



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes - Final

City Council

Monday, October 2, 2023

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a REGULAR Called Meeting on 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 Chris Rangel

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.

City Council Member Jason Biesenbach wanted to say how amazing it is to have Bauer Park reopened. He also wanted to thank all who made it possible, specifically Jack Jones, City of Seguin Parks, and Recreation Director; and the City Council for allocating the funds.

Mayor Donna Dodgen wanted to Thank John Donnelly and his crew, the Electric Department and anyone else who had a hand in helping at the City Clean up on Saturday, September 30th. It went well. Also Thank you Waste Connections for their help as well in hauling it all off.

City Manager, Steve Parker announces that the City's New City Attorney, Mark Kennedy started today, Monday, October 2, 2023. Mr. Parker also wanted to say he has been congratulated several times on what a great attorney he has hired.

City Manager, Steve Parker also announced that it was Tim Howe, Water/Wastewater Director's sixth year work anniversary today, October 2nd.

6. Presentation

a. [23-397](#)

National Manufacturing Month Proclamation

Indexes:

Attachments: [National Manufacturing Month 2023 Proc](#)

Economic Development Director, Josh Schneuker announces that Friday, October 6th is National Manufacturing Day, celebrating throughout the month. Josh states there is a very good opportunity to recognize the manufacturing industry, stating there are many amazing careers and career pathways and opportunities that the industry brings. Specifically, here in Seguin over one and three jobs are in here in the manufacturing industry.

Mayor Donna Dodgen read a proclamation, proclaiming October National Manufacturing Industry Month.

City Council Member Bill Keller wanted to say that for many years SMI/CMC gave each employee as part of their pay one hundred dollars in \$2.00 bills. Stating the idea was to see this money circulate through the community as it was spent in the City of Seguin. City Council Bill Keller states a lot of the businesses were not very happy with that. Several folks kept the bills as souvenirs, CMC has been in Seguin for 76 years, it started in 1947.

b. [23-418](#)

Guadalupe Regional Medical Center FY2024 Budget - Robert Haynes, CEO

Indexes:

James Lee, M. D., 202 Wedgewood, Seguin, Texas; Dr. James Lee gave the GRMC Fiscal Year Budget Update for October 1, 2023- September 30, 2024. Dr. Lee gave the Summaries of the Budget and started by saying that everyone knows that GRMC is the last City/County owned Hospital in Texas, planning, thoughts and the health needs of the community is what the hospital needs to know and then we tailor our programs to meet those needs, Dr. Lee states we need to have the right tools to be the best that is expected, so that means we have to invest in technology and having to spend a lot of money on upgraded everything in the Hospital. Dr. Lee states that with medicine it last only about five years and then it is out of date. The process begins again, including the IT Department within the Hospital also stating the Women's Center that has be developed within the last couple of years has receive kudos from the community. Dr. Lee states a lot of the money goes to new equipment and personnel, also stating that the hospital has to be prepared for the unexpected, example Covid.

Kody Gann, Chief Financial Officer gave the rest of the Budget Update. Also introducing the rest of the Administrative Staff for Guadalupe Regional Medical Center.

c. [23-421](#)

The Future of TSTC in Seguin, Guadalupe County and the South-Central Texas Region - Josh Schneuker, Director of Economic Development

Indexes:

Attachments: [20231002 CoS CC TSTC Presentation](#)

Josh Schneuker, Director of Economic Development gave an update on a project that is in the early stages of development. The future of TSTC in Seguin, Guadalupe County and the South-Central Texas Region.

About Texas State Technical College

** Accredited Public Technical College with 10 Campuses Across Texas*

** Top College in Texas for Workforce Training*

**Nation's Top Producer of Engineering Related AAS Degrees*

**TSTC Funding Model is Unique:*

The only college in Texas that operates on a 100% outcomes based funding formula. The College is not funded on contact hours, but rather on the employment outcomes realized by our students. The College relies on the placement of its graduates in great-paying jobs to receive funding from the State.

House Bill 4997

**Service area jurisdiction rules previously prevented TSTC from providing their programming without the established district community college first declining to serve as the education provide.*

** Authorized by Kuempel & Issac. Sponsored by Campbell*

**Passed 6/11/23. Signed by Governor & Effective Immediately*

**Allows TSTC to operate by right in Comal and Guadalupe counties*

**Gives TSTC flexibility to immediately bring in new programs without going through the process of offering right of first refusal each time.*

**With passage of House Bill 4997, TSTC now has the authority to build a campus or campuses in Comal and or Guadalupe Counties*

Proposed Seguin/NB TSTC Campus Details

**Location: Seguin or New Braunfels*

**Land Requirement: 80 to-100 acres*

**Anticipated to be 1/3 smaller than Fort Bend Campus*

**Project Cost: \$100 Million **

**Potential Education Programs: Welding, Industrial System, Robotics & Industrial Controls Technology, Electrical Power & Controls, Machining, HVAC Technology, Line Worker Technology, Diesel Technology*

**Earliest Campus Construction would start is 2026/27. Timeline dependent on meeting fundraising goals.*

Seguin/New Braunfels Game Plan

**Establish "Task Forces" in each of our respective communities*

**Community Task Forces will:*

**Evaluate real estate opportunities in Seguin/New Braunfels that could a fit for a potential TSTC Campus*

**Prioritize real estate opportunities based upon metrics such as population density, proximity to employers that align with the educational programs TSTC offers*

**Develop value propositions that highlight why these real estate opportunities that are a ideal location for a new TSTC campus*

**Identify fundraising targets and other mechanisms to help fund the construction of a new TSTC Campus*

TSTC Site Requirements

** 80 T 100 Acres*

**Located on a major thoroughfare*

**Easily accessible*

**Good visibility*

**Proximity to business and industry TSTC serves*

**Proximity to high growth population centers*

** Located on major thoroughfare*

TSTC Real Estate Focus Areas

**I-35, I-10, Sh 46, SH 123 Corridors*

Fundraising Opportunities & Funding Ideas

**TSTC Funding Model places new campus funding responsibility solely on the shoulders of Seguin, New Braunfels, Comal and Guadalupe Counties, Business Community, Philanthropic Organizations, etc.*

** Fundraising Goal: \$100,000,000.00**

**Once facility is built and operational, TSTC and the State of Texas assume all future operational costs. This is a one-time financial commitment from the local area.*

**Who Can We Target?*

**Philanthropic Organizations _ Local, Regional, Statewide, National*

**EDC's -Seguin & New Braunfels*

**Governmental Entities*

**Business Community & Corporate Foundations*

**Community At Large*

Project Timeline

**August 28, 2023 - Individual Community Task Force Meeting Held*

**September 19, 2023 - Joint Seguin & New Braunfels Task Force Meeting*

**September 26, 2023 - October 2023 - Joint Seguin & New Braunfels Task Force Reconvenes*

** October/November 2023: Present Short-Listed Sites to TSTC for Evaluation*

7. Consent Agenda

A motion was made by Council Member Joe Rea, seconded by Council Member Chris Rangel, that this was approved on the Consent Agenda.. 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

a. [23-419](#)

City Council Meeting Minutes of September 19, 2023

Indexes:

Attachments: [CC Meeting. Minutes September 19, 2023](#)

The September 19, 2023 Minutes were approved on Consent Agenda

- b. [23-433](#) Street Closure Request from New Generation Church for October 20 - 22, 2023 in Central Park - Kyle Kramm, Main Street & CVB Director/HPO

Indexes:

Attachments: [New Generation Church Revival Street Closure Oct 2023.docx](#)

This Action Item was approved

- c. [23-424](#)

Resolution of the City Council of the City of Seguin, Texas approving a budget amendment for the Schertz/Seguin Local Government Corporation; and declaring an effective date - Andrew McBride, General Manager SSLGC

Indexes:

Attachments: [EOY Budget Amendment memo](#)
[SSLGC City Council Resolution](#)
[SSLGC R23-13 - EOY Budget Adjustment](#)

This Resolution was approved

Enactment No: RES 2023-156

- d. [23-428](#)

Resolution authorizing the purchase of 55 steel poles bid # AF-2023-47 for use by City of Seguin Electric Utilities Department - Adam Ryals, Utility Warehouse Manager and Rick Cortes, Deputy City Manager

Indexes:

Attachments: [Agenda Item Memo Steel Poles 55](#)
[Resolution Steel Poles 55](#)
[Bid Tab](#)

This Resolution was approved

Enactment No: RES 2023-157

- e. [23-420](#)

Check Report: September 18, 2023 through September 29, 2023

Indexes:

Attachments: [Check Report \(4\)](#)

The bills were acknowledged.

8. Action Items - Discussion and Possible Motion to Approve

- a. [ZC 14-23_CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Light Industrial to Multi-Family (MF-3) for 9.12 acres out of a 13.075-acre tract located at the 2500 Blk of N. Guadalupe Street, Property ID: 18393, (ZC 14-23)- Pamela Centeno, Director of Planning & Codes

Indexes:

Attachments: [Staff Memo ZC 14 23](#)
[Planning Commission Report and Packet](#)
[ZC 14-23 Ordinance](#)
[ZC14-23_ExhibitA_CC](#)

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 Biesenbach, seconded by Council Member Keller, that this Zoning Ordinance be approved on first reading. 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: ORD 2023-063

b. [ZC 15-23_CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Commercial to Light Industrial for approximately 15.786 acres located at 1255 W. Kingsbury Street, Property ID: 191444 (ZC 15-23)- Pamela Centeno, Director of Planning & Codes

Indexes:

Attachments: [Staff Memo ZC 15 23](#)
[ZC 15-23 Commission Report, Staff Report and Maps](#)
[ZC 15-23 Ordinance](#)
[ZC1523_ExhibitA_CC](#)

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 Rangel, seconded by Council Member Keller, that this Zoning Ordinance be approved on first reading. 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: ORD 2023-064

c. [23-422](#)

Resolution of the City Council of Seguin, Texas accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Catherine Medlin for a property in Guadalupe County (Property ID 28834) and granting the request for Release effective the date of the passing of this Resolution - Pamela Centeno, Director of Planning & Codes

Indexes:

Attachments: [Staff Memo ETJ Release Request from C Medlin](#)
[Petition Release](#)
[Resolution to Release Property from the City's ETJ C Medlin](#)

A motion was made by Council Member Biesenbach, seconded by Council Member Rangel, 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 2023-158

d. [23-427](#)

Resolution of the City Council of Seguin, Texas accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Denise Imhoff for a property in Guadalupe County (Property ID 66007) and granting the request for Release effective the date of the passing of this Resolution - Pamela Centeno, Director of Planning & Codes

Indexes:

Attachments: [Staff Memo ETJ Release Request from D Imhoff](#)
[Petition Release Imhoff](#)
[Resolution to Release Property from the ETJ D Imhoff](#)

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 2023-159

e. [23-364](#)

Resolution authorizing the rental to purchase of a Pneumatic Tire Roller with Vibration System for Public Works utilizing a Sole Source purchasing cooperative contract - John Donnelly, Director of Public Works

Indexes:

Attachments: [2023 10 02 MEMO TO COUNCIL Pneumatic Tire Roller](#)
[Resolution approving the conversion of lease to purchase for](#)
[Pneumatic Tire Roller](#)
[2023 10 02 Rental Purchase Schedule Pneumatic Tire Roller](#)

A motion was made by Council Member Carter, 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 2023-160

f. [23-425](#)

Resolution authorizing the City Manager to enter into a professional services contract Kimley-Horn and Associates, Inc. in the amount of \$286,500 for professional services for the Safe Streets and Roads for All (SS4A) Grant Program, Comprehensive Safety Action Plan; and declaring an effective date - Melissa Reynolds, P.E., CFM, MPA - Director of Engineering & Capital Projects

Indexes:

Attachments: [2023-10-02 Memo SS4A Grant PSA](#)
[2023-10-02 Resolution SS4A PSA](#)
[Kimley-Horn Safe Roads Professional Service Agreement](#)
[TF-2023-41](#)

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: 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 2023-161

g. [23-430](#)

Resolution authorizing the City Manager to execute a Local Project Advanced Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for the Rudeloff Road Expansion Project - CSJ# 0915-46-045 - Melissa Reynolds, P.E., CFM, MPA - Director of Engineering & Capital Projects

Indexes:

Attachments: [2023-10-02 Memo Rudeloff I Revised AFA](#)
[2023-10-02 Resolution Rudeloff 1 AFA](#)
[Advance Funding Agreement Z00001730 City of Seguin SAT](#)
[Contract Packet-sent to LG 9.27.23](#)

A motion was made by Council Member Lievens, seconded by Council Member Biesenbach, 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 2023-162

h. [23-429](#)

Resolution awarding the bid for police department fence to Ramos Construction in the amount not to exceed \$550,400; and authorizing the City Manager to enter into a contract with Ramos Construction for the police department fence; and declaring an effective date - Chris Riggs, Director of Facilities and Rick Cortes, Deputy City Manager

Indexes:

Attachments: [PD Fence Bid memo](#)
[PD Bid Tab](#)
[Resolution approving bid and contract to the Ramos Group for Police Department fencing](#)

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

Presiding: 1 - Mayor Dodgen

Aye: 8 - Council Member 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 2023-163

i. [23-426](#)

Resolution of the City Council of Seguin, Texas finding that the City has no objection to the proposed project by LDG Development to construct the Walnut Springs Apartment as an affordable housing project by making use of tax credit funding from the Texas Department of Housing and Community Affairs; and declaring an effective date - Andy Quittner, Interim City Attorney

Indexes:

Attachments: [Council Memo - Walnut Springs Aparments No objection](#)
[Resolution of No Objection Language - Guadalupe Street](#)
[Info Packet Walnut Springs 8.3.23-compressed\[3\]](#)

A motion was made by Council Member Rea, 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 2023-164

9. Closed Session

The regular meeting was recessed and the council went into Closed Session at 6:34 pm. The regular meeting reconvened at 7:04 pm.

a. [13-053](#)

Deliberation regarding Economic Development Negotiations and Incentives in accordance with Section 551.071 and 551.087 - Steve Parker, City Manager

Indexes:

10. Adjournment

There being no further business before the council the meeting adjourned at 7:04 pm.

Donna Dodgen, Mayor

Attest:

**Kimberly Allison
Deputy City Secretary**