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# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

Tuesday, March 4, 2025

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 - Rev. Jeanet Jackson, Wesley-Harper United Methodist Church

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:

*Public Works Director John Donnelly announced they will be hosting the Household Hazardous Waste Collection on Saturday March 8th at the Coliseum Parking Lot from 8 a.m. to noon.*

*Mayor Dodgen stated that this is the City's first time to offer a Hazardous Waste Collection event so there may be a few glitches. She asked everyone to show patience and grace. She thanked Mr. Donnelly for hosting the Hazardous Waste Collection and for his help with the West End clean-up.*

*Councilmember Lievens thanked Assistant City Manager Rick Cortes and Melissa Reynolds for helping with an issue at Lily Springs. Additionally, he commented that he saw someone driving around the gate at the Hiddenbrooke Subdivision and using the ingress/egress that is meant only for emergency vehicles to use. He reminded that Mr. Benevides attended a recent meeting to complain about this and wants to know if there is something more the City can do. Lastly, he said that the feedback he has been given related to the Huber rail road crossing is that residents overwhelmingly choose to keep the intersection open, asking that the City does not close another access point while all the construction on 46/IH-10 and suggests that the City waits until that construction is complete, then do new traffic studies.*

*Councilmember Carlsson thanked the community for participating and the West End Clean-Up that Chris and Ileen Rangel help facilitate. He said that the community, the*

TLU football team, and staff came together and filled up all the receptacle available and he loaded 6 trailers worth.

Mayor Dodgen wished Deputy City Secretary Kim Allison and Police Chief Jason Brady a happy birthday! She announced that the survey for Huber Rd is still open and accepting responses and the splashpad at Park West will open on Friday. Mayor Dodgen informed that Seguin Police Department and Burnt Bean will be teaming up for TIP-A-COP, which will take place on March 21st from 11am to 1:30 pm at Burnt Bean. Seguin police officers will be serving alongside Burnt Bean staff to raise money for Special Olympics Texas. Mayor Dodgen thanked all entities that participated in the TLU Day of the Dogs, which happens twice a year, and informed that the TLU students have been helping with this event for over 10 years. Additionally, Mayor Dodgen thanked all the departments that helped with the Toast of Texas event and informed that the Coliseum staff has done an excellent job setting up for the Seguin Education Foundation, Bras for a Cause, and Thriving Hearts. She said that the City staff does an incredible job so they should be thanked and fed when possible.

## 6. Presentation

- a. [25-127](#) City of Seguin Financial Reports for the three months ended December 31, 2024. - Susan Caddell, Director of Finance

**Indexes:**

Finance Director Susan Caddell gave the Financial Reports for the three months ended December 31, 2024.

## 7. Consent Agenda

Mayor Dodgen announced item e. would be pulled from the Consent Agenda and considered separately.

### Approval of the Consent Agenda

**A motion was made by Councilmember Biesenbach, seconded by Councilmember Rea, to approve the Consent Agenda. 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. [25-140](#) Minutes of the February 18, 2025 City Council Regular Meeting.

**Indexes:**

**These Minutes were approved.**

- b. [25-148](#) Check Report February 15, 2025 through February 28, 2025.

**Indexes:**

The Check Report was acknowledged.

- c. [25-128](#) Approval of Quarterly Investment Report for Quarter Ended December 31, 2024. - Susan Caddell, Director of Finance

**Indexes:**

**This Action Item was approved.**

- d. [25-100](#) Resolution authorizing the submission of a Department of Homeland Security, Federal Emergency Management Agency, Hazard Mitigation Grant Program grant application to fund structural drainage improvement to Walnut Branch Channel. - Kate McCloud, Grants Administrator

**Indexes:**

**This Resolution was approved.**

Enactment No: RES 2025R-051

- f. [25-136](#) Resolution authorizing the City Manager to give away the remaining salvaged portions of the old pedestrian bridge given to the City of Seguin by Schertz / Seguin Local Government Corporation (SSLGC). - Randy Kell, Director of Facilities

**Indexes:**

**This Resolution was Approved.**

Enactment No: RES 2025R-053

- g. [25-134](#) Resolution authorizing the City Manager to execute an agreement with the Texas Historical Commission for the Main Street Program demonstrating the City of Seguin's commitment to continue as an Official Main Street City. - Kyle Kramm, Main Street & CVB Director/HPO

**Indexes:**

**This Resolution was Approved.**

Enactment No: RES 2025R-054

- h. [25-101](#) Ordinance on second reading amending the Seguin Code of Ordinances Chapter 74, Parks, amending Article IV, Standards of Care for Youth Recreation Programs; providing for publication of this ordinance; providing a severability clause; providing for an effective date; and authorizing city staff to prepare this ordinance for submission as a supplement to the Code of Ordinances. - Jack Jones, Director of Parks and Recreation.

**Indexes:**

**This Ordinance was adopted.**

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Enactment No: ORD 2025-013

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

- e. [25-143](#) Resolution authorizing the submission of a Community Project Funding application to fund the rehabilitation of the Seguin Activity Center. - Kate McCloud, Grants Administrator

**Indexes:**

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

*Councilmember Biesenbach said that he does not support earmarks in federal budgeting so to be consistent with his previous vote on this item, he will not support this resolution.*

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

**Presiding:** 1 - Mayor Dodgen

**Nay:** 1 - Councilmember Biesenbach

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

Enactment No: RES 2025R-052

- a. [25-138](#) Resolution awarding a bid in the amount of \$1,379,556.66 to D&D Contractors, Inc. for the Mays Creek GLO Phase I Drainage Project (a GLO CDBG-MIT Grant Project, Contract No. 22-085-008-D236); authorizing the City Manager to enter into a construction contract with D&D Contractors, Inc.; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Capital Projects | Engineering

**Indexes:**

*Director of Capital Projects and Engineering Melissa Reynolds explained that this is Phase 1 of the GLO project for Mays Creek. Construction is estimated to be complete in Fall 2026. The City received three bids, all under the engineers estimate. After BGE's bid tab analysis, it is recommended that the project be awarded to D&D Contractors, Inc. in the amount of \$1,379,556.66.*

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

Enactment No: RES 2025R-055

- b. [25-130](#) Resolution awarding a contract to D&D Sitework & Utilities in the amount of \$157,976.46 for the Continental Drive Emergency Pipe Replacement. - John Donnelly, Public Works Director

**Indexes:**

*Public Works Director John Donnelly explained that an emergency repair was needed on Continental Drive to replace two arch pipes that are steel and rusting out under the road causing safety hazards to the area. The pipes are to be replaced with concrete rigid pipe with a 6-to-1 treatment to meet TxDOT specifications. After the work is complete, the road will be repaved and re-stripped. D&D Sitework & Utilities was selected to do this emergency repair, for an amount not to exceed of \$160,000, but work can not begin until City Council approves this resolution.*

**A motion was made by Councilmember Rea, seconded by Councilmember Carter, that this Resolution 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

Enactment No: RES 2025R-056

- c. [25-149](#) Resolution authorizing the City Manager to purchase and install a new 30' x 60' modular building for use by IT at the Utility Operation Center; and declaring an effective date. - Randy Kell, Director of Facilities

**Indexes:**

*Facilities Director Randy Kell stated that the IT Department currently occupies offices at the Utility Operation Center and is out of space. The purchase of a triple wide that has 7 private offices, two restrooms, and an open space to allow for 6 - 8 cubicles is being proposed as a temporary solution. This will free up space in Utility Operation Center for Utility Department growth and allow for IT Department growth. Once the City has finalized and completed a permanent facility for IT, this modular building can be re-purposed or sold. The cost of the building includes installation, an ADA ramp, porch, and ramp. All utility work will be done in-house by the Utility Department and Development Services Department. Funding for this project was approved in the 2025 budget building infrastructure funds.*

*Councilmember Carlson asked how long this temporary plan will be in place and how the building will be repurposed when the City is done with it. Mr. Kell responded that the long term plan is to house three different departments in a new facility. Mr. Parker added that there is a facility on Kingsbury that the City may be interested in but the current tenant must relocate before it even becomes a possibility. Councilmember Carlsson then asked how much it will cost to outfit the modular building and Mr. Kell responded that he has budgeted \$7,000 for technology and \$40,000 for furniture.*

**A motion was made by Councilmember Keller, seconded by Councilmember Lievens, that this Action Item 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

d. [25-132](#)

Resolution authorizing the City Manager to enter a Professional Services contract with Freese and Nichols, for engineering services related to updating the 2022 Water and Wastewater Master plan capital projects; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer

**Indexes:**

*Senior Utilities Engineer Terri Ruckstuhl reminded that Freese and Nichols, Inc. prepared the City's 2022 Water and Wastewater masterplan. The masterplan includes a schedule of capital improvement projects to meet future demands on the collection and distribution systems. Because the number of projects and the impact of development on the City's rate structure, it is critical to evaluate the current and projected growth to determine if the proposed projects in the 2022 Master plan remain current. This study will review the proposed capital improvement projects and determine the projects that are absolutely necessary and the results will aid staff in preparing the 2026 budget. City Staff recommends Freese and Nichols, Inc. to perform the study at a cost not to exceed \$92,560.*

**A motion was made by Councilmember Biesenbach, seconded by Councilmember Eveld, that this Resolution 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

Enactment No: RES 2025R-058

e. [25-141](#)

Resolution approving an amendment for engineering services related to the 12-inch wastewater main replacement and 8-inch water main extension project; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer

**Indexes:**

*Senior Utilities Engineer Terri Ruckstuhl stated the infrastructure improvements that City Council voted on in March 2024 have commenced. The scheduled work included the design of an 8-inch water main extension from the Navarro High School property north along State Highway 123 to Link Road, continuing west to serve areas of the Springs Hill CCN transfer area. The original location of the proposed sewer main would impact the plans that Navarro ISD had for development this spring and summer. In order to mitigate disruption to Navarro ISD, this proposal would relocate the sewer main to the south side of Link Rd and include the water extension and upsizing necessary to expand service to the CCN transfer area and provide adequate fire flow to new Navarro High School. WGA provided the City's Utilities Department with an amended proposal in the amount of \$250,979.00. Funding for this project has been secured through certificates of obligation.*

City Manager Steve Parker thanked City staff for working so diligently with Navarro ISD to rectify the fire flow issue at the new Navarro High School.

**A motion was made by Councilmember Lievens, seconded by Councilmember Carlsson, that this Resolution 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

Enactment No: RES 2025R-059

f. [25-133](#)

Discussion and possible direction to staff on downtown economic development incentive policies regarding two specific Chapter 380 proposals: The 1908 at 100 East Court (\$35,000 incentive) and the proposed The Canopy at 113 South Camp(\$50,000 incentive). For portions of this item, Council may choose to enter into Closed Session pursuant to Sections 551.071 and 551.087 of the Texas Government Code. - Kyle Kramm, Main Street & CVB Director/HPO

**Indexes:**

*Main Street and CVB Director Kyle Kramm gave an overview of the downtown incentive programs offered by the City of Seguin, explaining that the project must have a public benefit by preserving culture assets, building local wealth, lowering barriers to business entry or expansion, providing for beautification or bringing a building up to code, increasing pedestrian traffic and downtown commerce, increasing sales and property taxes downtown, expanding business variety downtown, or increasing nighttime and evening activity downtown.*

*Mr. Kramm stated that some of the ways he promotes the availability of the incentive programs to downtown businesses is in prospect meetings, community presentations, downtown business meetings, property tours with realtors, and e-mail blasts. Mr. Kramm then gave funding and eligibility information as well as application timelines for the FIX-IT Facade Grant, Protect-It Grant, and the Business Improvement Grant,*

*Councilmember Biesenbach asked what triggered the need for a fire suppression system and Mr. Kramm answered that he knew some of the triggers but not all of them and he encourages businesses to meet with the fire marshal. City Manager Steve Parker added that all the downtown buildings are connected to it provides better protection for all the tenants when there are fire suppression systems.*

*Councilmember Gaytan asked ADA access, like the installation of elevators qualifies as real property improvements and Mr. Kramm answered affirmatively but explained that the reimbursement would be a maximum of \$10k. Mr. Kramm informed that there may be a midyear budget adjustment to increasing the grants funds available. Finance Director Susan Caddell said the amendment request will be for around \$100,000. Mr. Parker said there may be some additional funds on the General Fund side that can be added to the grant budget as well.*

*Mr. Kramm explained Chapter 380 Agreements are more flexible than other grant programs, allowing an applicant to come to council and negotiate terms of an agreement. There are no standard terms for a Chapter 380 Agreement, but are based*

on a case by case basis and provide a public benefit. Chapter 380 agreements are often used for large recruitments or small business recruitment that is either specialized or fills a void and would need additional assistance for the project to come to fruition.

Councilmember Gaytan asked how downtown businesses are educated about Chapter 380 agreement options and Mr. Kramm replied that it is usually through a conversation with him. Councilmember Gaytan said that he talked to a number of downtown businesses who claimed to not know what a Chapter 380 Agreement is or how to apply.

Councilmember Ewald asked if there is a structured program for Chapter 380 Agreements and Mr. Kramm replied that there is not, it is intended to be flexible and need based. It is typically utilized when there is a gap in financing. Mr. Parker added that businesses will come to the City when they are initially looking to expand. If the City thinks that having that business may be a game changer, it may begin considering how it can help fill the gap.

Councilmember Gaytan asked if the \$85k requested for one of the projects being discussed tonight will be funded from the General Fund and Mr. Kramm replied that it would be funded from the General Fund and the Downtown Fund. Councilmember Gaytan asked if the \$85k was budgeted for currently and Finance Director Susan Caddell replied that it is not yet funded, but if the project is approved it would be included in the mid-year budget adjustments. Ms. Caddell added that there is also money left in the CPS Fund that could be transferred as well.

Councilmember Carlsson commented that he does not want Mr. Kramm to be perceived as the gate keeper to the Chapter 380 Agreement and wants to know if that can be prevented. Mr. Parker clarified that there is not a fund for Chapter 380 Agreements, but there is savings in the fund balance for City Council to use at their discretion. Mr. Parker and Mr. Kramm were hired as the experts in their field to identify what moves the needle and what projects should be considered for a Chapter 380 Agreement.

City Attorney Mark Kennedy informed that Chapter 380 Agreements can take many different forms and often time does not require a budget or funds because it consists of an ad valorem tax reimbursement based on performance, but it can also take the form of a loan or a grant in which the funds are allocated at the time the Chapter 380 Agreement is approved.

Councilmember Gaytan opined that he has to be accountable for the disbursements when the opportunity is not communicated to all business owners.

Mayor Pro Tem Carter asked if any businesses besides the two being presented tonight have been interested in doing anything. Mr. Kramm answered that several businesses are looking to do stuff, but what they want to do might not call for a Chapter 380 Agreement. Mayor Pro Tem Carter then asked how Mr. Kramm will make downtown businesses aware of this opportunity moving forward and Mr. Kramm answered that he will include the information in his email blasts as well as post it on his private Facebook page for downtown businesses.

Mr. Kramm informed that the existing 1908 bar is looking to add a kitchen to provide food service. They are seeking \$35k in assistance to help cover the cost. He said that one of the biggest requests for downtown is for it to have more dining options.



*Mr. Kramm stated that The Canopy, a proposed upscale event space located on the 2nd floor of 113 S. Camp St, is seeking \$50k in assistance to help cover the cost of an elevator.*

*Jake Kozlowski and Pete Aguirre, owners of 1908, presented on how happy they were to start a business in Seguin and how they have worked very hard to be successful. Mr. Aguirre informed that last September they decided that they needed to offer food too so they texted Mr. Parker to ask how they could do a kitchen. They explained that Economic Development Director Josh Schneuker met with them after that and explained that they would need to add a fire suppression system to the building in addition to the kitchen.*

*Mayor Pro Tem Carter asked Mr. Aguirre to present his vision for dining, the hours of operation, the menu, etc. Mr. Aguirre answered that they are envisioning a dining establishment that is open 7 days a week and family friendly until 9pm each day, then the bar area is open to midnight or 1AM. Some of the items they are looking to put on the menu will be salmon, steaks, calamari. He added that they will have a full kitchen so the menu will be able to be rotated.*

*Councilmember Eveld asked if food will be offered on all floors and Mr. Aguirre answered that they can seat 130-140 people and food can be ordered from anywhere.*

*Councilmember Carlsson asked if they had restaurant experience and if they have an existing SBA loan. Mr. Aguirre answered that they both have restaurant experience and they do not have an existing SBA loan. They have been funding the improvements they have made thus far themselves.*

*Councilmember Gaytan thanked them for their investment in downtown Seguin. He shared that he lives, works, and is the council representative for downtown. He asked where the kitchen would be located and the amount it would cost to purchase all the kitchen equipment. He also asked when they could start offering food. Mr. Aguirre answered that the kitchen will be upstairs in approximately a 12'x24' space, the kitchen equipment will cost between \$40k-\$50k, and that once the City commits to assist with funding, they could have the kitchen operable in about 3 weeks. Councilmember Gaytan asked if they will still build the kitchen if the City does not give monetary assistance and Mr. Aguirre said that at this point he has to do it because they have poured everything they have into the fire suppression system and into improvements made thus far. But they need the assistance to help ensure they will be a success.*

*Councilmember Eveld thanked Mr. Kozlowski and Mr. Aguirre for their enthusiasm and energy. Mr. Aguirre said he appreciates the support of the City of Seguin and the community.*

*Councilmember Biesenbach thanked Mr. Kozlowski and Mr. Aguirre for talking in detail about their business. He commented that as a small business owner himself, he understands that profit margins are tight. He asked Mr. Aguirre how much 1908 made the City in sales tax revenue in the last 18 months. Mr. Aguirre said he would guess between \$60-80k and offered that 1908 had \$800k in sales last year.*

*City Manager Parker informed that City staff has heard that one other restaurant has asked about expanding the kitchen and he said they would be asked how it will benefit the public, provide more sales tax revenue, bring more people to Seguin, or stay open additional hours, etc.*

Mayor Pro Tem Carter thanked Mr. Kozlowski and Mr. Aguirre for coming to Seguin and for taking a vacant building and making it something successful.

Mr. Kramm commented that the fire suppression connections is in TxDOT right-of-way and is taking longer because it requires TxDOT permits.

Mr. Kramm invited Spencer Jergins to present his project, The Canopy, a downtown event space located on the second floor, above the old Soel venue.

Mr. Jergins presented his branding book and idea for a new event space business, The Canopy. He explained that he was looking to create an upscale, yet affordable, event space downtown. By having it on the second level, attendees will not see vehicle traffic but the canopy of the big tree in front of the building, which is where the inspiration for the business name came from. He stated that he is looking to add a bar, stage, and seating for weddings and events, but that in order for the space to be successful it would need an elevator. He also informed that the plan is to turn the first floor, the old Soel venue, into four different retail spaces. He said that he believes that the precedent has been set by the City to aid in elevator installations as they have done so before with a dance studio downtown and opined that The Canopy would be just as qualified to receive assistance.

Councilmember Gaytan asked Mr. Jergins if he was leasing the building and, if so, from whom. Mr. Jergins answered that his landlord Alfredo Leos.

Councilmember Gaytan made the recommendation to go forward with negotiating Chapter 380 Agreements for these projects, with some qualifications. He also opined that a fund needs to be established and declared that he would not like to see a Chapter 380 Agreement presented this way in the future as he wants there to be a fund and an application process. He recommended that City Council approves these projects but details needs to be ironed out on how the money is allotted.

Mayor Pro Tem Carter commented that all the council members should have a chance to either or approve or not approve it and wasn't aware they had been asked to approve or disapprove anything.

City Attorney Kennedy suggested that Councilmember Gaytan is speaking to give direction to staff to negotiate agreements, which would then come back to City Council for approval.

Councilmember Carlsson commented that he is frustrated about this process and would like to see more of a business plan for this type of request.

Councilmember Gaytan thanked Mr. Kramm for his commitment to downtown, stating that his frustration with the process is not a reflection of Mr. Kramm's work performance and he wants Mr. Kramm to know that he does an excellent job.

**A motion was made by Councilmember Carter, seconded by Councilmember Keller, that City Staff move forward with negotiating Chapter 380 Agreements for both of the projects presented. 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

**9. Closed Session**

**Mayor Dodgen recessed the Open Meeting and convened into Closed Session at 7:48 P.M.**

- a. [25-137](#) Section 551.071(2) and 551.072 - Consultation with Attorney and Deliberation Regarding Real Property: to deliberate the purchase and/or value of real property located along or near West Kingsbury Street on the SEDC 121 project in Guadalupe County, Texas. Possible action(s) may follow in Open Session.

**Indexes:**

**No action was taken during Closed Session.**

- b. [25-147](#) Section 551.071(2) and 551.072 - Consultation with Attorney and Deliberation Regarding Real Property: to deliberate the purchase and/or value of real property near the intersection of Cordova Road and SH-123 (Cordova Road Project) in Guadalupe County, Texas. Possible action may follow in Open Session.

**Indexes:**

**No action was taken during Closed Session.**

- c. [25-139](#) Section 551.072 - Deliberation Regarding Real Property: to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.  
- Project High Tech

**Indexes:**

**No action was taken during Closed Session.**

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

**Mayor Dodgen adjourned the Closed Session and reconvened the Open Session at 8:21 P.M.**

- 25-188** Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Seguin ISD, related to the acquisition of approximately 1.06-acres of permanent utility easement, and 0.92-acre of temporary construction easements, for the SEDC 121 Project, as presented in Closed Session.

**Indexes:**

**A motion was made by Councilmember Lievens, seconded by Councilmember Eveld, that this Action Item 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

**25-189**

Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and the Texas Agriculture Education and Heritage Center, related to the acquisition of approximately 0.3050-acre of fee simple, approximately 0.1194 of permanent utility easement, for the Cordova Road Project, as presented in Closed Session.

**Indexes:**

**A motion was made by Councilmember Keller, seconded by Councilmember Rea, that this Action Item 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

**g. [25-145](#)**

Resolution declaring a necessity for the acquisition of a 0.95-acre permanent utility easement and a 0.502-acres temporary construction easement on a tract of land out of the H. Branch Survey, A-6, Guadalupe County, Texas, and being out of a called 26.389 tract of land conveyed to Tuscumbia Oaks, L.P., described by an instrument recorded in Volume 2025, Page 0127 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, upgrade and removal of multiple water, wastewater and reuse water transmission lines and related above and below ground appurtenances along Highway 123 to increase wastewater service capacity to the area and authorizing the institution of condemnation proceedings to acquire said property interest to the extent negotiations are unsuccessful. Council may opt to hold portion(s) of this item in Closed Session, pursuant to Sections 551.071 and 551.072 of the Texas Government Code. Any actions will be taken in Open Session. - Mark Kennedy, City Attorney

**Indexes:**

**This Resolution was approved.**

**Presiding:** 1 - Mayor Dodgen

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

**Abstain:** 1 - Councilmember Eveld

Enactment No: RES 2025R-060

11. **Adjournment**

**Mayor Dodgen adjourned the meeting at 8:23 P.M.**

\_\_\_\_\_  
**Donna Dodgen, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Kristin Mueller, City Secretary**