



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, September 17, 2024

5:30 PM

Council Chambers

Public & Virtual

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

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

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents:

Invitation to hear citizens and council members in advance of regular business on items other than what is on the agenda, which shall be limited to five (5) minutes. Due to the Open Meetings Act discussions on matters not on the agenda are not allowed, therefore discussion shall be limited to 1) Statements of specific factual information given in response to any inquiry; 2) A recitation of existing policy in response to an inquiry; 3) A proposal to place the subject on the agenda for a future meeting; 4) For the record, please state your name and address before speaking.

Mark Herbold, 413 Patricia Park Court, stated that he appreciated a pastor from the community coming to give invocation before each meeting. He announced that the Golf Advisory Commission met and is still trying to protect the large signature elm tree at hole #13 from being removed during the golf course remodeling project. The original project plans called for 80 trees to be removed, that has since been reduced to 60 but the tree at hole #13 is still scheduled for removal. He opined it is a beautiful tree that residents do not want removed. He suggested that the City consider moving the tee box over slightly to accommodate the tree. He was told that City Council would need to approve any changes made to the project scope and asked City Council to consider keeping the tree at least one more year and then reevaluate if needed.

Chief of Police Jason Brady reminded everyone that National Night Out is Tuesday, October 1st and invited any neighborhoods having parties to let the Police

Department know by e-mailing communityengagement@seguintexas.gov.

Gordon Allen, 625 S Milam, informed that he and his wife recently opened The Brick, a pizzeria located on Kingsbury. He said that the City has worked with new businesses in the past to help them make improvements to their business utilizing a small business grant program. He reported that since they have opened, he has had 6-8 people come in and ask to rent whole building for parties. He explained that there is an upstairs area that has bathrooms and would work well as a party rental venue. The venue could give sport teams a venue to gather after their games to eat together if he and his wife could get financial assistance to finish the space out. He shared that he wife will apply for grant program when it becomes available again.

Councilmember Lievens thanked John Donnelly and Mark Kennedy for going out of their way to help residents recently.

Councilmember Biesenbach invited everyone to attend the 4th National Night Out party at Bauer Park.

City Manager Steve Parker took a moment to commend his excellent staff. Director of Engineering and Capital Projects Melissa Reynolds was named Top 50 Women Leaders in Construction and Civil Works for the second year in a row and she is the only municipal government employee who made the list, it consists mostly of major engineering and architectural firms. Also, he congratulated the Visit Seguin team who brought home 3 Designation of Excellence Awards in the budget category from the Texas Association of Convention and Visitor Bureaus. They received the award for Website Design and Effectiveness for visitseguin.com. They also received the People's Choice Award and the Judge's Choice Award for Community Local Engagement for the Seguin Squirrel Trail. Additionally, he announced that the Economic Development Corporation just received the 2024 Excellence in Economic Development Bronze Award from the International Economic Development Council in Regional/Cross Border Partnership for cities with a population of 200,000-500,000. The award recognizes the successful regional job fairs hosted in partnership with Cibolo EDC, Schertz EDC, and the New Braunfels Chamber of Commerce. These job fairs have impacted over 1,000 job seekers and over 100 regional employers since the first job fair in February 2023. Lastly, he mentioned that it was IT Professionals Day, but joked that IT wins enough awards already.

Mayor Dodgen announced that City Council will meet on October 1st, which is also National Night Out, but will try to keep the agenda short so that councilmembers can participate in the National Night Out activities.

Mayor Dodgen informed that through Friday, September 21st the First Baptist Church on Cedar Street will serve as the site for active shooter training that is being conducted by the Seguin Fire Department. Please be aware that there will be a large police presence around that church as well, but there is no danger or threat, it is just a practice exercise. Also, she announced that on Friday, September 27th the online customer portal for Development Services will be unavailable to residents and staff as it will be down for scheduled maintenance. Lastly, she invited everyone to attend the Fall Community Clean-Up Day on Saturday, September 28th from 8 AM - 12 PM at the Seguin Coliseum, organized by Public Works Director John Donnelly. Lastly, she announced that some of them got to listen to City Manager Parker present on the growth happening in Seguin at the Austin/San Antonio Growth Summit and he knocked it out of the park.

6. Presentation

- a. AACOG will provide a presentation on Connect Seguin pertaining to the

micro transit along with the new hours and new route

Indexes:

Deputy City Manager Rick Cortes stated that this is the 12th year that Connect Seguin has operated in Seguin. He introduced Sean Scott, Alamo Area Council of Governments Senior Director of Transportation and Public Safety to give a presentation on the upcoming changes in Connect Seguin routes, hours, and services offered in Seguin.

Mr. Scott stated that he is a Seguin resident and informed that every \$1 spent on public transportation yields \$4-7 in economic gains and spoke on the benefits of public transportation. He explained that scheduled route service, the current Connect Seguin route is the most efficient service offered. The cost to residents for this service is \$1 per trip, but currently fares are suspended. However, he informed that they will also offer Advance Demand Response, a service that allows a resident to book at least a day in advance and costs \$2 for residents in city limits and \$6 for residents that live in the county. Additionally, AACOG will offer Micro Transit in Seguin, which is a same-day reservation service with a pick-up window of 30 minutes. Residents would book their transportation through the Alamo Regional Transit App. He said Micro Transit is similar to Uber or Lyft. He said that the intent is to use Micro Transit to fill gaps in Connect Seguin route service. Future transportation plans for Alamo Regional Transit sit to connection Seguin with San Antonio, New Braunfels, and San Marcos. Mr. Scott gave an overview of the cost of services:

*Connect Seguin Route - 2772 hours - Total Yearly Cost of \$269,382
Advance Demand Response - 3,528 hours - Total Yearly Cost of \$342,851
Micro Transit - 2,640 hours - Total Yearly Cost of \$256,555
Total value of Service \$868,789, with AACOG contributing \$605,820 and the City of Seguin contributing \$262,382.*

Councilmember Lievens thanked Mr. Scott for all that he does and asked if a travel training meeting could be set-up and Mr. Scott confirmed that it could be. Mayor Dodgen suggested it be set up for manufacturers and schools.

Mr. Cortes and Mayor Dodgen thanked Senior Administrative Assistant Monica Gonzales for being the City liaison for the Connect Seguin program, stating that she has done an excellent job.

7. Consent Agenda

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

Presiding: 1 - Mayor Dodgen

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

- a.** Ordinance on second reading establishing an after hours rental fee for the visitor center - Kyle Kramm, Main Street & CVB Director/HPO

Indexes:

This Ordinance was adopted.

Enactment No: ORD 2024-042

- b. Ordinance on second reading to consider a Zoning Change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for a property located at 410 E Gonzales Street, Parcel ID 28170 (ZC 07-24)- Pamela Centeno, Director of Planning & Codes.

Indexes:

This Zoning Ordinance was adopted.

Enactment No: ORD 2024-043

- c. Ordinance on second reading to consider a Zoning Change from Agricultural Ranch (A-R) to Public (P) for 20+/- acres out of 60.5 acres for property located on E. Martindale Road, Property ID: 52577 & 52623, (ZC 09-24) - Pamela Centeno, Director of Planning & Codes.

Indexes:

This Zoning Ordinance was adopted.

Enactment No: ORD 2024-044

- d. Ordinance on second reading to consider a Zoning Change from Public (P) to Single Family Residential (R-1) for property located at 407 Ellis Street, Property ID: 45621, (ZC 10-24) - Pamela Centeno, Director of Planning & Codes.

Indexes:

This Zoning Ordinance was adopted.

Enactment No: ORD 2024-045

- e. Ordinance on second reading to consider a Zoning Change from Commercial (C) to Planned Unit Development (PUD) for a property located at 101 E. Nolte St. Property ID: 27916 (ZC 11-24) - Pamela Centeno, Director of Planning & Codes.

Indexes:

This Zoning Ordinance was adopted.

Enactment No: ORD 2024-046

- f. Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Christopher and Carol Freeman for two properties in Guadalupe County (Property ID No.'s 68152 and 145762) and granting the request for Release effective the date of the passing of this Resolution.

Indexes:

This Resolution was approved.

Enactment No: RES 2024R-197

- g.** Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Christopher Freeman for one property in Guadalupe County (Property ID No. 137056) and granting the request for Release effective the date of the passing of this Resolution.
- Indexes:**
- This Resolution was approved.**
- Enactment No: RES 2024R-198
- h.** Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Roger Freeman for one property in Guadalupe County (Property ID No. 137058) and granting the request for Release effective the date of the passing of this Resolution.
- Indexes:**
- This Resolution was approved.**
- Enactment No: RES 2024R-199
- i.** Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Kingsbury Aerodrome LLC for three properties in Guadalupe County (Property ID No.'s 68142, 68145 and 68157) and granting the request for Release effective the date of the passing of this Resolution.
- Indexes:**
- This Resolution was approved.**
- Enactment No: RES 2024R-200
- j.** Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Stephen Freeman for one property in Guadalupe County (Property ID No. 137057) and granting the request for Release effective the date of the passing of this Resolution.
- Indexes:**
- This Resolution was approved.**
- Enactment No: RES 2024R-201
- k.** Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Christopher and Alison Heinemeier for one property in Guadalupe County (Property ID No. 191108) and granting the request for Release effective the date of the passing of this Resolution.
- Indexes:**
- This Resolution was approved.**
- Enactment No: RES 2024R-202
- l.** Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Violet Pennington for three properties in Guadalupe

County (Property ID No.'s 65677, 66024 and 122240) and granting the request for Release effective the date of the passing of this Resolution.

Indexes:

This Resolution was approved.

Enactment No: RES 2024R-203

- m. Check Report August 31, 2024 to September 13, 2024

Indexes:

The Check Report was acknowledged.

- n. Minutes of the August 20, 2024 City Council Regular Meeting.

Indexes:

This Minutes was approved.

8. Action Items - Discussion and Possible Motion to Approve

- a. Resolution of the City Council of Seguin, Texas authorizing the city manager to execute an Interlocal Agreement between the Guadalupe Regional Medical Center, Guadalupe County and the City of Seguin For the provision of indigent health care; and providing and effective date - Mark Kennedy, City Attorney.

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2024R-204

- b. Ordinance on second reading adopting the 2024-25 Fiscal Year General Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2024 and ending the last day of September 2023; 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

Indexes:

A motion was made by Councilmember Carter, seconded by Councilmember

Biesenbach, that this Ordinance be adopted. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

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

Enactment No: ORD 2024-047

- c.** Ordinance on second reading adopting the 2024-25 Fiscal Year Utility Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2024 and ending the last day of September 2025; 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

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: ORD 2024-048

- d.** Ordinance on second reading adopting the 2024-25 Fiscal Year Special Revenue Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2024 and ending the last day of September 2025; 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

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: ORD 2024-049

- e.** Ordinance on second reading adopting the 2024-25 Fiscal Year Debt

Service Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2024 and ending the last day of September 2025; 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

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: ORD 2024-050

- f. Ordinance on second reading levying a tax rate of \$0.5125 per \$100 valuation for the City of Seguin for the tax year 2024; providing for the effective date of this ordinance; and providing for the publication of this ordinance. - Susan Caddell, Director of Finance

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: ORD 2024-051

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

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

- h. Ordinance on first reading amending the Fiscal Year 2024 Utility Fund

Budget of the City of Seguin and declaring an effective date - Susan Caddell, Director of Finance

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

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

Indexes:

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:

Presiding: 1 - Mayor Dodgen

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

- j. Public Hearing and Resolution authorizing an Amendment to the City of Seguin's Master Thoroughfare Plan, including decreasing the classification of Fleming Drive from an arterial roadway to a major collector. - Melissa Reynolds, PE, MPA, CFM Director of Engineering and Capital Projects

Indexes:

Assistant Director of Engineering and Capital Projects Jennifer Shortess gave an overview of the Master Thoroughfare Plan and explained that this plan is not filed with Guadalupe County and does not show up on any property transfers. The requested amendment to the plan is to decrease Fleming Drive from an Arterial to a Major Collector classification. A potential property developer made the request for the declassification. The Planning and Zoning Commission unanimously recommended approval of the declassification.

Mayor Dodgen opened the Public Hearing at 6:22 P.M.

There being no public comment, Mayor Dodgen closed the Public Hearing at 6:22 P.M.

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2024R-205

- k.** Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute a purchase order with P2 Emulsions as the sole source for stabilizing emulsion for the pavement maintenance project for FY25 in an amount not to exceed \$400,000 and providing an effective date - John Donnelly, Director of Public Works

Indexes:

Public Works Director John Donnelly informed that they have been using P2 Emulsion to purchase soil stabilizer since the inception of the pavement maintenance program. P2 Emulsion is a sole source provider and has only increased their prices once in eight years. Staff requests to continue using P2 Emulsion for street improvements for FY 2025 in an amount not to exceed \$400,000.

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2024R-206

- l.** Resolution to authorize the creation of a purchase order in the amount of \$110,000 with Boundtree Medical utilizing buyboard cooperative purchasing for the fiscal year 2025 with a start date of October 1, 2024- Garrick Herbert

Indexes:

Fire Chief Dale Skinner informed that the City's FY2025 Budget provides \$150,500 for the purchase of various medical supplies. Bound Tree Medical, a nationwide company that has a BuyBoard contract, has supplied the City of Seguin with medical supplies for years. EMS expects to purchase approximately \$110,000 from Bound Tree and this resolution authorizes the purchase order to do so.

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2024R-207

- m.** Proposed street closure request from the Seguin Matador Band Boosters to close a portion of East Cedar Street between Lamar

Street and the eastern most driveway entrance of Faith Lutheran Church on Saturday, September 28, 2024, from 6 a.m. to 11 p.m. for the Annual Seguin Marching Festival - Jack Jones, Director of Parks and Recreation.

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

n.

Resolution authorizing the City Manager to execute the First Amendment to the Lease between the City of Seguin, Texas and Wells Fargo Bank, N.A. - Josh Schneuker, Director of Economic Development

Indexes:

Economic Development Director Josh Schneuker reminded that the City purchased the Wells Fargo building in January 2024, but the City had leased the building back to Wells Fargo. The original lease expired February 28, 2025. The amended lease will expire April 30, 2025. The extension will have no impact on the redevelopment project.

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2024R-208

o.

Discussion and possible direction regarding the possible renaming of a section of North Guadalupe Street north of Interstate 10 - Steve Parker, City Manager

Indexes:

City Manager Steve Parker explained that the City has received requests from the Guadalupe County Sheriff's Office and Representative John Kuempel to rename N. Guadalupe Street in honor of the late Captain John Koch. Captain Koch worked for the Guadalupe County's Sheriff Office for 35 years. Mr. Parker informed that he had reached out to Guadalupe County regarding the request and the County is concerned with setting a precedent and requested the City look into giving it an honorary name, but ultimately it is a City Council decision.

Steven Myers, 816 Arvin St., Deputy with the Guadalupe County Sheriff's Office, requested that the 2600 block of N Guadalupe St. be renamed to John D. Koch Dr. Mr. Koch dedicated his life to public service, he was 35 years as a Texas Peace

Officer. Mr. Koch was a beacon of integrity, pillar of strength, and source of wisdom. He was a mentor to many and a friend to all. Mr. Myers said that the renaming of N. Guadalupe St would be the perfect tribute to a man who was the embodiment of service and sacrifice. The 2600 block of N. Guadalupe Street is the home of the Guadalupe County Sheriff's Office, the heart of public service in our County. Renaming the street in honor of John D. Koch will continue to inspire peace officers for generations to come. Mr. Myers thanked City Council for their consideration.

Guadalupe County Sheriff Arnold Zwicke, 2611 N. Guadalupe, also asked for N. Guadalupe St. to be renamed in honor of the late Captain John D. Koch. Captain Koch worked with the Guadalupe County Sheriff's Office for over 31 years, from February 1989 to April 2024. Sheriff Zwicke recalled that Captain Koch was the last officer to work midnight shift by himself.

Councilmember Biesenbach opined that this community is a unicorn in the way it supports law enforcement and first responders. He concurred that it would be fitting to rename the N. Guadalupe St. in honor of Captain John D. Koch and reminded that the City has done this before, renaming Rosemary Dr. in honor of A.J. Malone and Continental Dr. has been renamed multiple times. He declared that Captain Koch dedicated his life to the community he loves and the renaming of N. Guadalupe St. to honor him would be fitting.

Mayor Dodgen received a consensus from councilmembers for City Staff to move forward with the process to rename N. Guadalupe St. in honor of Captain John D. Koch.

9. Closed Session

Mayor Dodgen recessed the Regular Meeting and convened into Closed Session at 6:36 P.M.

- a. **Pursuant to 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. **(2)** to deliberate the offer of a financial or other incentive to a business prospect. Possible action may follow in Open Session.

*Project DIY

* Maruichi Stainless Tube Texas Corporation

Indexes:

- b. **An executive/closed session will be held pursuant to sections 551.071(2) and 551.072 of the Texas Government Code**, consultation with attorney/staff and deliberation regarding the purchase and/or value of real property along Meadow Lake Drive and/or associated with the Walnut Branch GLO Drainage Project in Guadalupe County, Texas. Possible action may follow in Open Session.

Indexes:

10. Reconvene into Open Session and take action on items as a result of Closed Session, if necessary

Mayor Dodgen reconvened into Open Session at 7:20 P.M. and announced that the following items will be considered as a result of Closed Session.

- a. Authorize the City Manager to execute a Purchase and Sale Agreement for approximately 55.867 acres of land along the east side of Huber Road, pursuant to an option agreement executed on or about February 27, 2024, between the City of Seguin, Texas and Dennis A. Huber; and to authorize the Legal Department to execute all documents incidental to closing the transaction on or before September 30, 2024, as presented and discussed in Closed Session.

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

- b. Resolution of the City Council of the City of Seguin, Texas, authorizing the execution of a Performance Agreement between the Seguin Economic Development Corporation and AJJ Seguin 1, LLC.

Indexes:

Economic Development Director Josh Schneuker thanked City Council for their approval of this project. This development, Seguin Crossing, will be home to the future tenants of Hobby Lobby, James Avery, Five Below, and a national sporting goods store that has not yet been named. The tenants listed are looking to be open by Fall 2025. This project is the largest retail project to be built in Seguin in 20 years, since the Home Depot was built and the largest multi-tenant project built in 30 years. Mr. Schneuker thanked the City Council and County Commissioners for their work on the project. Mr. Parker and Mayor Dodgen thanked Mr. Schneuker for his work.

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2024-211

- c. Resolution of the City Council of the City of Seguin, Texas authorizing the execution of a Chapter 380 Agreement between the City of Seguin, Texas and AJJ Seguin 1, LLC.

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2024R-210

- d. Resolution authorizing an amendment to the Fiscal Year 2023-2024 Seguin Economic Development Corporation Budget - Josh Schneuker, Director of Economic Development

Indexes:

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: RES 2024R-212

11. Adjournment

Mayor Dodgen adjourned the meeting at 7:24 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary