



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

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Tuesday, September 16, 2025

5:30 PM

Council Chambers

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1. Call to Order

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

2. Invocation - Pastor Brice Mandaville, First Baptist Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

**Excused:** 3 - Councilmember John Carlsson, Councilmember Paul Gaytan, and Councilmember Monica N. Carter

**Present:** 5 - Councilmember Joe Rea, Councilmember David Eveld, Councilmember Jim Lievens, Councilmember Bill Keller, and Councilmember Jason Biesenbach

**Presiding:** 1 - Mayor Donna Dodgen

5. Hearing of Residents:

*Steven Judah, 116 Parkridge Circle, announced that he was unarmed and is fighting using only his words. He said unfortunately that thing must be stated these days. He said he is scared to be at the podium, but not because he is afraid of public speaking, but because he is afraid of what needs to be said. He explained the French saying "Je suis Charlie" (French for "I am Charlie"), which became a global slogan of solidarity after the 2015 Charlie Hebdo terrorist attack on the French satirical newspaper. He said despite another terrorist attack on another Charlie simply for telling people that they are wrong, Americans are still a beacon on a hill and are encouraged to be brave and stand up. Silence is not an option. He said those celebrating this vile act are evil. He said as a Veteran, he took an oath against the enemy and will fight them -- not with guns but with lawfare, voting, and cultural superiority. He asked that if an elected official or employee celebrated, that they exit their job or employment on their own or they will be ferreted out. He declared, "I am Charlie Kirk."*

*Millie Watson, 376 Laguna Vista Dr., said that she has lived in her home for 42 years. She spoke against the proposed Cordova extension that was included in Transportation and Mobility Master Plan. She provided a copy of the additional signatures received on the petition opposing the Cordova extension, totaling 523 signatures. Mrs. Watson informed that her plan was to provide maps with elevations and photos showing the problems that are already present on their street but could be made worse by this proposed plan -- specifically, the flooding. Instead, she said she wanted to praise the city employees for listening to her and being patient with her throughout this process. She said that two and a half months into this battle, Pablo Martinez, an Engineer for the City who has always been good at answering her*

questions, called her yesterday afternoon and told her that the Cordova Extension is going to be removed from the master plan. She said she did a celebration dance and is thankful that staff has been patient during this difficult time, for allowing an opportunity for citizens to share their concern, for listening and looking into the concerns. She said they are examples of excellence in governance and is so important in our democracy that we keep these principles active. She said she was proud to be a citizen of this community and thanked everyone involved for helping them save their home.

Councilmember Biesenbach announced that Charlie Kirk was assassinated on September 10, 2025 in front of his wife and children. Mr. Kirk gave his life for the faith and founded the most powerful grassroots organization in America that was rooted in truth, faith, and family. He promoted free speech and believed strongly in first amendment. Mr. Biesenbach said that Mr. Kirk believed the minute we stop talking is when really bad stuff starts. He said that Mr. Kirk had said that he wanted to be remembered for his courage and faith. Mr. Biesenbach said that it is important that we can look at each other as fellow Americans again, humanize one another again and come together again. He invited everyone to attend the Hope Rises event that Crossroads Church is hosting downtown at noon.

Mayor Dodgen wished staff a Happy IT Professionals Day and thanked them for all that they do. She also invited everyone to attend Third Thursday downtown this week. She said it is a Scavenger Hunt and cards can be picked up at Central Park. Also, she announced that Pecan Fest turns 20 Years old this year and invited everyone to stop by the Seguin Visitor's Center to purchase a commemorative t-shirt. Next, she encouraged everyone to attend the Clean Up on Saturday, September 27th from 8:00a.m. to noon. This year, residents will enter on Fred Byrd Drive and will routed a little differently as each year staff tries to make adjustments to make it even better than the last year. Mayor Dodgen also invited everyone to attend the State of the City event which will be held on Tuesday, September 30th from 6:00-8:00p.m. The first hour will be a presentation on things happening in the city and the second hour will give residents an opportunity to meet their councilmembers and ask staff questions. Lastly, Mayor Dodgen announced that they held the Push-In Ceremony for two new fire trucks last Saturday and getting two new trucks at the same time is a very rare occasion.

## 6. Presentation

*There were no scheduled presentations.*

## 7. Consent Agenda

*Mayor Dodgen announced that item k. will be pulled from the Consent Agenda and considered separately.*

**A motion was made by Councilmember Eveld, seconded by Councilmember Lievens, that the following consent agenda items be approved. The motion carried by the following vote:**

**Excused:** 3 - Councilmember Carlsson, Councilmember Gaytan, and Councilmember Carter

**Presiding:** 1 - Mayor Dodgen

**Aye:** 5 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Keller, and Councilmember Biesenbach

- a. [25-553](#) Minutes of the September 2, 2025 City Council Meeting.  
**These Minutes were approved.**
- b. [25-554](#) Check Report August 27, 2025 through September 10, 2025.  
**The Check Report was acknowledged.**
- c. [25-537](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Cameron and Sara Birdwell for one property in Guadalupe County (Property ID No. 187701) and granting the request for Release effective the date of the passing of this Resolution. - Shelly Jackson, Assistant Director of Planning & Codes  
**This Resolution was approved.**  
Enactment No: 2025R-182
- d. [25-538](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Cayton Germany for one property in Guadalupe County (Property ID No. 66036) and granting the request for Release effective the date of the passing of this Resolution. - Shelly Jackson, Assistant Director of Planning & Codes  
**This Resolution was approved.**  
Enactment No: 2025R-183
- e. [25-526](#) Resolution designating official methods, addresses, and locations for receiving Public Information Requests pursuant to the Texas Public Information Act; acknowledging annual notice requirements under HB 4214; providing for compliance; and establishing an effective date. - Kristin Mueller, City Secretary  
**This Resolution was approved.**  
Enactment No: 2025R-184
- f. [25-529](#) Resolution approving an amendment for engineering services related to the 36-inch Geronimo Creek Sewer Interceptor Project; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.  
**This Resolution was approved.**  
Enactment No: 2025R-185
- g. [25-530](#) Resolution authorizing the City Manager to execute Change Order Nos. 1 through 4 with EZ BEL Construction, LLC in the amount of \$206,867.50 for the Guadalupe Street GLO Drainage Project (a GLO CDBG-MIT

Grant Project, Contract Number 22-085-008-D236); and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

**This Resolution was approved.**

Enactment No: 2025R-186

- h. [25-540](#) Resolution authorizing the City Manager to execute a Contract for Abatement Services with I Am Mowing, LLC, for mowing and debris removal; and declaring an effective date. - Pamela Centeno, Director of Planning & Codes

**This Resolution was approved.**

Enactment No: 2025R-187

- i. [25-544](#) Authorize the creation of a purchase order in the amount of \$125,000 with Boundtree Medical utilizing Buyboard Cooperative Purchasing for the Fiscal Year 2026 with a start date of October 1, 2025. - Garrick Herbert, Assistant Fire Chief

**This Action Item was approved.**

- j. [25-476](#) Ordinance on second reading to consider amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix to add "short-term rental" as a new use, and Chapter 7 (Definitions) to add a definition for a short-term rental. - Pamela Centeno, Director of Planning and Codes

**This Ordinance was adopted.**

Enactment No: 2025-044

- l. [ZC 18-25 CC](#) Ordinance on second reading to consider a zoning change from Single-Family Residential (R-2) to Public (P) for the property located at the 15000 block of FM 725, Property ID: 58175, (ZC 18-25). - Pamela Centeno, Director of Planning and Codes.

**This Zoning Ordinance was adopted.**

Enactment No: 2025-045

- m. [25-494](#) Ordinance on second reading adopting the 2025-26 Fiscal Year General Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2025 and ending the last day of September 2026; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance. - Susan Caddell, Director of Finance

**This Ordinance was adopted.**

Enactment No: 2025-047

- n. [25-495](#) Ordinance on second reading adopting the 2025-26 Fiscal Year Utility Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2025 and ending the last day of September 2026; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance. - Susan Caddell, Director of Finance

**This Ordinance was adopted.**

Enactment No: 2025-048

- o. [25-496](#) Ordinance on second reading adopting the 2025-26 Fiscal Year Special Revenue Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2025 and ending the last day of September 2026; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance. - Susan Caddell, Director of Finance

**This Ordinance was adopted.**

Enactment No: 2025-049

- p. [25-497](#) Ordinance on second reading adopting the 2025-26 Fiscal Year Debt Service Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2025 and ending the last day of September 2026; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance. - Susan Caddell, Director of Finance

**This Ordinance was adopted.**

Enactment No: 2025-050

- q. [25-500](#) Ordinance on second reading levying a tax rate of \$0.5135 per \$100 valuation for the City of Seguin for the tax year 2025; providing for the effective date of this ordinance; and providing for the publication of this ordinance. - Susan Caddell, Director of Finance

**This Ordinance was adopted.**

Enactment No: 2025-051

- r. [25-521](#) Ordinance on second reading amending Code of Ordinances, Appendix C - Fee Schedule, Chapter 86, Solid Waste, Article II, Garbage and Article IV, Curbside Recycling; providing a severability clause, and an effective date. - Mark Kennedy, City Attorney

**This Ordinance was adopted.**

Enactment No: 2025-052

**8. Action Items - Discussion and Possible Motion to Approve**

- k. [25-504](#) Ordinance on second reading to consider amendments to the Seguin Code of Ordinances, Chapter 22- Businesses, to add Article XI, Short Term Rentals, and adding associated licensing and inspection fees for short-term rentals to Appendix C, Fee Schedule. - Pamela Centeno, Director of Planning and Codes.

*Mayor Dodgen announced that this item was pulled from the Consent Agenda.*

*Kelly Ybarra, 919 E. Cedar St., stated that she does not have a dog in this hunt, but believes that a couple of bad actors should not be the reason that Seguin changes everything. She said that Seguin is a unique community -- it is a small enough town that everyone knows everyone, community members and business owners. She said that we invite people to come stay in our town to experience our community events but asked do we want them to stay on a hotel on I-10? She suggested that we do not, we want them to stay downtown. She said she is afraid that these couple of bad actors are going to create a big government blanket that is going to prevent the community from sharing their homes the way that they always have and that the bad actors should not have the power to dictate how the rest of the people have to behave. She stated that the new regulations only target the bad actors, not everyone. She suggested that this is government overreach and that people should still be allowed to rent out their mother-in-law suites like they always have. She opined that the new regulations will stop residents from renting out their spaces because they do not want to deal with the regulation, all because someone with a big house on the river is being a bad neighbor. She said she does not want Seguin to become like New Braunfels and does not want the bad actors to take away the neighborhood feeling. She asked City Council to table this item. She said this week has been hard for our country and asked that God bless Charlie Kirk and his family.*

*Casey Lee, 936 Gruene Rd, New Braunfels, said he is with the Government Affairs 4H Association of Realtors and while he is currently a resident of Buda, he attended Briesemeister Middle School as a child. He informed that in his profession, they have faced many short term rental regulation issues across the state. As realtors, they take a private-property rights position, which would allow property owners to use their property to its highest and best use. He said they have not found an instance yet where rental registration has resolved a bad actor problem. But on the other side, they have found it punishes the good actors. He also said that there is a fiscal impact in regulating short term rentals as it takes time and extra city resources to manage the registration and increased inspections. He said they haven't found a net positive fee structure for regulating short term rentals. One thing that they have found to be effective is advocacy groups to educate short term rental owners.*

*Councilmember Biesenbach agreed that it is unfortunate that one bad actor that has initiated this entire ordinance, but after hearing everything presented, and knowing that the committee consisted of short term rental owners, realtors, and neighbors, he believes that what is proposed is good. He said that he is also a small-government and property-rights activist, but that the Mayor has brought up a good point by mentioning there are a ton of short term rentals that are not paying Hotel Occupancy Tax. He*

*informed that he sits on the HOT Committee and the amount of money it can distribute is limited. If more people were paying, there would be more to distribute. He said he did appreciate them coming to speak.*

*Councilmember Lievens said that he is also against big government and does not like extra governmental regulations. However, he said he is proud of how the City went about creating this ordinance, how the committee was formed and who it included. He said the committee reviewed many other cities short term rental regulations and he believes we are not anywhere near as restrictive as other communities. He said he feels like we need more teeth to enforce some issues and agrees with Councilmember Biesenbach's statement that it is unfair to the nonprofits in community for the City to not be collecting Hotel Occupancy Tax from short term rentals. He suggested that it is also unfair to the hotels and those who are paying the tax to allow some short term rentals to continue to not pay the tax.*

*Mayor Dodgen reminded that this ordinance is a living document and can be altered if it is found to not work well. She said that City Staff reevaluates this all the time and will come back with recommendations if this is not working. She said she believes that City Staff had incredible intentions when drafting this ordinance.*

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

**Excused:** 3 - Councilmember Carlsson, Councilmember Gaytan, and Councilmember Carter

**Presiding:** 1 - Mayor Dodgen

**Aye:** 5 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025-046

**a. [25-555](#)**

Public Hearing concerning the creation of Reinvestment Zone Number Two, City of Seguin, pursuant to the provisions of Chapter 311 of the Texas Tax Code. - Mark Kennedy, City Attorney

*City Attorney Mark Kennedy explained that this Public Hearing is for the Tax Increment Reinvestment Zone (TIRZ)#2, which overlays the new Walnut Springs subdivision. It is one of two financing mechanisms being utilized, the other of which is a Public Improvement District (PID). Some portion of this TIRZ will serve to buy down the PID and some portion could serve to assist with some of the public improvements for that area, like the roadway, regional park, or fire station. Mr. Kennedy explained that the TIRZ plan is almost finalized, but is not final quiet yet and is an essential piece in the Public Hearing. He suggested that City Council hold a Public Hearing today since it was published to be held today, but also make a motion to postpone it until the October 6th City Council meeting.*

*Mayor Dodgen opened the Public Hearing at 6:09 P.M.*

*There being no public comments, Mayor Dodgen closed the Public Hearing at 6:09 P.M.*

**A motion was made by Councilmember Lievens, seconded by Councilmember Biesenbach, that this Public Hearing be postponed to the City Council, due back on 10/6/2025, at which time the Public Hearing may be reopened and held. The motion carried by the following vote:**

**Excused:** 3 - Councilmember Carlsson, Councilmember Gaytan, and Councilmember Carter

**Presiding:** 1 - Mayor Dodgen

**Aye:** 5 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Keller, and Councilmember Biesenbach

- b. [25-532](#) Ordinance on first reading amending the Fiscal Year 2025 General Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance

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

**Excused:** 3 - Councilmember Carlsson, Councilmember Gaytan, and Councilmember Carter

**Presiding:** 1 - Mayor Dodgen

**Aye:** 5 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Keller, and Councilmember Biesenbach

- c. [25-531](#) Ordinance on first reading amending the Fiscal Year 2025 Utility Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance

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

**Excused:** 3 - Councilmember Carlsson, Councilmember Gaytan, and Councilmember Carter

**Presiding:** 1 - Mayor Dodgen

**Aye:** 5 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Keller, and Councilmember Biesenbach

- d. [25-533](#) Ordinance on first reading amending the Fiscal Year 2025 Special Revenue Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance

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

**Excused:** 3 - Councilmember Carlsson, Councilmember Gaytan, and Councilmember Carter

**Presiding:** 1 - Mayor Dodgen

**Aye:** 5 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Keller, and Councilmember Biesenbach

- e. [25-535](#) Resolution authorizing the City Manager to enter into an agreement with



Sullivan Contracting Services for Restroom Renovations at the Police Station in the amount of \$299,594.44, and declaring an effective date. - Randy Kell, Director of Facilities

*Director of Facilities Randy Kell explained that with the number of women employed at the Seguin Police Department justifies increasing the number of current restroom and locker room facilities. Currently, there is 1 restroom with 1 stall and 1 shower downstairs and 1 restroom stall upstairs. The remodel will double the size of the lockers, shower, and restroom stalls for both the main and women upstairs as well as provide more stalls and showers downstairs for the women. This project went out for public bid and six sealed proposals were submitted. All proposals were evaluated and graded. Sullivan provides the best value for the city. Funding for this project has been secured through FY25 bonds. Mr. Kell noted that this renovation will be accomplished within the same footprint, no exterior walls will be moved, just interior walls.*

*Mayor Dodgen said that there are eleven female officers now and Chief Brady concurred and added that the records staff, dispatch staff, crime victims staff and administration staff also add to the female employee count that will benefit from these restroom renovations.*

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

**Excused:** 3 - Councilmember Carlsson, Councilmember Gaytan, and Councilmember Carter

**Presiding:** 1 - Mayor Dodgen

**Aye:** 5 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-188

f. [25-542](#)

Resolution authorizing the City Manager to execute a Management Services Agreement with the Seguin Economic Development Corporation; and declaring an effective date. - Josh Schneuker, Director of Economic Development

*Director of Economic Development Josh Schneuker informed that this Management Services Agreement defines the roles of the Seguin Economic Development Corporation and the City of Seguin as it relates to staffing and budgeting. He said that this is updated annually to reflect organizational changes and fiscal policy changes. He noted that key updates in this years agreement include;*

- 1. Clarifying the designated employee that serves as the Executive Director to SEDC, subject to the City Manager providing written notice to the board;*
- 2. Purchasing thresholds were increased from \$50,000 to \$100,000, with \$50,000-\$100,000 needing only SEDC approval and anything over \$100,000 needs approval from both City Council and SEDC;*
- 3. Incorporating the dual-signature check requirements from Section 8.04 of the Bylaws, requiring one non-elected City official (City Manager or Finance Director) and one elected official (Mayor or City Secretary) to sign checks issued by the City on behalf of the SEDC;*
- 4. Improving financial reporting language to require any disbursements in excess of \$10,000 will continue to be detailed in the monthly financial report presented to the Board, including the payee, amount, and purpose of each check. This reporting*

*mechanism supports ongoing Board oversight and transparency.*

*Mr. Schneuker informed that there were no changes made to the cost sharing structure; the SEDC will continue to pay the City 10% of the Sales Tax Revenue collected to cover administrative costs as well as pay 100% of salaries for the staff in that department except for the Executive Director.*

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

**Excused:** 3 - Councilmember Carlsson, Councilmember Gaytan, and Councilmember Carter

**Presiding:** 1 - Mayor Dodgen

**Aye:** 5 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-189

**g. [25-541](#)**

Resolution setting a Public Hearing for the creation of Tax Increment Reinvestment Zone #3. - Josh Schneuker, Director of Economic Development

*Director of Economic Development Josh Schneuker said that this resolution is to schedule the Public Hearing for the creation of the Tax Increment Reinvestment Zone (TIRZ) #3, which consists of approximately a 544 acre tract of land at I-10 and FM78, property owned by New Quest. This development is planning to consist of prime retail and commercial sites in the City of Seguin. Establishing a TIRZ will address financial gaps that could slow down or limit development and help to ensure long term success of the development. This resolution just sets the Public Hearing for October 6, 2025.*

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

**Excused:** 3 - Councilmember Carlsson, Councilmember Gaytan, and Councilmember Carter

**Presiding:** 1 - Mayor Dodgen

**Aye:** 5 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-190

**h. [25-543](#)**

Resolution approving certain amendments to the Bylaws of the Seguin Economic Development Corporation. - Josh Schneuker, Director of Economic Development

**Mayor Dodgen announced that this item has been postponed and will considered at a future City Council meeting.**

**9. Closed Session**

**Mayor Dodgen recessed Open Session and convened into Closed Session at 6:22 P.M.**

- a. [25-539](#) Section 551.071(2) (Consultation with Legal Counsel) and 551.072 (Deliberation regarding the Purchase and/or Value of Real Property) of the Texas Local Government Code associated with the Rudeloff Road Phase II Project and FM 466 Roundabout Waterline Relocation Project in Guadalupe County, Texas. Possible action may follow in Open Session.

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

**Mayor Dodgen adjourned Closed Session and reconvened into Open Session at 6:49 P.M.**

- add 25-569** Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and 2021 FII Walnut, LP, related to the acquisition of approximately 13.1560 acres of right-of-way and permanent utility easements totaling 2.5747 acres, for the Rudeloff Road Phase II Project, as presented in Closed Session. - Mark Kennedy, City Attorney

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

**Excused:** 3 - Councilmember Carlsson, Councilmember Gaytan, and Councilmember Carter

**Presiding:** 1 - Mayor Dodgen

**Aye:** 5 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Keller, and Councilmember Biesenbach

- a. [25-550](#) Resolution declaring a necessity for the acquisition of a 1.424 acre right-of-way, a 0.2384 acre permanent access easement, and a 0.1178 acre permanent access easement on a tract of land out of the Antonio Maria Esnaurizar Survey, Abstract No. 20, Guadalupe County, Texas, and being situated on a called 106.19 acre tract of land conveyed to Terraforma Land Partners, LLC recorded in Document No. 202199029468 of the Official Public Records of Guadalupe County, Texas, and 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, and upgrade of a four lane roadway with raised median, left turn, bays, and bicycle and pedestrian facilities along an extension of Rudeloff Road and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

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

**Excused:** 3 - Councilmember Carlsson, Councilmember Gaytan, and Councilmember Carter

**Presiding:** 1 - Mayor Dodgen

**Aye:** 5 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-191

**b.**     [25-551](#)

Resolution declaring a necessity for the acquisition of a 6.056 acre right-of-way, a 0.0025 acre permanent access easement, and a 0.6911 acre permanent access easement on a tract of land out of the Antonio Maria Esnaurizar Survey, Abstract No. 20, Guadalupe County, Texas, and being situated on a called 59.733 acre tract of land conveyed to Seguin 59, LLC recorded in Document No. 202599018206 of the Official Public Records of Guadalupe County, Texas, and 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, and upgrade of a four lane roadway with raised median, left turn bays, and bicycle and pedestrian facilities along an extension of Rudeloff Road and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

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

**Excused:** 3 - Councilmember Carlsson, Councilmember Gaytan, and Councilmember Carter

**Presiding:** 1 - Mayor Dodgen

**Aye:** 5 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-192

**c.**     [25-552](#)

Resolution declaring a necessity for the acquisition of a 4.162 acre right-of-way and a 0.1235 acre permanent access easement on a tract of land out of the Antonio Maria Esnaurizar Survey, Abstract No. 20, Guadalupe County, Texas, and being situation on a called 36.656 acre tract of land conveyed to Esher Ltd recorded in Document No. 202599019747 of the Official Public Records of Guadalupe County, Texas, and 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, and upgrade of a four lane roadway with raised attached median, left turn bays, and bicycle and pedestrian facilities along an extension of Rudeloff Road and authorizing the institution of

condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

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

**Excused:** 3 - Councilmember Carlsson, Councilmember Gaytan, and Councilmember Carter

**Presiding:** 1 - Mayor Dodgen

**Aye:** 5 - Councilmember Rea, Councilmember Evelt, Councilmember Lievens, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-193

**11. Adjournment**

**Mayor Dodgen adjourned the meeting at 6:55 P.M.**

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Donna Dodgen, Mayor

**ATTEST:**

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Kristin Mueller, City Secretary