



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes - Final

City Council

Tuesday, November 7, 2023

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

The City Council met in a REGULAR Called Meeting on Tuesday, November 7, 2023 at 5:30 pm in the City Hall Council Chambers, City Hall, 210 East Gonzales in City of Seguin, with Mayor Donna Dodgen presiding.

2. Invocation - Council Member Sonia Mendez

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Excused: 1 - Council Member Paul Gaytan

Present: 7 - Council Member Joe Rea, Council Member Sonia Mendez, Council Member Jim Lievens, Council Member Chris Rangel, 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.

Bishop Tim Bird, of The Church of Jesus Christ of Latter Day Saints, 502 E. College St., Seguin, Texas announces that the Giving Machine, a non-profit organization has made it to Texas and is in San Antonio, the Giving Machine's initiative is to gather household items and funds for international charities and local charities. Within the last five years the Giving Machine has raised over twenty-two million dollars for these charities worldwide. The Giving Machine will launch its event this year in San Antonio at the Pearl Brewery, 303 Pearl Parkway, San Antonio, 78215 on November 21st. at 10:00 am. In addition, Mr. Bird extended an invitation to everyone to join them at the local event on November 29th at the First United Bank at 5:00 pm. here in Seguin to launch a version of the Giving Machine that will be called Giving Seguin, and it will

benefit the local non-profits charity organizations here in Seguin.

Jay Williams, 514 N Bauer St., Mr. Williams spoke on the no parking signs at the Backyard and how it is a difficult thing for the elderly when they must park across the street.

Cesar Silva, 1000 W. Court St., Assistant Professor and Center Director for Mexican American Studies, Mr. Silva extend an invitation to everyone to an event TLU is hosting, A Dia de los Veteranos: de TLU y Seguin: A Day to Celebrate and Honor our Mexican American/Latinx Veterans it will be held at Texas Lutheran University in and around Langner Hall on Saturday November 18, 2023 from 3:00 pm. to 7:00 pm, food and non- alcoholic drinks will be provided along with entertainment.

Paul Kelly and Judi Pepper, 907 N. Austin, Texas, 78155. Mr. Kelly and Ms. Pepper have been the owners of the Abbott House Venue since 2015. Mr. Kelly stated they have been bringing people to town to stay at hotels, eat out, and enjoy the scenery here in Seguin for eight years. Mr. Kelly states that recently they have been receiving complaints regarding the noise that the events held at the venue are projecting. Mr. Kelly believes that all complaints have been by the same person, and he rents across the street from the venue. Mr. Kelly has requested the city to have the noise decibel measured, so that he knows the volume limit that their venue can comply to.

Susan Caddell, Director of Finance invited everyone to the dedication of the Municipal Courtroom to the late Judge Kevin Kolb on Friday, November 7th at 2:00 pm.

Robert Patterson, 98 Navajo Trail, Seguin, Texas, 78155, Mr. Patterson is the owner of Bobby P's Tank Service in Seguin. Mr. Patterson states that he understands that the city is building a new Water Plant, but it will not have a facility to accept septic truck haulers and he would like to know why.

6. Presentation

a. [23-496](#)

Certificate of Recognition presented to Houston Larson for serving as Seguin's Perk Your Park spokesperson while the city competed for a Niagara Bottling Perk Your Park Grant - Mayor Donna Dodgen

Indexes:

Attachments: [Certificate of Recognition \(3\)](#)

Mayor Donna Dodgen presented Houston Larson with a Certificate of Recognition.

b. [23-494](#)

Presentation and discussion on the Noise Ordinance - Jason Brady, Police Chief and Mike McCann, Lieutenant

Indexes:

Attachments: [Council Noise Ord Presentation \(1\)](#)

[NDIS ORD Reports 20231026](#)

[Central Park NDIS Calls Map and Cases 2019 to 10152023](#)

Presentation on the Noise Ordinance presented by Mike McCann, Lieutenant

2019 Noise Calls for Service

City Wide -585, 2020 City Wide - 756, 2021 City Wide - 794 ,2022 City Wide - 621, 2023 City Wide - 476

2019-2023

3, 287 - City Wide Noise Complaints

101- Establishment Complaints--5 Abbott House - 1 - Aumont Tower - 15 Carrigann's -

4 Cazadores Night Club - 14 Fiesta Ballroom - 23 - JR Lounge - 5 Seguin Bar &

Billiards - 34 - The Backyard - ! Weinert House

SEGUIN DECIBEL READINGS

Taken on Thursday, October 26, 2023 & Friday, October 27, 2023

Carrigann's - 36.5 - 43.5

Cazadores Night Club - 40.1 - 48.1

JR Lounge - 39.6 - 66.7

Seguin Bar & Billiards - 40.3 - 58

The Backyard 39.3 - 84.4

Varsity Inn 40.9 - 42.9

COMMON SOURCES OF NOISE

Leaves Rustling - 30, Landscaping equipment from inside a house - 75-80

City traffic from inside a car 85, Food processor 85, Automatic hand dryer 100

SEGUIN NOISE ORDINANCE

Decibel Limits - 63 decibels, 70 decibels, 72 decibels (Residential, Mixed/Commerical Use, Industrial)

Distance Limit

Unlawful between 10:00 pm and 7:00 am to produce sound plainly audible at a distance of 100 feet

Vibration limit

Unlawful to create vibration at a distance of 50 feetNo

Noise Nuisance

Playing of a radio, instrument, sound amplifier, that annoys, distresses, or disturbs the quiet, comfort, or repose of any person.

Numerous other prohibited noised such as loud language, animals, horns, audible advertising, raucous shouting.

SAN MARCOS NOISE ORDINANCE

Commercial Property - Decibel Limits

85 decibels between 10:00 am and 10:00 pm

75 decibels between 10:00 pm and 10:00 am.

NEW BRAUNFELS NOISE ORDINANCE

Residential District

85 Decibels from 10:00 am to 10:00 pm

75 decibels all other times

Nonresidential Property

Music Venues

Not located within 100 feet of residential district - 85 decibels(10:00am through 10:00 pm), 75 decibels all other times

All Other Nonresidential Property

Not located within 100 feet of residential district - 85 decibels at all times

Located within 100 feet of residential district - 85 decibels (10:00am through 10:00 pm), 75 decibels all other time.

CITY PERMITS- OUTDOOR FESTIVAL PERMITS

**Required for outdoor concerts, carnivals, trade shows, or other outdoor events:*

** Submitted to the Planning & Codes Department*

**Required to comply with the local noise ordinance. (Not Exempt)*

SPECIFIC USE PERMITS Required for certain land uses (identified in the zoning*

regulations)

**Requires approval by the Planning & Zoning commission.*

**Conditions can be placed on the permit to protect surrounding properties from nuisances.*

** Events are required to comply with the local noise ordinance. (Not Exempt)*

FURTHER ACTIONS - NOISE ORDINANCE

** Revise Noise Ordinance*

**Easier to understand, interpret, and enforce for citizens, officer, and city staff.*

** Present revised Noise Ordinance to Council.*

c. [23-493](#)

Wells Fargo Building Revitalization Project Update - Josh Schneuker, Director of Economic Development

Indexes:

Presentation on the Wells Fargo Building Revitalization Project Update given by Director of Economic Development, Joshua Schneuker, and Andrew Douglas of TBA Douglas Architect. Director Joshua stated he was really excited to provide an update for this project. Mr. Schneuker states he would like to recap the real estate acquisition. Back in August City Council approved the purchase of the Well Fargo Building on the downtown square. The contract was executed and received by the title company on September 29, 2023, the services of TBA Douglas Architects have been engaged to help determine the best use of that property. TBA Architects will assist in putting together a request for proposals that will be sent out to the development community. Survey, appraisal, mold and hazardous material, asbestos study, and building inspections have been completed.

Mr. Schneuker wanted to also recognize all the hard work of staff, Connie Real, Kyle Kramm, Mr. Parker it was a team effort.

Andrew Douglas, TBA Douglas Architect presents the update.

UNIQUE OPPORTUNITY

1. Publicly controlled property
2. Strategic location - Catalyst for downtown development
3. Opportunity to craft Development Plan
- * Enhance Downtown*
- *Optimum program*
- *Improve retail activity and connectivity*
4. Significant economic impact (public/private)
5. Legacy Project for future generations

Mr. Douglas states Wells Fargo building A was designed by a very famous architect, James Riely Gordon all the great courthouses in the state of Texas was designed by him. Mr. Douglas introduced different options of use for the building.

Evaluation Matrix - Daily hours use

OFFICE-	8
RETAIL-	12
MULTIFAMILY-	15
HOTEL-	18

PROPOSED NEXT PHASE

Phase 2 - Advisory Committee/ Development Guidelines - Overlay District (5 months)

2.1 Advisory Committee (1 month)

**Establish an advisory committee*

**Kickoff Meeting*

**Review and Input*

- 2.2 Development Requirements (2 months)
 - *Design Requirements for Development
 - *Zoning
 - *Alignment w/Downtown study Goals/Objectives
 - *Historic Preservation considerations
 - *Establish clear path for development that aligns w/City Goals
 - * Public/Stakeholder input (potential public workshops)
 - *Consideration of overlay District
- 2.3 Regulatory Review and approvals (2months)
 - *Planning and zoning review and approval
 - *City Council Review and Approval

6a. Closed Session

The regular meeting was recessed and the council went into Closed Session at 6:47 pm.

a. [23-495](#)

EXECUTIVE/CLOSED SESSION MEETING - An executive/closed session meeting will be held pursuant to Sections 551.071(2) and 551.072 of the Texas Government Code (consultation with attorney and deliberation regarding property negotiations) for the City Council to deliberate and/or consult with and seek advice from its attorney(s) regarding the purchase, exchange, lease, and/or value of real property located at or near 101 E. Nolte Street, Seguin, Texas - Steve Parker, City Manager

Indexes:

7. Adjourn from Closed Session and Reconvene into the Regular City Council Meeting

The closed session was recessed and the council went into Regular Session at 7:15 pm.

8. Consent Agenda

A motion was made by Council Member Jason Biesenbach, seconded by Council Member Jim Lievens, that the Consent Agenda was approved. The motion carried by the following vote:

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Carter, Council Member Biesenbach, and Council Member Keller

a. [23-474](#)

City Council Minutes of October 17, 2023

Indexes:

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

City Council Meeting Minutes of October 17, 2023 was approved.

b. [23-464](#)

Ordinance on second and final reading to the proposed Seguin Stormwater Criteria Manual; various amendments to the City of Seguin's Unified Development Code (UDC) Chapters 1, 2, 3, 4, 5, and 7 related to the Stormwater Criteria Manual as approved by the Planning & Zoning Commission; and amendments to Seguin's City Code of Ordinances Chapters 22, 54, 90, and 102 also related to the Stormwater Criteria Manual proposed for adoption

Indexes:

Attachments: [Seguin Stormwater Criteria Manual \(Public Comment Draft\) - Revised 10-11-23](#)
[3 UDC Proposed SWCM Amendments Final](#)
[CH 22-403. Standards for gas well drilling and production](#)
[CH 54 Floods](#)
[CH 90 Streets, Sidewalks and other public places](#)
[CH 102 ARTICLE V. Municipal Stormwater Utility System](#)
[Memo 2023-10-17 SWCM & Updates](#)
[Ordinance Chapter 22](#)
[Ordinance Chapter 54](#)
[Ordinance Chapter 90](#)
[Ordinance Chapter 102](#)

This Ordinance was adopted

Enactment No: ORD 2023-065

c. [23-483](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into an Agreement with CourTex Construction, Inc. regarding a BuyBoard quote in the amount of \$54,300 to resurface the six existing asphalt tennis courts at Max Starcke Park West located at 600 River Drive West; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:

Attachments: [Memo regarding the resurfacing of the tennis courts](#)
[Max Starcke Park resurfacing for 6 tennis courts](#)
[Resolution \(CourTex Construction\)\(Max.Starcke.Park.West\)](#)

This Resolution was approved

Enactment No: RES 2023-180

d. [23-473](#)

Resolution authorizing the City Manager to execute a purchase order in the amount of \$66,300.50 for Dell rugged laptops and tablets; and declaring an

effective date - Shane McDaniel, Chief Information Officer

Indexes:

Attachments: [IT Memo - 2023 Dell rugged laptop refresh](#)
[2023 Dell rugged laptop refresh](#)
[Resolution \(Dell.Rugged.Laptops\)](#)

This Resolution was approved

Enactment No: RES 2023-181

e. [23-488](#)

Resolution authorizing the City Manager to execute a purchase order in the amount of \$72,393.90 to upgrade city firewalls - Shane McDaniel, Chief Information Officer

Indexes:

Attachments: [IT Memo - City firewall upgrade](#)
[2023 city firewall upgrade quote](#)
[Resolution \(Upgrade.Firewalls\)](#)

This Resolution was approved

Enactment No: RES 2023-182

f. [23-489](#)

Resolution authorizing the City Manager to execute a purchase order in the amount of \$81,874 for citywide Microsoft renewal and license expansion - Shane McDaniel, Chief Information Officer

Indexes:

Attachments: [IT Memo - Microsoft renewal and license expansion](#)
[BC MS Renewal Quote Oct 2023](#)
[Resolution \(Renew.Expand.Microsoft\)](#)

This Resolution was approved

Enactment No: RES 2023-183

g. [23-476](#)

Resolution approving an Interlocal Agreement between the City of Seguin and Guadalupe County for the provision of fire services in the unincorporated area of Guadalupe County; and assistance to Local Volunteer Fire Departments in those areas; and declaring an effective date - Dale Skinner, Fire/EMS Chief

Indexes:

Attachments: [Council Memo Interlocal Agreement Guadalupe County FY24](#)
[Guadalupe County Seguin ILA Fire Emergency Services FY2024](#)
[Exhibit A](#)
[Exhibit B](#)
[Resolution.ILA.GuadCo.Fire.Protection.Services](#)

This Resolution was approved

Enactment No: RES 2023-184

h. [23-457](#)

Resolution authorizing the purchase of a Ford Med Duty Truck with Brush Dump Body from Cavender Grande Ford; and declaring an effective date - John Donnelly, Director of Public Works

Indexes:

Attachments: [2023 11 07 MEMO TO COUNCIL Ford Med Duty Truck W Brush Dump Body](#)
[Cavender Ford Quote Ford Med Duty Truck w Brush Dump Body](#)
[Resolution\(Brush.Truck\)\(Cavender.Grande.Ford\)](#)

This Resolution was approved

Enactment No: RES 2023-185

i. [23-469](#)

Resolution of the City of Council for the City of Seguin, Texas, authorizing the submission of a grant application in response to Alamo Area Council of Governments (AACOG) for a Regional Solid Waste Grants program; authorizing the City Manager in all matters related to the application; and pledging that if a grant is received the City of Seguin will comply with the grant requirements of the Alamo Area Council of Governments (AACOG), the Texas Commission on Environmental Quality (TCEQ) and the State of Texas - Justice Holmes, Grant Specialist

Indexes:

Attachments: [11-07-23 City Council MEMO to submit HHW grant application](#)
[11-07-23 City Council RESOLUTION to submit HHW grant application](#)

This Resolution was approved

Enactment No: RES 2023-186

j. [23-475](#)

Check Report: October 16, 2023 through November 3, 2023

Indexes:

Attachments: [Check Report \(5\)](#)

The bills were acknowledged.

9. Action Items - Discussion and Possible Motion to Approve

a. [23-470](#)

Resolution to award the bid for the construction of the Geronimo Creek Wastewater Treatment Plant Expansion, the Walnut Branch Sanitary Sewer Lift Station, the abandonment of the Walnut Branch Wastewater Treatment Plant, and the installation of fiber optic cable to include complete project startup to PLW Waterworks, LLC in the amount of \$179,584,530.38; and declaring an effective date - Timothy J. Howe, Director - Water/Wastewater Utilities

Indexes:

Attachments: [Council Memo - 11-7-2023](#)
 [Resolution 11-7-2023](#)
 [Bid Award Recommendation - Seguin Geronimo Creek WWTP Expansion](#)
 [Bid Tab](#)

Director of Water/Wastewater, Tim Howe spoke on the Construction of the Geronimo Creek Wastewater Treatment Plant Expansion and the abandonment of the Walnut Branch Treatment Plant.

Mr. Howe states it is a big significant project for our community and he and Mr. Parker, City Manager are very excited to have this project move forward.

What Drove the Project

**Texas Commission on environmental Quality*

**Development- The City was outgrowing the existing facility*

Expansion required by TCEQ Discharge Permit

**TCEQ 75/90 Rule- Whenever flow measurements for any domestic sewage treatment facility reach 75% of the permitted daily average or annual average flow for three consecutive months, the permittee must initiate engineering and financial planning for expansion and or upgrading of the domestic wastewater treatment and or collection facilities. Whenever the flow reaches 90% of the permitted daily average or annual average flow for three consecutive months, the permittee shall obtain necessary authorization from the Commission to commence construction of the necessary additional treatment and or collection facilities.*

Mr. Howe states that the current treatment plant today is at 93%, but that it is still in compliance because the State has given the approval to proceed with the design.

Development

**Walnut Branch Sewer Shed*

-7,084 dwelling units in review or under construction as of January 22, 2020

**Geronimo Creek Sewer Shed*

-3017 (includes 1450 at FM 758) dwelling units in review or under construction as January 22, 2020

CIP Cost Comparison

**Maintain both WWTP:*

-\$37,100,000 (in progress)

-\$89,142,527 (within 2 years)

-Total = \$126,242,527

*Difference = \$57,526,652

Mr. Howe recognizes those in staff that have work hard on this project, Mr. Rick Cortes, Deputy City Manager, Susan Caddell, Director of Finance, Clarence Smith, Director of Electric Utilities, Mr. Pete Daily of PLW Waterworks, LLC.

The City Manager, Steve Parker requested Mr. Howe to speak on why the new Wastewater Treatment Plant will not have a facility to accept septic truck hauler waste.

City Council member Jim Lievens states as a residential septic user he believes it would be nice to have that type of facility nearby as he had issues in the past trying to find someone to pump the septic because there are no local facilities to take the waste.

Director of WW/W, Mr. Howe explains that this particular kind of waste is regulated by the State of Texas. Stating that some Treatment Plant do choose to accept that waste stream in their treatment process. The City of Seguin has not been a treatment plant that accepts this type of waste because of the low flows at the treatment plants, stating that the City of Seguin Treatment Plant process is biological, and it is like a living organism. Biological treatment is a critical component of the treatment process as a whole and if it upsets in any way, we could be violating our permit. Mr. Howe does, from a professional standpoint, recommend that the city consider that when the flows at the treatment plants increase to a point where we have an advantage of dilution factor at the point of discharge.

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

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: RES 2023-187

b. [23-480](#)

Resolution renewing the Indefinite Delivery, Indefinite Quantity (IDIQ) contract with Westhill Paving, Inc., in an amount not to exceed \$500,000.00, for utility trench repairs - John Donnelly, Director of Public Works

Indexes:

Attachments: [2023 11 07 MEMO TO COUNCIL RENEW IDIQ for UTILITY REPAIRS Resolution\(West.Hill.Paving\)](#)

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

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: RES 2023-188

c. [23-492](#)

Public Hearing and Ordinance on first reading amending the City of Seguin's Unified Development Code Sections 3.3.5 Historic Districts and Landmarks; providing for publication of this ordinance; providing a severability clause; providing for an effective date; and authorizing city staff to prepare this ordinance for submission as a supplement to the Seguin Code of Ordinances - Kyle Kramm, Main Street & CVB Director/HPO

Indexes:

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

[New Braunfels](#)

[Paris](#)

[Plano](#)

[Fredericksburg](#)

[Georgetown](#)

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

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 Carter, that this Ordinance be approved on first reading. The motion carried by the following vote:

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: ORD 2023-069

d. [23-479](#)

Resolution accepting the donation of a public art project from the Leadership Seguin Class of 2023-2024 - Kyle Kramm, Main Street & CVB Director/HPO

Indexes:

Attachments: [Council Memo - Donation of Public Art Project.docx](#)

[Leadership Seguin 2024 Presentation for Parks & City Council](#)

[Resolution - Donation of Leadership Seguin Project.docx](#)

Kyle Kramm, Director of Main Street 7 CVB introducing the Leadership Seguin Class of 2023-24 stating it is a project out of the Seguin Chamber of Commerce. Leadership Seguin Class of 2024 has fourteen members at this time from several

different businesses through out Seguin. Katie Abrameit , Tarpon Blue Real Estate - Sarah Byron, Edward Jones Office of Kristy Kirkland - Maria Castilleja , Seguin Area Chamber of Commerce - Sjontu Fennell, CMC Steel Texas - Megan Granzin - Seguin Gazette - Amy Jimenez, Raba Kistner, Inc - Ashlie Luna, Caterpillar - Hannah Perry, Pecantown Books and Brews - Bethany Polk, Seguin ISD - Brandi Raschke, Casa of Central Texas - Phillip Saenz, GRMC - Chamaine Santillan Guerra, Court St. Coffee Shop,- Hannah Sturm, GVEC - Molly Zimmers, CMC Steel Texas

The Leadership Seguin is a nine-month intensive exploration program of regional resources such as city and county government, city services and a tour of the many manufacturing facilities located in Seguin.

Presentation giving by Maria Castilleja, Hannah Perry, and Ashlie Luna

PURPOSE OF THE PROJECT

*Promote downtown Seguin

*Photo Opportunity for Tourist

*Raising awareness for downtown activities/events

Example given

*Looking to Xeriscape

*Plaque for sponsors

*Lighting

All signs that are being presented have the follow specs with the addition of the option of possibly having Illuminated Letters

- .125" Aluminum Faces

- .080 Aluminum 12" sidewalls

- .125 Aluminum backs

- Backs attached to framew/countersunk screws

- 1 /2' 14 Gauge steel square tube frames in letters

- 15' x 24' x 3/8 " Steel Mounting Plates attached to bottom of each letters

- Mounting plates PTM letters

- Letters mounted to concrete sidewalk w/ 1/2' x 8" wedge anchors or footer

Color or font has not been selected

LOCATION

Would be in walking distance from downtown

Recommendations giving by Director of Parks & Recreation, Jack Jones for possible placement in Walnut Springs Park.

City Council member Bill Keller asked if there was estimate of cost for the project?

Ms.Castilleja stated the basic one shown first would be about ten thousand dollars also stating it is very basic and no lighting. Ms. Castilleja also states that the project will be more than that amount, she knows that the City of Seguin if very giving and it will be seen with the Fundraiser the team will be hosting, and it will be a beautiful sign.

City Council member Monica Carter states to the group that it was a great presentation.

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

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: RES 2023-189

e. [23-486](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into an Agreement with Play & Park Structures of Southern Texas regarding the BuyBoard quote in the amount of \$644,093.96 for the purchase and installation of an inclusive playground at Max Starcke Park East; and declaring an effective date - Jack Jones, Director of Parks and Recreation

Indexes:

Attachments: [Memo regarding constructing a new playscape at Max Starcke Park East](#)
[Max Starcke Park East Playscape 2D Overview](#)
[Max Starcke Park East Playscape Aerial Overview](#)
[Temple Trolley](#)
[Double Flying Saucer Swing](#)
[A Maze 4 Panel Fun Station](#)
[Swing Shade](#)
[Roundabout and Four4all Rocker](#)
[Horizontal S Loop Ladder and Inclusive Orbit](#)
[Orchestra](#)
[Vortex Station](#)
[Resolution \(Play&Park\)\(Max.Starcke.Park.East\)](#)

Max Starcke Park East Playscape overview presented by Jeff Mankins with Play & Park Structures of Southern Texas. The play equipment recommended is for ages 5-12 years of age. Site view was shown.

Mr. Mankins gave an overview of each piece of play equipment that would be installed. To be stated, some of the same equipment was installed at Bauer Park as well.

Mayor Donna Dodge asked if there is more room on the site to place more play equipment if more funds are found.

Mr. Mankins states that looking at the space there would be limits, but yes there are some pieces of play equipment that could be placed on the site.

City Council member Jim Lievens asks that in the event of a flood, would the equipment hold up well?

Mr. Makins states that the nice thing about this equipment, once the water has receded all you would need is to utilize a power washer to clean the equipment.

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

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: RES 2023-190

f. [23-487](#)

Resolution authorizing the City Manager to execute change order number 2 in the amount of \$68,522.94 for emergency repairs associated with a waterline break near Max Starcke Park and Austin Street; and change order number 3 in the amount of \$273,443.23 for remove and replace sanitary sewer instead of doing CIPP as bid, 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: [2023-11-07 Memo Milam Street CO 2 and 3](#)
[Change Order No. 2 - Austin Repair](#)
[Change Order No. 3 - CIPP vs Open Cut SS](#)
[Resolution Milam Street CO 2 and 3](#)

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:

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: RES 2023-191

g. [23-478](#)

Ordinance on first reading amending the Seguin Code of Ordinances Chapter 98-107, No parking zones by adding no parking zones on the east side of Jay Road from the westbound IH-10 Frontage Road; providing for publication of this Ordinance; providing a severability clause; providing for an effective date; and authorizing city staff to prepare this ordinance for submission as a supplement to the code of ordinances - Melissa Reynolds, P.E., CFM - Director of Engineering & Capital Projects

Indexes:

Attachments: [2023-11-07 Memo Jay Road No Parking](#)
[2023-11-07 Jay Road No Parking Ordinance](#)

Phillip Sloop, 2732 Jay Rd, Seguin, Texas, 78155, Mr. Sloop is part of the

Management Team for TownePlace suites, and he stays that the Hotel Management is not in favor of the "No Parking" signs stating that is a primary parking area for Union Pacific and CLC to be able to access not just TownePlace Suites, but the other two hotels at this location. Mr. Sloops also states that the hotels receive over One hundred thousand dollars in revenue with Union Pacific and CLC, stating that both companies do a lot of deliveries in Seguin.

Item was table, to be on the November 21, 2023, Agenda.

This Ordinance was approved on first reading

h. [ZC 16-23 CC](#)

Public hearing and Ordinance on first reading to consider a Zoning Change from Zero Lot Line (ZL) to Multi-Family High Density (MF-3) for a property located at 920 W. San Antonio Avenue, Property ID: 166892 (ZC 16-23)
-Pamela Centeno, Director of Planning and Codes

Indexes:

Attachments: [Staff Memo ZC 16 23](#)
[ZC 16-23 Planning Commission Report and agenda packet pc](#)
[ZC 16-23 Ordinance](#)
[ZC16-23 ExhibitA CC](#)

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 Rea, seconded by Council Member Lievens, that this Ordinance be approved on first reading. The motion carried by the following vote:

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Nay: 1 - Council Member Rangel

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

Enactment No: ORD 2023-072

i. [23-484](#)

Resolution of the City Council of Seguin, Texas accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Jessica Gardner for a property in Guadalupe County (Property ID 65989) 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 Gardner](#)
[Resolution Release Gardner](#)
[Petition Release Gardner](#)

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:

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: RES 2023-192

j. [23-485](#)

Resolution of the City Council of Seguin, Texas accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by David Lorenz and Tammy Lorenz for two properties in Guadalupe County (Property ID's 66025 & 66026) 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 Lorenz](#)
[Resolution Release Lorenz](#)
[Petition Release Lorenz](#)

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

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: RES 2023-193

k. [23-482](#)

Election of Mayor Pro Tem - Mayor Donna Dodgen

Indexes:

Attachments: [Mayor Pro Tem.Carter.11-7-2023](#)

A motion was made by Council Member Mendez, seconded by Council Member Rangel, that Monica Carter be approved as Mayor Pro Tem. The motion carried by the following vote:

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Carter, Council Member Biesenbach, and Council Member Keller

I. [23-481](#)

Resolution approving agreements between the City of Seguin and the following organizations that receive financial appropriation in the FY2024 Hotel 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: [City Council memo on agreements 2024 Resolutions and Agreements](#)

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:

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: RES 2023-194

m. [23-490](#)

Ordinance on first reading amending the Fiscal Year 2024 General Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

Indexes:

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

A motion was made by Council Member Keller, seconded by Council Member Carter, that this Ordinance be approved on first reading. The motion carried by

the following vote:

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: ORD 2023-070

n. [23-491](#)

Ordinance on first reading amending the Fiscal Year 2024 Special Revenue Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

Indexes:

Attachments: [SRF Playscape and Bulletproof vest](#)

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

Excused: 1 - Council Member Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Council Member Rea, Council Member Mendez, Council Member Lievens, Council Member Rangel, Council Member Carter, Council Member Biesenbach, and Council Member Keller

Enactment No: ORD 2023-071

9. **Closed Session**

The regular meeting was recessed and the council went into Closed Session at 8:29 pm. The regular meeting reconvened at 8:48 pm.

a. [14-108](#)

Deliberate regarding Real Property and Economic Negotiations in accordance with Section 551.087, 551.071 and 551.072 - Steve Parker, City Manager

Indexes:

10. **Adjournment**

There being no further business before the council the meeting adjourned at 8:48 pm.

Donna Dodgen, Mayor

Attest:

Kimberly Allison, Deputy City Secretary