



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, June 3, 2025

5:30 PM

City Council

1. Call to Order

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

2. Invocation - Pastor Chris Larson, New Life Fellowship

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Excused: 1 - Councilmember John Carlsson

Present: 7 - Councilmember Joe Rea, Councilmember David Eveld, Councilmember Jim Lievens, Councilmember Paul Gaytan, Councilmember Monica N. Carter, Councilmember Bill Keller, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents:

Library Director Silvia Christy and Assistant Library Director Hannah Farmer invited everyone to participate in the 2025 Summer Reading Program. The theme this year is Color Our World. They challenged the community to beat the registration record from last year of 1,611 participants. Their goal is to have 2,000 participants this summer. The opening party for the Summer Reading Program is this Saturday from 10am - 12pm. She said that all events and prizes are provided by the Friends of the Library, City of Seguin, and with funds from the Dollar General grant that was awarded to them. Ms. Farmer thanked local businesses, like Marcos Pizza and Sonic, for also donating prizes. She said that research has shown the importance of reading while kids are on summer break and that it actually helps to increase their math scores. She said that the library's job is to make it fun for them to read and it is the community's job to model reading behavior so they want adults to participate as well. She said that there are weekly events, like Austin Reptile, Master Jugglers, teen programs, interactive movies and even adult programs, like an escape room and comedy night. She announced that the last day to sign up for the Summer Reading Program is August 7th.

Julian Leal, 849 Prexy Dr., stated that it was important for an officer to step in and show his intelligence during an encounter that involves using a police dog so that the police dog does not get hurt. Also, he stated that whomever is building on San Antonio Ave, near Creekside, are not building carefully as they are using weights to hold down signs and it is breaking down the street.

City Manager Steve Parker announced that he has selected Blaire Friar as the new CVB and Main Street Director and the entire staff was excited to see this happen. Blair has been with the City since February of 2020 and has been a rockstar performer since. Blaire holds a Master of Science in International Sustainable Tourism and a Bachelor of Science in Hospitality Management, both from the University of North Texas. She has also completed industry accreditations such as the Certified Tourism Executive (CTE) and Texas Destination Marketer (TDM) programs through the Texas Travel Alliance and the Texas Association of Convention & Visitor Bureaus (TACVB) respectively. In 2020, Blaire was named the Rising Star by the Texas Travel Alliance, and in 2022 she received the Texas Trailblazer Award from the Texas Association of Convention & Visitor Bureaus. Most recently Blaire has served on the Board of Directors for the Seguin Chamber of Commerce and the Texas Travel Alliance. In 2024, she was appointed to serve as the Treasurer for the Board of Directors for the Texas Association of Convention & Visitor Bureaus. She is a self-proclaimed sustainability enthusiast, well versed in the topics of sustainable tourism and destination development and looks forward to helping Seguin and the downtown district grow in the years to come. Mr. Parker said that he is so excited to see where she will take this downtown when compared to the excellent trajectory that we are already on.

Director of CVB and Main Street Blair Friar jokingly apologized for all the acronyms that Mr. Parker had to read and invited everyone to attend the Summer Concert Series. The concert series continues kicks off with Kerr Creek Band on June 8th, then is followed with Karess on June 15th and an unplugged acoustic performance by Bobby Pulido. The final concert on June 29 will feature the San Antonio Symphonic Band playing a variety of patriotic, classical, and big band music. The concerts are held at Central Park on Sundays at 7:00 p.m. Different food vendors will be rotating for each concert, so the menu will change each week.

Councilmember Keller saluted his wife, Kitty Keller, for their 50th wedding anniversary coming up this Saturday. He said they were very young and had no money when they were first married and that life has blessed them with many things, but the best thing they have been blessed with is each other.

Councilmember Biesenbach announced that the Rivermonsters start their season today and invited everyone to attend one of their home games as it is always a good time.

Mayor Donna Dodgen agreed and said that she attended the Rivermonster's meet and greet event and it was wonderful and she announced that the Rivermonsters have cheerleaders this year. Mayor Dodgen read a proclamation proclaiming May 4-10, 2025 as "Professional Municipal Clerks Week" in Seguin and thanked City Secretary Kristin Mueller and Deputy City Secretary Kim Allison for the work they do. Additionally, she informed that Workforce Solutions Alamo is hosting their job fair on Wednesday, June 4th from 9:00 a.m. to noon at the Seguin Public Library. Additionally, the Alamo Area Metropolitan Planning Organization and Texas Department of Transportation (San Antonio) will present updates on key projects along US 90, I-35, I-10, and Loop 1604 on Thursday, June 5th at 5:30 p.m. at the Seguin Public Library. Lastly, Mayor Dodgen wished Public Works Director John Donnelly an early Happy Birthday and announced that this is the last one that he will spend as a City employee as he is retiring.

6. Presentation

- a. [25-335](#) City of Seguin Financial Reports for the Six Months Ended March 31,

2025. - Susan Caddell, Director of Finance

Finance Director Susan Caddell presented the Seguin Financial Reports for the Six Months Ended March 31, 2025. She informed that March is 50% through the budget year and that Revenues are 70% of budget and Expenditures are 52% of budget. It is budgeted to use \$6,229,047 of fund balance and all departments are under budget. For the General Fund Revenues have increased by 7.7% and Expenditures have increased by 15.9%. Property Tax revenue is up by \$1,577,886 or 8.1%, Building Permits revenue increased by \$409,521 or 32.1%, and Sales Tax revenue is up by \$380,332 or 5.6% over prior year. As for expenditures over prior year, the Police Department increased by \$453,747 and Fire/EMS increased by \$448,701, largely due to the increase in salaries and benefits. Mrs. Caddell informed that the Utility Fund Revenues are at 50.7% of budget and Expenditures are 48% of budget. It is budgeted to use \$7,122,058 of fund balance, and all Departments are under budget. The report on Other Funds did not include the Golf Fund due to the course being closed this year. Lastly, she reported that the Sales Tax Revenue for Seguin is up 5.64% over prior year.

7. Consent Agenda

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

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

- a. [25-342](#) Minutes of the May 20, 2025 City Council Meeting.
These Minutes were approved.
- b. [25-348](#) Check Report May 17, 2025 through May 30, 2025.
This Check Report was acknowledged.
- c. [25-337](#) Authorize the City Manager to execute Change Order Request CO24788-01 with CorWorth/Restroom Facilities LTD in the amount of \$13,058 to add the CorWorth Management System (CMS) to remotely control and receive alerts for the magnet door locks, lights, and water flow systems for the downtown restrooms at Central Park. - Jack Jones, Director of Parks and Recreation.
This Action Item was approved.
- d. [25-333](#) Authorize the auction of excess vehicles and equipment listed in the Memorandum from the Fleet Manager to City Council dated June 3, 2025. - Steven Purchase, Fleet Manager

This Action Item was approved.

- e. [25-274](#) Ordinance on second reading amending City of Seguin's Code of Ordinances Appendix C - Fee Schedule, Appendix A - Unified Development Code to include Grading Permit Fees; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering and Capital Projects

This Ordinance was adopted.

Enactment No: 25-031

- f. [25-326](#) Ordinance on second reading amending Chapter 18, Buildings and Building Regulations of the Seguin Code of Ordinances; providing for a severability clause; providing an effective date and authorizing city staff to prepare this Ordinance for submission as a supplement to the Code of Ordinances. - Oscar Arevalo, Chief Building Official.

This Ordinance was adopted.

Enactment No: 25-032

8. Action Items - Discussion and Possible Motion to Approve

- a. [25-336](#) Resolution approving the Guadalupe Appraisal District real estate acquisition and renovation of 216 E. College Street in Seguin, Texas as future site for Appraisal District operations. - Peter Snaddon, Chief Appraiser, Guadalupe Appraisal District

Councilmember Jim Lievens announced that he is abstaining from voting on this item as he is on the Board of Directors for the Appraisal District. He introduced Chief Appraiser Peter Snaddon, who he said was very well respected by the board and staff and who is very analytical and data driven in nature. He said that to deal with the explosive growth in population, the Guadalupe County Appraisal District must maintain and grow its quality staff and start to look for ways to best expand physical resources to better serve the public. While two other options were presented, the board felt they did not meet the long-term needs. The option that Mr. Snaddon will present next was approved by the Board of Directors by 6-1 vote. This would need to be approved by 3/4 of the 28 taxing entities in Guadalupe County.

Peter Snaddon, Chief Appraiser with Guadalupe County Appraisal District said they began to realize they were running out of space in April 2024. He said that his office handles over 20,000 appeals each year and with the population of Guadalupe County nearing 200,000 that is anticipated to continue to increase. He explained that their lobby during appeal season is very clustered and that their small parking and ingress/egress on HWY-123 makes it difficult to get out. The workstations are crowded, restrooms are inadequate, and the IT workstation, mailroom, and breakroom are all undersized. They have converted closets to office spaces and lost the public resource room because they had to convert it into their second panel room, but they really need three or four panel rooms. He said that the population of Guadalupe County is projected to be 300,000 by 2045.

Mr. Snaddon said that purchasing 216 E. College Street, the old Mary B Erskine School, was the best option to help meet the Appraisal District's current and future needs. He showed the conceptual designs for how they would utilize the building. He said that the purchase and remodel would result in a 16.3% increase in annual taxing unit funding. The projections for City of Seguin was \$56k annually. And that the sale of the current facility, dedication of unspent funds and dedication of earned interest could all be used as cost mitigations for tax payers.

Mayor Donna Dodgen reminded that this location was added to the Tax Increment Reinvestment Zone (TIRZ) but if it became a County facility, it would be taken of the tax roll. She asked if the County would be interested in partnering with the City to help alleviate some of the loss of that, which could be up to \$1M and Mr. Snaddon answered that he believes that they would be open to that. Mayor Dodgen asked about keeping the facade and Mr. Snaddon answered they were not making any changes to the outside of the building other than cleaning it up. She asked about the rest of the use of the four acre property and if it could be something that the community could use and benefit from also. Mr. Snaddon said he would like to see a walking trail and bench amenities but also offered that the school has a gymnasium and a kitchen that could be rented out or utilized by the taxing units. Mayor Dodgen said there are places that are looking for an incubator space to start a small business and doing something like that would help to offset the loss of TIRZ revenue.

Councilmember Biesenbach said he was concerned about the tax implication for losing what it could become. And said that it would be good if the County is willing to partner and help out in other ways.

Councilmember Gaytan stated that he thought it was a fantastic idea. He said the facility operated as a school for many years and is on an iconic street in Seguin. He said that having the building remain a public use is good for the neighborhood and would not cause significant disruption.

Councilmember Eveld agreed on this being a great use for the building and commented that he was surprised to hear that the gym was in good shape. Mr. Snaddon said yes, but it doesn't have its own restroom facilities before it can be rented out.

Mr. Snaddon thanked Mr. Parker and Real Estate Manager Connie Real for their help during the negotiations.

Councilmember Keller asked if there has been any public input on the purchase of the facility and Mr. Snaddon replied that had not been, but discussions on social media and that the Tax Code requires a 3/4 approval for this resolution to pass, so 21 of 28 entities.

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

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Rea, Councilmember Eveld, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Abstain: 1 - Councilmember Lievens

Enactment No: 2025R-122

b. [25-338](#)

Public Hearing and Ordinance on first reading to consider the Voluntary Annexation of approximately 116.62 acres located along the 1300 Blk of FM 467, situated in the A Mansola Survey, Abstract 29, in Guadalupe County, Texas Property Ids. 58179, 58180, 58203, 58215, 58216, 58254, 58263, 58267, and 58394 (VAN04172025). - Pamela Centeno, Director of Planning & Codes

Councilmember Biesenbach stepped away from the dais at 6:28 P.M.

Director of Planning & Codes Pamela Centeno informed the City received a voluntary annexation petition requesting annexation of 116.62 acres of land located on the west side of FM 467, just south of Arroyo Ranch Subdivision. The property consists of 9 tracts of land. The developer has planned the properties within a proposed single-family residential subdivision. She stated that it is the same developer as Arroyo Ranch and that there are some existing substreets that will make connections into this area. If the properties are annexed into the City limits, City staff is prepared to present the zone change request for R-2 zoning at the next Planning and Zoning Commission meeting.

Councilmember Biesenbach returned to the dais at 6:31 P.M.

Councilmember Gaytan stepped away from the dais 6:31 P.M.

Mayor Dodgen opened the Public Hearing at 6:31 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:31 P.M.

Lievens asked if only the annexation was being considered tonight and Mrs. Centeno confirmed.

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

Excused: 2 - Councilmember Carlsson, and Councilmember Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

c. [ZC 13-25 CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Commercial (C) to Single-Family Residential (R-1) for the property located at 822 N. Austin St., Property ID 22758, (ZC 13-25). - Pamela Centeno, Director of Planning & Codes

Councilmember Gaytan returned to the dais at 6:33 P.M.

Councilmember Lievens stepped away from the dais at 6:33 P.M.

Director of Planning and Codes Pamela Centeno informed that the City received a zoning change request for a portion of the property located at 822 N. Austin Street. The majority of the property is zoned R-1, consistent with the existing home on the property. A small portion of the property is zoned Commercial. The current lot configuration includes portions of the lots to the west that were acquired after the initial property. She informed that staff verified that the small western portion of the property that is zoned Commercial remained unfenced until recently. It appears that the zoning followed the original lot lines and the original fence. The property owner has recently fenced the entirety of the tract that he owns for residential use and has requested a zoning change to R-1 to bring the entire property into a singular zoning designation in order to build an accessory structure. The Planning and Zoning Commission voted 6-0-0 to recommend approval of the zoning change request to SingleFamily Residential (R-1).

Councilmember Lievens returned to the dais at 6:35 P.M.

Mayor Dodgen opened the Public Hearing at 6:35 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:35 P.M.

A motion was made by Councilmember Gaytan, seconded by Councilmember Rea, that this Zoning Ordinance be . The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

d. [25-331](#)

Public Hearing and Ordinance on first reading establishing an all-way stop at the intersection of Pronghorn Trail and Desert Willow; providing for penalties; providing a severability clause; providing for an effective date; providing for publication of this ordinance; and authorizing City Staff to submit this ordinance as a supplement to the Code of Ordinances. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Director of Engineering and Capital Projects Melissa Reynolds informed that staff received a request for an all-way stop at the intersection of Pronghorn Trail and Desert Willow due to safety concerns related to observation of near-miss crashes and pedestrian traffic. The speed limit on both streets is 30 mph. Neither street is identified on the Master Thoroughfare Plan, but function as a collector street. An engineering review was conducted in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal. Additionally, an intersection of two residential neighborhood collector streets of similar design and operating characteristics warrants multi-way stop control to improve traffic operational characteristics of the intersection. Pronghorn Trail and Desert Willow meet Section 2B.07.05.D of the TMUTCD for establishing a multi-way stop. No traffic count data was collected for this intersection. Mrs. Reynolds stated that staff

recommends that an all-way stop be installed at the intersection of Pronghorn Trail and Desert Willow.

Mayor Dodgen opened the Public Hearing at 6:37 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:37 P.M.

A motion was made by Councilmember Keller, seconded by Councilmember Rea, that this Ordinance be approved on first reading to the City Council, due back on 6/17/2025. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

e. [25-332](#)

Public Hearing and Ordinance on first reading establishing an all-way stop at the intersection of Peach Street and Palm Street; providing for penalties; providing a severability clause; providing for an effective date; providing for publication of this ordinance; and authorizing City Staff to submit this ordinance as a supplement to the Code of Ordinances. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Director of Engineering and Capital Projects Melissa Reynolds informed that staff received a request for an all-way stop at the intersection of Peach Street and Palm Street due to safety concerns related to speeding on Peach Street. The intersection has four approaches and is currently controlled by stop signs on Palm Street. The speed limit on Peach Street and Palm Street is 30 mph. Neither street is identified on the Master Thoroughfare Plan (MTP). However, both streets directly connect to roadways classified as collectors on the MTP (King Street and College Street). An engineering review was conducted in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal. However, Peach Street and Palm Street do not meet the minimum vehicular volume required per Section 2B.07 of the TMUTCD. The intersection crash history was reviewed by staff, of which no crashes were reported since 2021. Mrs. Reynolds stated that staff does not recommend that an all-way stop be installed at the intersection, as installing traffic control when it is not warranted may lead to non-compliance, furthering any safety concerns at the intersection. Additionally, the TMUTCD states that stop signs should not be used for speed control.

Mayor Dodgen opened the Public Hearing at 5:40 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 5:40 P.M.

Councilmember Biesenbach said it would be difficult to drive fast on Palm Street and the stop signs on College being on every other street is consistent with what we have been doing.

Councilmember Biesenbach made a motion, seconded by Councilmember

Leivens, to accept staff's recommendation and not approve the request for an all-way stop at the corners of Peach Street and Palm Street. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

f. [25-319](#)

Resolution renaming the Central Texas Technology Center Advisory Board to the Regional Workforce Education Alliance and approving changes to its By-Laws. - Josh Schneuker, Director of Economic Development

Director of Economic Development Josh Schneuker explained that Central Texas Technology Center 9CTTC) is a higher education facility located on the grounds of the New Braunfels National Airport. The facility opened in 20024 and expanded in 2016 and is a great example of a long-standing partnership between the communities of Seguin and New Braunfels to address regional workforce development needs. The CTTC Advisory Board was created in 2004 and established by both city councils to assist in the administration of CTTC and its programs and consists of ten members - five appointed by New Braunfels City Council and five appointed by Seguin City Council. The Board's original bylaws were adopted in 2004 and amended in 2009 and 2023. Since 2023, the CTTC Advisory Board has recognized that their role has evolved to supporting workforce development beyond the walls of the CTTC facility and across the region. Board members expressed concern that a focus limited to the operations of the CTTC facility did not fully align with their goals. To address this concern, the Board held a stretegic planning session. Following the session, the Board vote to unanimously approve a series of recommendations, including bylaw amendments and a name change to better reflect its revised role and purpose. The CTTC Advisory Board voted for their name to be changed to Regional Workforce Education Alliance (RWEA), their new Mission Statement - "To be a strategic group for clear communication, aligned efforts, collaboration, and targeted support for workforce education.", and their new Vision Statement - "To capitalize on opportunities that support industry and lead to an increased quality of life and positive generational change." They also voted to revise their bylaws to reflect changes in board membership structure, ex-officio classifications, terms and attendance policies, officer roles and and responsibilities. Mr. Schneuker reported that the City of New Braunfels approved these changes at its May 12, 2025 City Council meeting.

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

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-123

- g. [25-320](#) Resolution approving a Settlement Agreement incorporating a Temporary Construction Easement between the Seguin Economic Development Corporation and Yukon Venture Partners, LLC. - Josh Schneuker, Director of Economic Development

Director of Economic Development Josh Schneuker reminded that the SEDC and Yukon agreement dates back to April 2022. Yukon develops cold storage warehouse facilities and plans to develop one in Seguin. Per the terms of the Performance Agreement, the facility would be at least 150,000 square feet with a minimum capital investment of \$30,000,000. SEDC committed to providing Yukon with a performance-based cash grant structured to be distributed in three installments, contingent on meeting specific milestones. SEDC has paid out one of the three planned installments. After amending the original agreement to extend construction deadlines twice, SEDC determined that Yukon's failure to commence construction by the new December 31, 2024 deadline constituted a default under the amended Performance Agreement. Both parties authorized termination of the Agreement and the recapture of the initial grant payment of \$83,333.33. Since then, both parties have been engaged in negotiations and have reached a mutually agreeable solution. In lieu of repaying the \$83,333.33 grant, Yukon will cause its affiliate, BGO-Yukon Seguin LLC, to grant and deliver to the SEDC, who will transfer those rights to the City of Seguin, a Temporary Construction Easement. The easement will support the Lawson Street Reconstruction Project. In return, the SEDC will waive its right to recapture the previously disbursed grant to Yukon. Mr. Schneuker stated that the value of the easement is near equal to amount that would have been recaptured.

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

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-124

- h. [25-321](#) Resolution approving the First Amendment to the Performance Agreement between the Seguin Economic Development Corporation and Aceroteca Metals, LLC. - Josh Schneuker, Director of Economic Development

Director of Economic Development Josh Schneuker reminded that City Council approved their first agreement with Aceroteca Metals, LLC in August 2023. Aceroteca committed to making a capital investment of at least \$5,000,000 for the construction of a new 59,000 square foot facility and the creation of at least 20 new full-time jobs with a total minimum annual payroll of \$1.2M. In exchange for meeting these performance agreements, the SEDC agreed to provide Aceroteca with a five-year, 0% interest loan of \$200,000, to be paid back in monthly installments. Additionally, 2.5% of the loan amount was authorized by the SEDC to be forgiven upon successful completion of the facility and an additional \$15,000 would be forgiven if they were able to meet the job creation and annual payroll thresholds identified on or before December 31, 2024. Over the course of the facility's development, Aceroteca has experienced major staffing changes, as is common for international companies who are new to a region and

building an operations team. When SEDC staff reached out to Aceroteca in early 2025 to request a completed annual incentive compliance record, they were informed by the new Seguin division CEO that the company had been experiencing significant delays with getting their machinery up and running and had been unable to hire the intended number of employees by the deadline outlined in their performance agreement and requested a one-year extension to meet the deadline for the employment and payroll obligations. This request was presented to the SEDC Board of Directors as the first amendment to this agreement and the SEDC approved the request.

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

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-125

i. [25-322](#)

Resolution approving an amendment to the Fiscal Year 2024-2025 Seguin Economic Development Corporation Budget. - Josh Schneuker, Director of Economic Development

Director of Economic Development Josh Schneuker stated that staff has requested a budget amendment to the SEDC Budget for Fiscal Year 2024-2025. The proposed amendment includes a transfer of \$7.3M from the SEDC Operating Fund for the purchase of land related to the TSTC Future Campus Project. Additionally, a transfer of \$19,500 to the NewQuest Water Main Project to cover additional costs associated with the project. The SEDC approved the requested budget amendment at their May 15, 2025 meeting.

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

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-126

9. **Closed Session**

Mayor Dodgen convened into Closed Session at 6:56 P.M.

a. [25-343](#)

Sections 551.071(2) (Consultation with Legal Counsel/Staff) and 551.087 (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 Vaquero

- Downtown Historic District: Leos Marketing, LLC - Corner of W. Donegan and S. Camp Streets, ("The Canopy")

b. [25-344](#)

Sections 551.071(2) (Consultation with Legal Counsel/Staff) and 551.072 (Deliberation regarding the Purchase and/or Value of Real Property) of the Texas Government Code regarding;

1. The purchase and/or value of real property located along W. Court Street on the SEDC 121 Project in Guadalupe County, Texas. Possible action(s) may follow in Open Session.

2. The purchase and/or value of real property located along W. Kingsbury on the SEDC 121 and SEDC New Quest Project. Possible action(s) may follow in Open Session.

10. **Reconvene into Open Session and Take Action on Closed Session Items if necessary**

Mayor Dodgen reconvened into Open Session at 7:45 P.M.

a. [25-345](#)

Resolution declaring a necessity for the acquisition of a 0.59 acre permanent utility easement and a 0.60 acre temporary construction easement on a tract of land out of the J.D. Clements Survey, Abstract No. 11, Guadalupe County, Texas, and being situated on a called 162.83 acre tract of land conveyed to described in deed to Caterpillar Inc. as recorded in Volume 3085, Page 627, and in Document No. 2012001608 of the Official Public Records of Guadalupe County, Texas, as well as a 0.844 acre permanent utility easement and a 1.285 acre temporary construction easement on a tract of land out of the J.D. Clements Survey No. 18, A-11, Guadalupe County, Texas across a called 120.30 acre tract conveyed to Caterpillar, Inc. recorded in Volume 2696, Page 58 of the Official Public Records of Guadalupe County, Texas being more particularly described by metes and bounds and shown in Exhibit A Attached hereto and incorporated herein for all purposes for the purpose of the installation, construction, operation, maintenance, repair, upgrade and removal of multiple water, wastewater and reuse water transmission lines and related above and below ground appurtenances along W. Court Street and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Connie Real, Real Estate Manager

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

vote:**Excused:** 1 - Councilmember Carlsson**Presiding:** 1 - Mayor Dodgen**Aye:** 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-127

25-361

Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Chan & Kim Properties, related to the acquisition of approximately 0.25 acres of permanent utility easement, and 0.25 acres as a temporary construction easement, for the SEDC 121 Project, as presented in Closed Session.

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

Excused: 1 - Councilmember Carlsson**Presiding:** 1 - Mayor Dodgen**Aye:** 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach**11. Adjournment**

Mayor Dodgen adjourned the meeting at 7:49 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary