



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes - Final

City Council

Tuesday, February 7, 2023

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a REGULAR Called Meeting on Tuesday, February 7, 2022 at 5:30 pm in the City Hall Council Chambers, City Hall, 210 East Gonzales in City of Seguin, with Mayor Donna Dodgen presiding.

2. Invocation - Mayor Donna Dodgen

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. Discussion of any item not on the agenda shall be limited to 1) Statements of specific factual information given in response to any inquiry; 2) A recitation of existing policy in response to an inquiry; 3) A proposal to place the subject on the agenda for a future meeting; 4) For the record, please state your name and address before speaking.

City Councilman Jim Lievens gave thanks to both Melissa Reynolds, City Engineer, and Michael Sharp, Engineer Associate, for being present at the Texas Department of Transportation Meeting for a proposed project to reduce congestion on Hwy 46 between New Braunfels and Seguin. Mr. Lievens stated there were a lot of questions from the public that attended the meeting, and a lot were not just for Hwy 46 and Ms. Reynolds and Mr. Sharp were there to answer questions, stating he was very appreciative of them being there.

City Councilman Jason Biesenbach stated he attended an event hosted by Big Brothers, Big Sisters, stating that it was very informative. Councilman Biesenbach stated that the organization is looking for mentors, specifically male figures in our community. The organization is having another event at the Texas Axe Holes on

February 21st., from 6 p.m. to 8 p.m. and would love for all in the community to attend.

Mayor Donna Dodgen stated she wanted to commend Kim Allison on the completion of the Texas Municipal Clerk Certification Program. The program consist of over 200 hours of study to complete four courses with each having an assessment exam, full in person attendance at eight two-day seminars for each course, Mayor Dodge stated it was a lot of work and a lot of money. Also stated we appreciate all that you do.

6. Presentation

a.

Recognition of Dora A. Mares upon her retirement of twenty-years of service to the City of Seguin - Mayor Donna Dodgen

Indexes:

Attachments: [Dora Mares - Retirement Certificate.pub](#)

Mayor Donna Dodgen presented Dora A. Mares with a retirement plaque and congratulated her on her retirement and thanking her for all her hard work throughout her time with the City of Seguin.

b.

Oath of Office for Police Officer Tracy Wilson - Mayor Donna Dodgen & Police Chief Jason Brady

Indexes:

Attachments: [TracyWilson.Oath.Police](#)

[TracyWilson.Statement.Police](#)

Mayor Donna Dodgen preformed the oath of Office for Police Officer Tracy Wilson

Police Chief, Jason Brady spoke a few words on Officer Tracy Wilson stating he was a remarkable young man, who grew up in the community and had a lot of opportunities to go else where, but chose the City of Seguin. We are honored to have him. Tracy's Mom pinned his police service badge on his vest.

c.

Update on projects within Guadalupe County - Representatives from SH 130 Concession Company

Indexes:

Attachments: [Seguin Council State Hwy I-30](#)

Jeff Billows, Chief Operating Officer for State Highway 130 gave, and update to City Council regarding the growth within Guadalupe County. Mr. Billow shared a power point presentation with some information about the SH 130 Concession Company. The following information is what was on presentation slides.

* Operates and maintains southern 41 miles of State Hwy 130 between Seguin and Mustang Ridge *Road opened in 2012 and company came under new ownership in 2017.* 100M invested in last 5 years to improve ride quality and enhance safety * Has approximately 35 full-time employees *24/7 traffic management center and road side assistance. Traffic on SH 130 continues to increase *Traffic jumped 17% in 2022 *

*Roadway is congestion-free and still has plenty of capacity. **Region is experiencing unprecedented growth** Guadalupe County added over 41,000 residents from 2010-2020k, a 31% increase in population *Over 50 subdivisions and nearly 15,000 dwelling units are currently in the development pipeline in Seguin alone * The County is expected to surpass 300,000 residents just after 2045, with population growth of almost 70% by 2050. ** Congestion and commute times up across the area*Mean commute times for -Guadalupe County residents increased 11.2% between 2021 during a period of less commuter activity * A recent survey, 85% of respondents in Guadalupe and Comal Counties said traffic has become worse over the last 5 years. **Proposed non-tolled connector road between I-35 and SH130** High-speed, non-tolled connector highway between I-35 and SH 130 would improve east-west mobility and reduce congestion * Route and alignment will be led by local municipalities in partnership with TxDOT and other stakeholders; SH130 Concession Co. does not have eminent domain authority. * SH 130 prepared to fund and expedite project through contract changes with the State* A connector provide fast east-west access for local and regional residents, improved response times, and high-speed alternative route to I-10*The is an opportunity to deliver a much-needed piece of transportation infrastructure at no cost to the county or city*

7. Consent Agenda

A motion was made by Council Member Rangel, seconded by Council Member Carter, that this be 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.

City Council Meeting Minutes - January 17, 2023

Indexes:

Attachments: [CC.MeetingMinutes.January 17, 2023](#)

The Minutes of January 17, 2023 was approved

b.

Ordinance on second and final reading amending the Fiscal Year 2023 Special Revenue Fund Budget of the City of Seguin, Texas; and declaring an effective date

Indexes:

Attachments: [RTF Gear Council Memo](#)

[RTF Gear](#)

This Ordinance was adopted

Enactment No: ORD 2023-006

c.

Approval of the 2023 Downtown Street Closures and Sale of Alcohol

Requests - Kyle Kramm, Main Street & CVB Director/HPO

Indexes:

Attachments: [City Council Memo Street Closures 2023.docx](#)

This Action Item was approved

d.

Approval of reports for the quarter ended December 31, 2022 for the following organizations that receive Occupancy Tax funding - Susan Caddell, Director of Finance

- a. Seguin Conservation Society
- b. Mid-Texas Symphony
- c. Teatro de Artes de Juan Seguin
- d. Seguin-Guadalupe County Hispanic Chamber of Commerce
- e. Seguin Heritage Museum
- f. Guadalupe County Fair Association
- g. Seguin LULAC Council #682
- h. Seguin Art League
- i. The Fields of Huber Ranch, LLC

Indexes:

Attachments: [Quarterly reports for quarter ended 123122](#)

This Action Item was approved

e.

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a two-year Facilities Use Agreement with Texas Lutheran University for use of the Starcke Park Golf Course and the Seguin-Saegert Pickleball Complex; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:

Attachments: [TLU Memo for Agreement 2023-2024](#)
[Resolution approving 2023 TLU Golf Course Use Agreement](#)
[Texas Lutheran University Facility Use Agreement 2023-2024](#)

This Resolution was approved

Enactment No: RES 2023-020

f.

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a two-year Facilities Use Agreement between the Seguin Youth Soccer Club and the City of Seguin for the use of Park West for games and practices and the Seguin Softball 4-Plex for practices only; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:

Attachments: [Soccer Memo for Facilities Use Agreement 2023-2024 Resolution](#)
[Soccer Facilities Use Agreement 2023-2024](#)

This Resolution was approved

Enactment No: RES 2023-021

g.

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a two-year Facilities Use Agreement between the Seguin Volleyball Association and the City of Seguin for use of the volleyball courts at the Seguin Events Complex; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:

Attachments: [Resolution](#)
[Volleyball Memo for Facilities Use Agreement 2023-2024](#)
[Volleyball Facilities Use Agreement 2023-2024](#)

This Resolution was approved

Enactment No: RES 2023-022

h.

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a two-year Facilities Use Agreement between Seguin Texas Adult Softball and the City of Seguin for use of the Seguin Softball 4-Plex; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:

Attachments: [Memo for an Adult Softball League for a Facilities Use Agreement 2023-2024](#)
[Resolution](#)
[Facilities Use Agreement Seguin Texas Adult Softball 2023-2024](#)

This Resolution was approved

Enactment No: RES 2023-023

i.

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a two-year Facilities Use Agreement between the Seguin Little League and the City of Seguin for use of the Little League Complex for games and practices, and "Smokey" Joe Williams Field for the Senior League Baseball Southwest Tournament; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:

Attachments: [Little League Memo for Facilities Use Agreement 2023-2024 Resolution](#)
[Little League Facilities Use Agreement 2023-2024](#)

This Resolution was approved

Enactment No: RES 2023-024

j.

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a two-year Facilities Use Agreement between the All Youth Sports Organization and the City of Seguin for use of the Seguin Softball 4-Plex and Manuel C. Castilla Park; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:

Attachments: [Memo for All Youth Sports Facilities Use Agreement 2023-2024 Resolution](#)
[All Youth Sports Facility Use Agreement 2023-2024](#)

This Resolution was approved

Enactment No: RES 2023-025

k.

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a three-month Rental Agreement for "Smokey" Joe Williams Field between the Seguin TCL, Seguin Independent School District, and the City of Seguin for use of "Smokey" Joe Williams Field for the Seguin River Monsters summer 2023 baseball season; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:

Attachments: [Seguin River Monsters Memo for Rental Agreement 2023 Resolution](#)
[Smokey Joe Agreement for TCL 2023](#)
[Seguin River Monsters JUNE 2023 Schedule](#)
[Seguin River Monsters JULY 2023 Schedule](#)

This Resolution was approved

Enactment No: RES 2023-026

l.

Resolution of the City Council for the City of Seguin, Texas, authorizing submission of a grant application in response to the Office of the Governor, Public Safety Office, Criminal Justice Division funding announcement, Juvenile Justice & Truancy Prevention Grant Program, FY2024 - Kathy Wood, Grant Administrator

Indexes:

Attachments: [02-07-23 City Council MEMO to Submit FY24 TRIPP Application RESOLUTION](#)

This Resolution was approved

Enactment No: RES 2023-027

m.

Resolution of the City of Seguin City Council Awarding the Bid of a John Deere 60G Mini Excavator from RDO Equipment Co. in the amount of \$96,476.91 through Sourcewell Contract# 032119-JDC; and declaring an effective date - Paul Wallace, Fleet Manager

Indexes:

Attachments: [Memo to Purchase Mini Excavator Resolution Investment Proposal \(Quote\)_638095494711842565](#)

This Resolution was approved

Enactment No: RES 2023-028

n.

Resolution awarding Indefinite Delivery, Indefinite Quantity (IDIQ) contract in an amount not to exceed \$300,000.00, for utility trench repairs - John Donnelly, Director of Public Works

Indexes:

Attachments: [MEMO TO COUNCIL_AWARD OF BID_IDIQ for utility repairs_2023 02 07 Resolution STANDARD FORM OF AGREEMENT_Westhill Paving UTILITY CUT WORK SHEET 1-12-23](#)

This Resolution was approved

Enactment No: RES 2023-029

o.

Resolution to review the Seguin Economic Development Corporation Investment Policy in order to conform to the Public Funds Investment Act, Texas Government Code Annotated, 2256 - Josh Schneuker, Director of Economic Development

Indexes:

Attachments: [020723 SEDC Investment Policy Memo CC City Council Resolution SEDC Resolution 2023-01 Invest Policy Conforming to Public Funds Investment Act SEDC Investment Policy 2023](#)

This Resolution was approved

Enactment No: RES 2023-030

- p. Resolution of the City Council of Seguin, Texas approving a Memorandum of Understanding between the Seguin Economic Development Corporation and Workforce Solutions Alamo required for the Texas Workforce Commission's High Demand Job Training Grant Program Application - Josh Schneuker, Director of Economic Development

Indexes:

Attachments: [020723 HDJT MOU Memo CC](#)
[City Council Resolution](#)
[SEDC Resolution 2023-04 MOU With WSA For TWC HDJT Grant](#)
[SEDC HDJT MOU-Final 1.20.23](#)

This Resolution was approved

Enactment No: RES 2023-031

- q. Resolution of the City Council of the City of Seguin, Texas approving an easement to GVEC for electric service to the KWED Radio Tower on the City's Police shooting range property on Stagecoach Road; and declaring an effective date- Joshua Schneuker, Director of Economic Development

Indexes:

Attachments: [Staff Memo to Council](#)
[GVEC Easement Resolution](#)
[Easement](#)
[Map of Location](#)

This Resolution was approved

Enactment No: RES 2023-032

- r. Resolution approving the payment of \$380,000 to the Guadalupe Valley Electric COOP (GVEC) for the relocation of their infrastructure along the right of way of Rudeloff Road to facilitate construction of roadway improvements associated with the Alamo Area Metropolitan Planning Organization Rudeloff Road Phase 1 Project, located from Hwy 46 to Huber Road; and declaring an effective date - Melissa Reynolds, P.E., CFM, MPA - Director of Capital Projects & Engineering

Indexes:

Attachments: [2023.02 City Council Memo GVEC Resolution Rudeloff](#)
[Resolution GVEC Relocation Rudeloff Ph 1](#)
[Invoice 18804 For Account 36048023-01-26-2023_09_11](#)

This Resolution was approved

Enactment No: RES 2023-033

s.

Board and/or Committee Appointment
a. Historic Preservation Design Commission

Indexes:**Attachments:** [Council.Appointments.Jan17](#)**This Appointment was approved****t.**

Check Report: January 17, 2022 through February 3, 2023

Indexes:**Attachments:** [Check Report \(17\)](#)**This Action Item was approved****8. Action Items - Discussion and Possible Motion to Approve****a.**

Public Hearing and Ordinance on first reading to consider a zoning change from Agricultural Ranch to Commercial for a 2.10 acre portion out of a 103.152 acre tract located at the 3500 Blk of State Hwy 46 N, Property ID: 55455, (ZC 17-22)- Pamela Centeno, Director of Planning & Codes

Indexes:**Attachments:** [Staff Memo ZC 17 22](#)
[Planning Commission Report and packet](#)
[ZC 17-22 Ordinance](#)
[ZC1722 ExhibitA CC](#)**This Zoning Ordinance was postponed****b.**

Public Hearing and Ordinance on first reading to consider a zoning change from Agricultural Ranch to Multi-Family 3 for a 25.42 acre portion of a tract totaling 103.152 acres, located at the 3500 Blk of State Hwy 46 N, Property ID: 55455, (ZC 18-22)- Pamela Centeno, Director of Planning & Codes

Indexes:**Attachments:** [Staff Memo ZC 18 22](#)
[Planning Commission Report and packet](#)
[ZC 18-22 Ordinance](#)
[ZC1822 ExhibitA CC](#)

This Zoning Ordinance was postponed

c.

Public Hearing and Ordinance on first reading to consider a zoning change from Agricultural Ranch to Single-Family Residential (R-2) for a 75.63 acre portion of a tract totaling 103.152 acres, located at the 3500 Blk of State Hwy 46 N, Property ID: 55455, (ZC 19-22)- Pamela Centeno, Director of Planning & Codes

Indexes:

Attachments: [Staff Memo ZC 19 22](#)
 [Planning Commission Report and packet](#)
 [ZC 19-22 Ordinance](#)
 [ZC1922 ExhibitA CC](#)

This Zoning Ordinance was postponed

d.

Public Hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential (R-1) to Duplex High Density (DP-2) for a property located at 772 Johnson Ave, Property ID: 45988, (ZC 23-22)- Pamela Centeno, Director of Planning and Codes

Indexes:

Attachments: [Staff Memo ZC 23 22](#)
 [Planning Commission Report and packet](#)
 [ZC 23-22 Ordinance](#)
 [ZC23-22 ExhibitA CC](#)

The regular meeting was recessed and the public hearing was called to order.

Yesenia Rizo, 1004 E Weinert St., Seguin, Tx 78155; Ms. Rizo is the property owner of 772 Johnson Ave. Ms. Rizo stated she was aware of the concerns of the property owners surrounding the property at 772 Johnson, stating that any noise or maintenance issues would be the same whether it was one residential or two. Ms. Rizo stated that she is diligent, and responsible when it comes to the quality of the building structure and aesthetics. Stating that she feels the new build will upgrade the neighborhood and will encourage neighbors to keep their own properties looking good and making upgrades as well. Ms. Rizo states that she checks on all her properties regularly to make sure they are all in proper order.

Javier Cuevas, 2990 Palomino Pass, Seguin, Tx 78155; Mr. Cuevas spoke on how he and several others in the area are opposed to the idea of having a duplex in this neighborhood. Also stating that if the zoning were to be changed then other lot owners in the area may decide to do the same.

The public hearing was adjourned and the regular meeting was reconvened at which time the first vote: Motion was made by Council member Jason Biesenbach to approve the zoning change, 2nd by Council member Sonia Mendez., Mayor Donna Dodgen stated we would take a roll call vote, where as the vote went as Councilman Joe Rae

voted FOR, Councilwomen Sonia Mendez voted FOR, Councilman Jim Lievens voted AGAINST, Councilman Chris Rangel voted AGAINST, Councilman Paul Gaytan voted FOR, Councilwoman Monica Carter voted AGAINST, Councilman Jason Biesenbach voted FOR, Councilman Bill Keller voted AGAINST.

Mayor Donna Dodgen stated it was not a super majority so the request has been denied, upholding P&Z recommendations.

City Attorney Sam Aguirre states the motion to approve has failed and there should be another motion.

Second motion made was made by Councilman Chris Rangel stating "motion to deny" Councilman Bill Keller 2nd's the motion to deny.

A motion was made that this Zoning Ordinance be approved on first reading. The motion Failed by the following vote:

Nay: 5 - Mayor Dodgen, Council Member Mendez, Council Member Rangel, Council Member Gaytan, and Council Member Biesenbach

Aye: 4 - Council Member Rea, Council Member Lievens, Council Member Carter, and Council Member Keller

e.

Resolution authorizing the City Manager to enter into a Professional Services contract with TRC Engineering, Inc., for engineering services related to the Water Treatment Plant High Service Pump Replacement and West Booster Station / Storage Tanks project- Timothy J. Howe, Director - Water / Wastewater Utilities

Indexes:

Attachments: [Council Memo Engineering Services 2-1-23](#)
[Resolution TRC Engineering Services 1-17-2023](#)
[Booster Station Proposal 1-9-2023](#)

Tim Howe, Director of Water/Waste Water spoke on growth in the community and the high demand of water that has come with such a fast growing community. In order to be sure the water is always there and to meet the demand in the future. In early 2022 Springs Hill WSC found themselves in a place where they could not make a commitment to developers based on their water supply so concerned with how that would impact the City of Seguin, City Management began discussion with Springs Hill WSC to transfer about 95 hundred acres of service area over to the City of Seguin. The area is North to Link Rd, South to IH-10, West to SH 46, East to Sh 123+. There will be eight projects.

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 2023-034

f.

Resolution authorizing the City Manager to enter into a Professional Services contract with Trihydro Corporation, for engineering services related to a water line improvement project identified as part of the water service transfer area; - Timothy J. Howe, Director - Water / Wastewater Utilities

Indexes:

Attachments: [Council Memo Engineering Services 2-1-23](#)
[Resolution Trihydro Engineering Services 2-7-2023](#)
[Trihydro Proposal 1-20-2023](#)

Tim Howe, Director of Water/Waste Water continued to speak on the improvement projects needed for the water service transfer areas.

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 2023-035

g.

Resolution authorizing the City Manager to enter into a Professional Services contract with Kimley-Horn and Associates, Inc., for engineering services related to a water line improvement project identified as part of the water service transfer area; - Timothy J. Howe, Director - Water / Wastewater Utilities

Indexes:

Attachments: [Council Memo Engineering Services 2-1-23](#)
[Resolution](#)
[Kimley-Horn Proposal with Seguin Addendum 2-2-2023](#)

Tim Howe, Director of Water/Waste Water spoke on the proposal presented by Kimley-Horn related to a water line improvement project identified as part of the water service transfer area.

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 2023-036

h.

Resolution authorizing the City Manager to enter into a Professional Services contract with Freese and Nichols, Inc., for engineering services related to construction inspection and plan review for projects related to the water distribution system improvements identified as part of the water service transfer area; - Timothy J. Howe, Director - Water / Wastewater Utilities

Indexes:

Attachments: [Council Memo Engineering Services 2-1-23](#)
[Resolution](#)
[FNI Quality Control and Construction Inspection PSA 1-26-2023](#)
[FNI Engineering Agreement Addendum 2-1-23](#)

Tim Howe, Director of Water/Waste Water spoke on Freese and Nichols, Inc proposal related to construction inspection and plan review for projects related to the water distribution system area.

A motion was made 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: 037

i.

Resolution authorizing the City Manager to enter into a Professional Services contract with HDR, Inc., for professional services related to real estate acquisition for the construction of water line improvements identified as part of the water service transfer area; - Timothy J. Howe, Director - Water / Wastewater Utilities

Indexes:

Attachments: [Council Memo Engineering Services 2-1-23](#)
[Resolution](#)
[HDR Right of Way Acquisition Services AgreementCOS 2-1-23](#)

Tim Howe, Director of Water/Waste Water spoke on the proposal submitted by HDR, Inc. to manage all the right of way acquisition for the real estate along the water line.

City Manager Steve Parker wanted to give thanks and acknowledgment to team of Tim Howe, WW/W Director Deputy City Manager, Rick Cortes and City Engineer Melissa Reynolds on how quickly they were able to put the project together and executed. Any stalling would impact rates and all was completed quickly. He want to acknowledge the great work put into the project. Thank you Tim Howe.

A motion was made by Council Member Keller, 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 2023-038

- j. Resolution approving the purchase of 200 South Austin Street as the future Seguin Visitor Center and Main Street Office Space - Kyle Kramm, Main Street & CVB Director/HPO

Indexes:

Attachments: [Council Memo - Building Purchase 02072023.docx](#)

[Resolution](#)

[200 South Austin Revised Purchase Contract Updated Final.doc](#)

Kyle Kramm, Director of Main Street, spoke on changes on improvements to future Seguin Visitor center and Main Street Office Space stating that to ease the timeline of occupying the building, and so the City of Seguin has better control of the designing, the elevator and elevator shaft would not be completed and requesting to purchase the building as is, and have removed the cost of the elevator. A revised purchase agreement has been presented tonight.

A motion was made by Council Member Gaytan, 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 2023-039

- k. Ordinance on first reading amending the Fiscal Year 2023 General Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

Indexes:

Attachments: [2022A Certificates of Obligation Bonds General memo](#)

[2022A Certificates of Obligation Bonds General](#)

Susan Caddell, Director of Finance presented a budget for purchase and spoken on the budget for the purchase of the building and projects related to Main Street and CVB.

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

Presiding: 1 - Mayor Dodgen

Aye: 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

I.

Ordinance on first reading amending the Fiscal Year 2023 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

Indexes:

Attachments: [2022A Certificates of Obligation Bonds Utility memo](#)
[2022A Certificates of Obligation Bonds Utility](#)

Susan Caddell, Director of Finance presented a budget for purchase and spoken on the budget for the purchase of the building and projects related to Main Street and CVB.

A motion was made by Council Member Carter, seconded by Council Member Biesenbach, that this 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

9. **Closed Session**

The regular meeting was recessed and the council went into Closed Session at 6:25 pm. The regular meeting reconvened at 7:08 pm.

a. In accordance with Section 551.072 (Real Property) - Deliberation regarding potential Office Space for Main Street and CVB Department and Visitor Center - Steve Parker, City Manager

Indexes:

b.

Deliberation regarding Economic Development Negotiations 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 7:08 pm.

Donna Dodgen, Mayor

Attest:

Kimberly Allison, Deputy City Secretary