staff is requesting to purchase these vehicles through a four-year lease/purchase with American National Leasing. This is the same financing program that the City has utilized since 2017. . She announced that due to the fact the cost of police vehicles has risen considerably, the budget for FY2025 will need to be increase to cover the lease payments.

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

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-130

d.

Resolution to award the bid for the replacement of a raw water pump and motor at the Seguin Water Treatment Plant for an amount not to exceed \$62,379.04; and declaring an effective date - Timothy J. Howe, Director - Water / Wastewater Utilities

Indexes:

Attachments: [Council Memo 6-4-24](#)
[Resolution 6-4-2024](#)
[Customer Quote_NSQ23703_202451712457](#)

Water and Wastewater Utilities Director Tim Howe informed that a one of the pumps used at the Seguin Water Treatment Plant to divert water from the Guadalupe River has failed and needs to be replaced. The City received a quote from Austin Armature Works, LP in the amount of \$62,379.04 to provide and install the new pump. The quote utilizes the national purchasing cooperative BuyBoard so it complies with Texas Bidding Requirements.

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

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-131

e.

Resolution authorizing the City Manager to enter into a Professional Services Agreement with Freese and Nichols, Inc. for construction management and construction inspection as a professional service for Rudeloff Road Widening Phase I - CSJ#0915-46-045; and declaring an effective date - Melissa Reynolds, P.E., MPA, CFM, Director of Engineering & Capital Projects

Indexes:

Attachments: [2024-06-04 Memo Rudeloff I CMCI](#)
[2024-06-04 Resolution Rudeloff CMCI](#)
[Rudeloff CM Professional Services Agreement Partially Executed v1](#)

Director of Engineering & Capital Projects Melissa Reynolds stated that the City received eight statements of qualification for Construction Management and Construction Inspection for the Rudeloff Road (Phase 1) Expansion Project. Of the eight, four consultant teams were interviewed by City Staff. Award of this project to Freese and Nichols, Inc. is proposed based on the recommendation by the review panel following the rating and interview process. City Staff recommends an agreement be executed with Freese and Nichols, Inc. in the amount not to exceed \$2,231,029. Funding for this project has been secured through bonds, Federal Project Authorization and Agreements (FPAA) with TxDOT and the Alamo Area Metropolitan Planning Organization funding.

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

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-132

f.

Resolution authorizing the City Manager to execute an Advance Funding Agreement (AFA) between the City of Seguin and the Texas Department of Transportation (TxDOT) for a Transportation Alternatives Set-Aside (TASA) Program Project, Joe Carrillo Street/Countryside Boulevard, CSJ#0915-46-062. Melissa Reynolds, P.E., MPA, CFM, Director of Engineering & Capital Projects

Indexes:

Attachments: [2024-06-04 Memo Carrillo Sidewalk AFA](#)
[2024-06-04 Resolution Carrillo Sidewalks AFA](#)
[0915-46-062 Draft AFA Partial Execution](#)
[0945-46-062 Carrillo Sidewalk SPA](#)
[Carrillo-Countryside Blvd Sidewalks CSJ 0915-46-062](#)

Director of Engineering and Capital Projects Melissa Reynolds reminded that the City of Seguin was awarded funding through TxDOT in November 2023 for the Joe Carrillo Street/Countryside Boulevard Sidewalk Project. The project is part of the Federal Transportation Alternative Set Aside Program (TASA). This project will provide those streets with sidewalks and bike trails and is 100% funded through State and Federal funding.

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

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-133

- g.** Resolution authorizing the City Manager to execute Change Order Number 11 in the amount of \$110,069.57 for additional costs and overruns due to utility upgrades and conflicts, to D&D Contractors, Inc. for Milam Street Reconstruction Project; and declaring an effective date - Melissa Reynolds, P.E., MPA, CFM - Director of Engineering & Capital Projects

Indexes:

Attachments: [2024.06.04 Memo Milam Street CO 11](#)

[Resolution Milam Street CO 11](#)

[Change Order No. 11 - HMAc, Humphries, Overruns](#)

Director of Engineering and Capital Projects Melissa Reynolds explained that Change Order 11 is requested to support additional costs and overruns due to utility upgrades and conflicts. It also includes the necessary work at Humphries Street due to storm and waterline conflict. Funding for this Change Order is available from the project contingency within prior years' approved budget. City Staff is recommending approval of this change order in the amount of \$110,069.57.

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

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-134

- h.** Resolution of the City Council of the City of Seguin, Texas, approving the funding to complete an "upfit" of ten 2024 Chevrolet Tahoes by Dana Safety Supply in the amount of \$295,730; and declaring an effective date. - Jason

Brady, Chief of Police

Indexes:

Attachments: [Upfit Request Memo 2024](#)
[Resolution\(Dana.Upfit\)](#)
[LCRA Quote](#)
[Stop Stick LTD Quote](#)
[Dana Safety Supply Quote](#)
[Dell Computers Quote](#)

Chief of Police Jason Brady reminded that City Council approved the purchase of ten 2024 Chevrolet Tahoes in April 2024. This request is for funding in the amount of \$295,729.23 for Dana Safety Supply to complete the "upfitting" of those vehicles.

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

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-135

- i. Resolution authorizing the continuation of work with TBA Douglas for Phase 4 (Request for Qualifications and Requests for Proposals) of the Wells Fargo Building Redevelopment Project, located at 101 E. Nolte Street, Seguin, TX - Josh Schneuker, Director of Economic Development

Indexes:

Attachments: [06.04.24 TBA Douglas Phase 4 Continuation of Work](#)
[TBA Douglas Phase 4 Resolution](#)
[TBA Douglas-CoS Phase 4 Proposal](#)
[TBA Douglas-CoS Phase 4 Workplan Detail](#)

Director of Economic Development Josh Schneuker recalled that the City Council approved a professional services contract with TBA Douglas for the Wells Fargo Redevelopment Project Phases 1-3. Now, TBA Douglas has prepared a Scope of Work for Phase 4 of the project, which will focus on the Request for Qualifications and the Request for Proposals for the Wells Fargo property. phase 4 services are anticipated to take 8 months to complete. The total cost for Phase 4 services is not to exceed \$159,953.85. The costs associated with the services performed by TBA Douglas will be offset by lease revenue from Wells Fargo. The City has collected \$72,000 in lease revenue to date.

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

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Lievens, Councilmember Rangel, Councilmember Gaytan, Councilmember Carter, Councilmember Biesenbach, and Councilmember Keller

Enactment No: RES 2024R-136

9. **Closed Session**

Mayor Dodgen convened into Closed Session at 6:49 p.m.

- a. **Pursuant to Section 551.087 of the Texas Government Code - Deliberation Regarding Economic Development Negotiations (1)** to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations. **(2)** to deliberate the offer of a financial or other incentive to a business prospect.
- Project Jackpot
 - Project DIY
 - Project New Journey

Indexes:

- b. Pursuant to Section 551 Subchapter D of the Texas Government Code (Exceptions to Requirement that Meetings Be Open) the Seguin City Council will convene into Closed Session for the following:
- 551.071(2) and 551.086 (consultation with attorney and deliberation regarding competitive matters of a public power utility) regarding certain City utilities and/or arrangements with the wholesale providers for certain City utilities
 - 551.071(2) and 551.072 (consultation with attorney and deliberation regarding the purchase and/or value of real property) regarding Heideke Street Drainage Project, the Rudeloff Project, and property needed for additional parking near City of Seguin facilities
 - 551.071 (consultation with attorney) regarding contemplated and/or pending litigation involving the City of Seguin and procedural matters associated with City Council

Possible action may follow in Open Session.

Indexes:

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

Mayor Dodgen reconvened into Open Session at 7:30 p.m. No action was taken as a result of Closed Session.

11. Adjournment

Mayor Dodgen adjourned the meeting at 7:30 p.m.