



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, April 15, 2025

5:30 PM

Council Chambers

1. **Call to Order**

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

2. **Invocation - Bro. Scott Mitchell, Unlock the Bible Now, Inc.**

3. **Pledge of Allegiance/Salute to the Texas Flag**

4. **Roll Call**

Present: 8 - Councilmember Joe Rea, Councilmember David Eveld, Councilmember Jim Lievens, Councilmember John Carlsson, Councilmember Paul Gaytan, Councilmember Monica N. Carter, Councilmember Bill Keller, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. **Hearing of Residents:**

Peter Snaddon, Chief Appraiser for Guadalupe County, introduced himself and explained that at the June 3rd meeting, he will be back with a formal presentation related to facility planning that will require City Council's consideration of a resolution. He informed that Guadalupe County Appraisal District has been at its current location since 1984, an addition was made to the facility in 2008. Currently, they have maxed out space and need a bigger facility. Guadalupe County Appraisal District started the process to find a new location about a year ago. It was determined that the former Mary B Erskine campus would make a good location if they could acquire and renovate it. Mr. Snaddon stated that they are in the due diligence process and will have more to present on June 3rd but in order for the project to move forward, they will need approval from 3/4 of the taxing units they serve.

Parks and Recreation Director Jack Jones announced that six new pickleball courts will open at Starcke Park West tomorrow. They have converted 2 old tennis courts that were not being utilized into six pickleball courts..

Director of Engineering and Capital Projects Melissa Reynolds invited everyone to participate in Bike to Work Day on May 16th and announced that Seguin will have a refresh station at Walnut Springs Park.

Public Works Director John Donnelly thanked citizens for turning out for Community Clean Up. This was the busiest event to date. He personally apologized to anyone turned away due to running out of capacity. Lastly, he reminded everyone that Guadalupe County will host their Clean Up on May 17th.

Councilmember Carlsson mentioned the gun brought to Navarro ISD last week. He said thank you to the one student who saw something and said something. He asked why are we putting guns in kids hands and going to school. He suggested that we need to do better as a community and as gun owners.

City Manager Steve Parker reminded that the bulk pick-up occurs curbside once a quarter and residents are eligible for up to four Post Oak Landfill vouchers.

Mayor Donna Dodgen announced that they are working on something for hazardous waste collection. She informed that April is Volunteer Appreciation Month and thanked all who volunteer for their time. She invited anyone who volunteers in Seguin to attend the Volunteer Appreciation Event on April 29th. Lastly, she wished everyone a Happy Easter.

6. Presentation

- a. [25-264](#) Proclamation declaring April 20-26, 2025 as National Volunteer Month in the City of Seguin, Texas. - Donna Dodgen, Mayor

Mayor Dodgen read the proclamation declaring April 20-26, 2025 as National Volunteer Month and thanked all volunteers for their efforts in making Seguin a better place.

- b. [25-265](#) Presentation of Distinguished Citizen Awards. - Jennifer Sourdellia, Public Information Officer

Public Information Officer Jennifer Sourdellia announced that the third Citizens Univer"City" class has concluded. The graduating class consisted of 10 graduates, the second had 15 graduates, and this year's class has 20 graduates. She asked that the graduates attending the meeting stand to be recognized. Then she presented the Distinguished Citizen Awards to the Super Citizen recipients; Jason Biesenbach, Denise Guerra, Pina Iuffredo, and Cathleen Wright. These recipients have attended all three academies and have attended over 91 hours of classes to earn this designation.

7. Consent Agenda

Councilmember Rea made a motion, seconded by Councilmember Eveld, that the following Consent Agenda items be approved. The motion carried by the following vote.

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

- a. [25-263](#) Minutes of the April 1, 2025 City Council Meeting.

These Minutes were approved.

- b. [25-267](#) Check Report March 29, 2025 through April 11, 2025.

The Check Report was acknowledged.

- c. [25-261](#) Resolution authorizing the purchase of a Quick Attack brush truck on a Ford F450 chassis and equipment as specified from Weis Fire & Safety Equipment utilizing the HGAC cooperative purchasing agreement; and declaring an effective date. - Dale Skinner, Fire/EMS Chief
This Resolution was approved.
Enactment No: RES 2025R-086
- d. [25-249](#) Resolution authorizing the purchase of two vehicles for the Electric Utilities Department; a replacement of Unit 408 in the amount of \$55,056.50 & an additional vehicle needed for service in the amount of \$71,959.00. - Steven Purchase, Fleet Manager
This Resolution was approved.
Enactment No: RES 2025R-087
- e. [25-253](#) Resolution authorizing the purchase of two vehicles for the Water Utilities Department; a replacement for Unit 504 in the amount of \$76,686 and a replacement for Unit 518 in the Amount of \$76,686. - Steve Purchase, Fleet Manager
This Resolution was approved.
Enactment No: RES 2025R-088
- f. [25-266](#) Resolution amending Resolution 2025R-032; authorizing the submission of an Urban Area Security Initiative - Regular grant application seeking funding for the Police Department to purchase a speed radar trailer with message board and license plate recognition camera. - Kate McCloud, Grants Administrator
This Resolution was approved.
Enactment No: RES 2025R-089
- g. [25-262](#) Resolution authorizing the City Manager to execute an agreement with Data Projections, Inc. regarding a Texas Department of Information Resources cooperative purchasing quote in the amount of \$155,792.77 for the purchase, delivery, and installation of new audio/video equipment at the Seguin Public Library; and declaring an effective date. - Silvia Christy, Library Director
This Resolution was approved.
Enactment No: RES 2025R-090
- h. [ZC 02-25 CC](#) Ordinance on second reading to consider a zoning change from Single Family Residential (R-1) to Duplex High Density (DP-2) for the property located at 805 N. Olive St., Property ID: 16480, (ZC 02-25). - Pamela Centeno, Director of Planning and Codes

This Zoning Ordinance was adopted.

Enactment No: ORD 2025-021

- i. [ZC 04-25 CC](#) Ordinance on second reading to consider a zoning change from Commercial (C) and Single-Family Residential (R-1) to Neighborhood Commercial (NC) zoning for the property located at 905 W. Court St., Property ID: 46106, (ZC 04-25). - Pamela Centeno, Director of Planning & Codes

This Zoning Ordinance was adopted.

Enactment No: ORD 2025-022

8. Action Items - Discussion and Possible Motion to Approve

- a. [25-181](#) Ordinance on second reading to consider the proposed addition of Chapter 6 - Sign Regulations to the Unified Development Code (UDC) to replace the current sign regulations in Chapter 82 of the Code of Ordinances, including amendments to the fee schedule in Appendix C of the Code of Ordinances. - Pamela Centeno, Director of Planning and Codes

Director of Planning and Codes Pam Centeno stated that in a response to the questions asked during the first reading of this ordinance, City Staff amended the proposed regulations to further emphasize that billboards, monument signs, digital signs, and pole signs are prohibited in the Downtown Historic District. The proposed regulations were also amended to clarify that typical vehicular signs are not prohibited.

Rachel Calk, 225 N Sanders St, owner of Suburban Running and Recreation, declared that she is happy to have small business in Seguin. As a small business owner, she sees an issue with the banner regulations in the proposed ordinance. She said that the restriction would stop businesses from being able to display their Best of the Best banners, as well as any businesses in The Schoolyard from advertising long term on the fence. She informed that even The Schoolyard mural would be a violation of the proposed ordinance because The Schoolyard logo is more than 20% of that mural. She said that small businesses can't afford a big fancy sign and the banners are vital for their stores success.

Jay Williams, 514 N Bauer St. #2, commented that he wished the survey given to residents related to signage would have been included in the agenda supporting documents. He informed that he had to do an Open Records Request to receive it. He showed photos of many banners hanging throughout Seguin. He believes that regulation is good, but not extreme regulation. He believes that torn up signs shouldn't be permitted but the proposed ordinance as written would be harmful to small businesses in Seguin. He also questioned how many signs would be deemed "excessive signage".

Lorelei Crenshaw, 225 N Saunders St., owner of Homemade Haven, shared that she has not read the ordinance but wanted to express that The Schoolyard is the home of many wonderful businesses. Unfortunately, tenants of The Schoolyard do not have the luxury of customers seeing into their storefronts -- they rely heavily on the banners for

people to know they are there. All of the small business owners in The Schoolyard would be negatively impacted by not having the banners advertising their business on the fence. She suggested that the City considering regulating the shape or if it is torn or tattered, but not the ability to have them.

Jenny Beasley, 225 N Saunders St., informed that her non-profit Artable Curiosities occupies a 2200 sq ft space at The Schoolyard. Moving from their old location to The School yard has allowed them to do give four times the amount that was given at the old location. She asked how people would know where they are without a banner advertising their presence at The Schoolyard. The banner is vital to what they are able to do. She asked City Council to consider the impact that this decision will have on small businesses at The Schoolyard.

Councilmember Carlsson asked for clarification between on and off premise signs as well as and private and public property. Mrs. Centeno responded that off premise signs are those that advertise for a business that is not on that property. She added that most signs are not allowed in public right-of-way, so regulating signs on private property is what is being discussed.

Councilmember Lievens thanked Mrs. Centeno for her work on this ordinance. He asked if the same logic is being used for banners as was for the feather flag regulations, hoping to prevent banners from being out long enough to get tattered and torn. Mrs. Centeno informed that the current ordinance restricts banners to 60 days. That was not a change in the proposed ordinance. She explained that the current ordinance is difficult to enforce because it lacked clarity.

Councilmember Eveld asked how the proposed ordinance would effect The Schoolyard and Mrs. Centeno responded that Banners are defined as temporary signs, but in the case of The Schoolyard, banners are acting as permanent signage.

Councilmember Carlsson asked if the Business Improvement Grant could be used to help them The Schoolyard fund a sign. City Manager Steve Parker said that the grant is not just for downtown, but is maxed out at \$10,000 and a monument or pole sign would cost more than that amount.

Councilmember Gaytan asked if The Schoolyard can be given an exception for a period of 1 year to allow them to work with the City on the possibility of a sign project. Mrs. Centeno said that it would be best to have uniform enforcement otherwise other businesses would be asking for an exemption as well. She suggested that they consider extending the timeframe from 60 days to 9 months to allow them more time to plan for permanent signage. After that 9 month period, they could amend the ordinance to shorten the time banners are allowed to be displayed.

Mayor Dodgen commented that this is a living document and can be edited as needed.

Mayor Pro Tem Carter asked if there is anyway to consider the uniqueness of The Schoolyard but figure out how to enforce the proposed regulations. Mrs. Centeno stated that regulations need to be equally enforced across the City. She spoke to how difficult it is to write an ordinance that fits every scenario well.

Councilmember Lievens said he liked the idea to extend the amount of time banners can be displayed.

Councilmember Biesenbach stated that he is a free speech and property rights

absolutist made a motion to adopt the sign ordinance with the following amendments:

- 1. Decorative flags, Section 6.6.5: Strike subsection E, which limits the number of flags per lot.*
 - 2. Banners, Section 6.6.8:*
 - a. Strike subsection E, limiting the number of signs allowed per business/tenant;*
 - b. amend subsection F, striking the Limit of use to 60 calendar days per year and adding to remove if the sign becomes worn, tattered or in disrepair;*
 - c. Strike subsection G, limiting how and where the banners can be displayed and supported.*
 - 3. Feather Flags, Section 6.6.9:*
 - a. Strike subsection E, limiting the number of flags on street frontage;*
 - b. Strike subsection G, limiting the time of use to 30 consecutive days.*
 - 4. Ground Signs, Section 6.6.10:*
 - a. Strike subsection E, limiting the number of ground signs per 100' street frontage;*
 - b. Strike subsection G#4, banning the use of banners as ground signs.*
 - 5. Portable Signs, Section 6.6.14: Amend subsection F, to strike as it reads currently and add to remove after business hours.*
 - 6. Real Estate & Contractor Signs, Section 6.6.15: Amend subsection E to add, "Or two signs per corner lot."*
 - 7. Prohibited Signs, Section 6.7: Strike subsection C#4, limiting freestanding banners.*
- Councilmember Carlson seconded the motion.*

Councilmember Biesenbach also moved to divide the question into seven separate parts for voting, one for each section in accordance with Roberts Rules of Order, Section 27. That motion was not seconded.

Councilmember Gaytan asked for an opportunity to study proposed amendments and made a motion to table this item until the next meeting so as to have a reasonable amount of time to study the proposed amendments. Councilmember Eveld seconded the motion.

Mayor Dodgen stated that the motion to table becomes the main motion. If it passes, it other motions die on the floor.

City Attorney Mark Kennedy suggested that Councilmember Biesenbach bring his motion back up at the next City Council meeting.

Councilmember Carlsson left the meeting at 6:29 P.M.

Councilmember Gaytan made a motion, seconded by Councilmember Eveld, to table this item until the next City Council meeting to be held on May 6, 2025. The motion carried by the following vote.

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

b. [25-235](#)

Public Hearing and Ordinance on first reading of the City Council of Seguin, Texas amending the Seguin Code of Ordinances Chapter 98, Section 98-107, No Parking Zones, to restrict parking on Tampico Street, Lawson Street, and CH Matthies Jr Drive; authorizing City Staff to prepare this Ordinance as a supplement to the City Code of Ordinances;

and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

Director of Engineering & Capital Projects Melissa Reynolds explained that the proposed ordinance would add two No Parking Zones; one on Tampico and the other on Lawson Street.

Mrs. Reynolds informed that the right-of-way width of Tampico appears to be 20' with a pavement width of 19'. Therefore, residents typically back-out into the right-of-way without adequate space to avoid parked vehicles. City Staff received a request from a resident to designate Tampico Street as a No Parking Zone. The No Parking Zone would allow for residents to maneuver safely in and out of driveways.

Mrs. Reynolds described that the second proposed No Parking Zone is on Lawson Street. She reminded that in August 2024, the construction contract for the Lawson Street Reconstruction Project was awarded. The project utilizes a grant from the Texas Department of Agriculture's Rural Business Fund in collaboration with the Seguin Economic Development Corporation. Based on the operations of businesses and to protect the City's improvements underway on Lawson Street and C.H. Matthies Jr. Drive, a request has been made to designate the west side of Lawson Street a No Parking Zone.

Mayor Dodgen opened the Public Hearing at 6:32 P.M.

Richard Hanz, 403 Vera Cruz, brought photos to show City Council how difficult it is to maneuver on Tampico Street when there are vehicles parked on the street. He also suggested that vehicles parking on the street hinders city services and public safety vehicles from navigating down Tampico Street.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:33 P.M.

Councilmember Biesenbach announced that he drove Tampico Street and agrees that it is difficult to maneuver. Mrs. Reynolds agreed with Mr. Hanz, that cars parking on Tampico Street would make it difficult for Fire, Police, and EMS to navigate to an emergency on that street.

Councilmember Keller asked if there are other streets in similar situation as Tampico Street and Mrs. Reynolds confirmed there were likely several others. Councilmember Keller questioned if we are going to address them one at a time.

Councilmember Lievens asked if surrounding property owners were notified of the potential change and Mrs. Reynolds confirmed that property owners within a 300' radius was notified. Councilmember Lievens then suggested that by restricting parking on Tampico Street, cars may just park on the other streets nearby. Mrs. Reynolds confirmed that is possible but offered that Veracruz and San Marcos street have much larger right-of-ways.

Councilmember Gaytan asked how long Tampico Street has been in existence and Mrs. Reynolds answered a very long time, likely more than 50 years. He also asked if Tampico Street has been considered previously as a No Parking Zone and Mrs. Reynolds responded that it has not been considered previously. Councilmember Gaytan noted his opposition to the proposed ordinance because he would have to vote on both changes in one vote and he does not want to restrict Tampico Street home owners from parking on the street.

Councilmember Biesenbach asked if they could restrict the No Parking Zone to only the areas of Tampico Street that does not give residents enough room to back out of their driveway. Mrs. Reynolds confirmed that he could do that within a motion.

Councilmember Lievens suggested that it would make it too complicated and still not resolve the issue of emergency vehicles. Mrs. Reynolds said when they received the initial request, it was only for half of the distance that they are currently requesting. But once City Staff investigated it, it was difficult to make that request for only half the street when the other half of the street has the same conditions. He also asked if the City is trying to discourage truck traffic from going down CH Matthies Jr Drive and Mrs. Reynolds said there is not a truck restriction on that part of CH Matthies Jr Drive.

Mayor Pro Tem Carter left the meeting at 6:43 P.M.

Councilmember Eveld said he was looking at google maps and it looked like only a couple of homes would be affected as a few have paved several parking spots in front of their homes to help solve the problem. Mrs. Reynolds said just because the parking is available does not mean they are choosing to park in those spaces and not the street.

Councilmember Biesenbach made a motion to amend the ordinance to restrict parking on Tampico Street from San Marcos Street to 100' west of Veracruz. That motion was not seconded. Mrs. Reynolds wanted to make sure that he realizes that fences are not permitted so fences may pop up elsewhere. Councilmember Biesenbach said that fence setbacks require 15' and Planning and Codes Director Pam Centeno said that there are no setbacks required for a fence, it can be installed at the property line.

Councilmember Gaytan stated that he is no longer opposed to this ordinance.

Councilmember Lievens said he was not in opposition to the Tampico Street, but is still concerned with CH Matthies Jr Drive and making sure that it is safe for trucks to drive that street. Mrs. Reynolds reminded that if they are driving to a destination on that roadway, they are not restricted by a No Thru Truck restriction.

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

Excused: 2 - Councilmember Carlsson, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

c. [25-252](#)

Resolution authorizing the City Manager to enter into a Professional Service Agreement in the amount of \$141,018.00 with Halff Associates, Inc. for the Walnut Springs Pedestrian Bridge Preliminary Engineering Report; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering|Capital Projects.

Director of Engineering and Capital Projects Melissa Reynolds informed that the Walnut Springs Trail follows the course of Walnut Branch and ends at FM 78 and

Union Pacific Rail Road right-of-way. Given the proximity of the Walnut Branch Creek floodplain, traffic along FM 78, and railroad safety concerns, innovate ideas for crossings require a preliminary engineering report. The City received five statement of qualifications for professional services for the Walnut Springs Pedestrian Bridge Preliminary Engineering Report. Based on scoring criteria, City Staff recommends awarding this project to Halff Associates, Inc.

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

Excused: 2 - Councilmember Carlsson, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2025R-091

d. [25-212](#)

Resolution awarding the bid for Pavement Maintenance (liquid road maintenance) to Stripe It Up for the implementation of the street maintenance improvements; authorizing the City Manager to execute a service contract; and declaring an effective date. - John Donnelly, Director of Public Works

Public Works Director John Donnelly stated that the City is on an annual pavement maintenance program. For the last several years, it has used a Chip Seal product. This year, the City will use Liquid Road. There were Pavement Maintenance Program. There were three responsive bidders. Staff recommends awarding to the low bid, received from Stripe It Up in the amount of \$281,806.50. Stripe It Up has done work for the city in the past and their workmanship has been very favorable. Mr. Donnelly said that this program will pave 26 roads or about 3.5 miles.

Councilmember Biesenbach asked when the proposed start date will be and Mr. Donnelly responded that it is in the contract that the work be done between June 1st and Aug 31st. Once started, the project will take two weeks to get done. The contractor will have to give notice to residents 48hrs before they begin working on their road.

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

Excused: 2 - Councilmember Carlsson, and Councilmember Carter

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

Abstain: 1 - Mayor Dodgen

Enactment No: RES 2025R-092

- e. [25-209](#) Resolution authorizing the purchase of seventy-eight (78) transformers for use by the City's Electric Utility Department; and declaring an effective date. - Freddy King, Manager of Electric Utility

Manager of Electric Utilities Freddy King said that maintaining an inventory of critical equipment is necessary for the city to provide reliable utility service. To supply the 78 transformers, the City received seventeen responsive bids. The low bid did not meet the City's specifications. Texas Electric Cooperatives submitted the second lowest bid, in the amount of \$464,966.68, and meets the City's specifications. City Staff recommends approval of TEC's bid. Funding for this purchase will come from the Utility Fund Electric Inventory account.

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

Excused: 2 - Councilmember Carlsson, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2025R-093

- f. [25-247](#) Resolution approving the purchase of one hundred fifty-five (155) steel poles in various sizes for use by the City's Electric Utilities Department; and declaring an effective date. - Freddy King, Manager - Electric Utilities

Manager of Electric Utilities Freddy King informed that there were eight responsive bidders for the purchase of 155 steel poles. MVA Power submitted the lowest bid but did not meet the City's specifications. Their bid document did not include details regarding the location of various holes necessary to mount equipment such as cross arms. Sanpec of Tomball, Texas submitted the second lowest bid in the amount of \$289,645 and meets the City's specifications. City Staff recommends approval of Sanpec's bid. Funding for this purchase will come from the Utility Fund Electric Inventory account.

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

Excused: 2 - Councilmember Carlsson, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2025R-094

- g. [25-234](#) Resolution approving the purchase and installation of 10 outdoor warning sirens from Joe Goddard, Inc. for an amount not to exceed \$330,000; and declaring an effective date. - Dale Skinner, Fire/EMS Chief

Fire Marshal Greg Dreiss explained that the purchase and installation of 10 outdoor warning sirens will greatly improve the City's outdoor warning siren system by providing coverage to 80-90% of the City. Joe Goddard, Inc. is also who installed the county system. The new sirens purchased will communicate with the County's sirens as well as sirens already owned by the City.

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

Excused: 2 - Councilmember Carlsson, and Councilmember Carter

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

Abstain: 1 - Mayor Dodgen

Enactment No: RES 2025R-095

9. Closed Session

Mayor Dodgen recessed the Open Session and convened into Closed Session at 7:07 P.M.

a. 25-250

Section 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; and (2) To deliberate the offer of a financial or other incentive to a business prospect.

- Project Vaquero

- Downtown Historic District:

- Hill Country Tap, LLC d/b/a The 1908

- Jergins RE, LLC d/b/a The Canopy

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

Mayor Dodgen adjourned the Closed Session and reconvened into Open Session at 7:42 P.M.

25-277

Authorize the City Manager to execute a Chapter 380 Economic Development Incentive Agreement between the City of Seguin and Hill Country Tap, LLC D/B/A "The 1908", as presented in Closed Session.

Councilmember Biesenbach commented a \$35,000 reimbursement grant associated with the proprietor's construction and completion of a kitchen to serve the establishment was offered. Four tranches of funding will partially reimburse the improvements; \$20k at substantial completion and permitting and \$5k over three fiscal quarters as long as the kitchen operates 50% of business hours and 5+ days per week and produces at least \$350 in sales tax for the first two months of any applicable

fiscal quarter.

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

Excused: 2 - Councilmember Carlsson, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

11. Adjournment

Mayor Dodgen adjourned the meeting at 7:44 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary