



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, October 15, 2024

5:30 PM

Council Chambers

1. **Call to Order**

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

2. **Invocation - Chris Larson, New Life Fellowship Church**

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

4. **Roll Call**

District 2 position is vacant.

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.

Former City Councilmember Jett Crabb, 502 E. Wright, and Steven Berger, 209 Lone Oak, announced the First Annual Lights and Sirens Cornhole Tournament, a joint fundraising effort hosted by the Seguin Police and Fire Academy Alumni Associations to support Seguin's first responders. The event will include food trucks, a card raffle with prizes like a blackstone griddle, a silent auction, snacks and music. Ms. Crabb invited everyone to sign up a team or to consider sponsoring the event. She also informed that Police Chief Brady and Assistant Chief Suarez will play against Fire Chief Skinner and Deputy Chief Hubbard and the team not victorious would have to make a donation to the opposing sides alumni.

Paul Martin, 605 Elm Street, shared his concern with water conservation and availability, ecological literacy, and degrowth and invited everyone to attend an ecological discussion on October 2, 2024 at 2 P.M. at the Seguin Columbus Hall. He

then read an modified version of the poem "Mining the Motherload" by Andy Wilkinson.

Parks and Recreation Director Jack Jones invited everyone to attend a Community Input Meeting to discuss the Recreation Feasibility Study on Tuesday, October 29, 2024 at the Seguin Coliseum. He mentioned that snacks will be available and consultants will be onsite to help determine if a recreation center is needed in Seguin, and if so, what experiences will be most desired by the community. He announced that they are working to get the meeting streamed live as well.

Josh Bright, 2122 Goodluck Rd, informed that October 29th is also the Seguin ISD School Board Meeting and suggested that the City consider rescheduling the Community Input Meeting so that people could attend both meetings. He opined that the "buy-in" from the school district at the Community Input Meeting might be important.

Mayor Dodgen:

1. Announced that Seguin Police Department is seeking candy donations for its Halloween on College Street event. Donations can be dropped off at the Seguin Police Department;
2. Invited everyone to attend Halloween Third Thursday this Thursday in downtown Seguin. Stores will be open from 4 P.M. to 8P.M. for shopping. Wear costumes, enjoy trick-or-treating in Central Park, music, and food trucks while supporting local businesses;
3. Informed that there are many events happening in Seguin this Saturday, October 19th; Pumpkins and Puppies Fall Adoption Event, Austin Street Market Days, 5th Annual Kiki Camarena Run-Ride to be Drug Free, De Mano A Mano Artisan Market at Teatro Cultural Arts Center, Free breakfast for Veterans and First Responders at Elks Lodge, 1st Annual Seguin Fall Festival at Central Park, and the Geronimo and Alligator Creeks Fall Clean-Up;
4. Invited everyone to attend the Cookies with CASA on Friday, October 18th. It will be held from 12-1P.M. and 5-6P.M., on the second floor of Guadalupe Regional Medical Center's Central Entrance. This event is to help CASA's recruitment process to help people learn more on how they too can be a voice for a child.

6. Presentation

- a. Presentation by Seguin ISD on the upcoming November election. - Liz Oakes, Seguin ISD Chief Financial Officer

Indexes:

Liz Oakes, Chief Financial Officer for Seguin ISD explained how school districts across the state have been struggling financially for several years as there has been no increase to basic funding since 2019. This, in addition to inflation, has caused Seguin ISD to adopt a deficit budget of \$4M. While Seguin ISD has historically given raises, it did not give employees raises this year. The Fund Balance, which must stay at a certain level to comply with acceptable accounting practices, is nearing its minimum level. Ms. Oakes explained that the school is looking at a three part approach resolving the budget deficit over time. First, they are looking at how money is being spent and making appropriate cuts. Secondly, they are looking to increase revenue potential by bringing in programs that receive more state funding, like career and technical education (CTE). She informed that the district just hired a new CTE Director and that 82% of high school students are enrolled in at least one CTE class. The third approach Seguin ISD is using is a Voter Approval Tax Ratification Election (VATRE) on the November 5, 2024 ballot, called Prop A.

A VATRE allows voters to approve or disapprove the tax rate adopted by the Board of Trustees. If passed, Seguin ISD will maximize the amount of state funding the district receives per dollar of local property tax collections. Proposition A provides \$2.3M of new revenue in the current fiscal year for the district's maintenance and operations budget, and is expected to provide at least as much each year after. 57% or \$1.3M of the money generated from Prop A will come from the Texas Education Agency in the form of State funding, the other \$1M will come from local property taxes. This allows Seguin to sustain and increase teacher and staff pay, and maintain student programs. Seguin ISD is one of the largest employers in Guadalupe County.

The Seguin ISD 2023 Total Tax Rate is \$1.1166. If Prop A passes, the Seguin ISD 2024 Total Tax Rate would be \$1.1028, the lowest tax rate in over 20 years and the lowest in the region. Homeowners ages 65 and over or disabled who apply for and receive an exemption, will not have an increase over their frozen dollar amount. Their taxes are frozen at the dollar amount paid when their exemption was filed. Veterans who have a 100% disability rating or surviving spouses of a member of the U.S. Armed Services killed in the line of duty would not see an increase in taxes. For more information, visit SeguinISDPropA.com.

Ms. Oakes introduced Seguin ISD Superintendent Veronica Vijil, Director of Communications Emily Allen, and Chief of Students Services Nikki Bittings. She also introduced Seguin ISD Board of Trustee President Alejandro Guerra, Secretary Linda Duncan and Trustee Joshua Bright. Ms. Duncan and Mr. Bright encouraged everyone to get out and vote for Prop A.

This Presentation was received and filed

- b. Presentation of the Strategic Water Supply Plan and the development of water supplies to meet the City's future water needs. - Timothy J. Howe, Director - Water / Wastewater Utilities

Indexes:

Director of Water and Wastewater Tim Howe reminded that the initial strategic water supply plan, including projections for years 2025 through 2080, was presented to City Council in May 2023. At that time, the City had just received its Bed and Banks permit, allowing the City to divert up to 9,200 acre feet of ground water. Further analysis of said permit calculated a firm supply for this source, which is what the amount expected to receive from that permit in time of extreme drought. Mr. Howe introduced Darren Thompson with HDR Engineering, Inc. to present their updated strategic water supply plan.

Mr. Thompson explained that the ability to divert water is contingent on meeting downstream subsistence flow. The current demand is less than 10,000 acre feet per year and up to 15,000 acre feet per year in extreme drought conditions. The planned yield long-term for the Bed and Banks permit is 12,000 - 20,000 acre feet per year. The challenges of relying on the Bed and Banks supply is that while it is available during normal weather conditions, it is severely limited during extended periods of drought. Mr. Thompson stated that the City has an existing diverse water supply portfolio that has the ability to meet future growth needs during normal weather conditions and gave the details of some alternate water supplies that the City has access to if needed.

Mr. Howe gave an overview of Guadalupe-Blanco River Authority's (GBRA) WaterSECURE project, the largest water project in the Guadalupe Basin. He explained

that the cost of water per acre foot is significantly higher than the other sources utilized by the City as the City would have to share the cost in building the pipeline.

City Manager Steve Parker stated that the challenge with this project is that the City wouldn't need to water for many years to come, but the burden of debt would fall on existing customers. Due to the cost implications, several other entities have backed out of the project.

Mayor Dodgen asked if there are other options for the City to acquire water. Mr. Howe answered that the City hasn't been approached recently, but there was an opportunity presented awhile back for the City to acquire 1,000 acre feet that may still be an opportunity.

Councilmember Gaytan asked if he thought participating in GBRA's WaterSECURE project was necessary and Mr. Howe responded that the portfolio the City has now is sufficient and he would recommend developing the opportunities that cost the City the least.

Mayor Dodgen informed that she and Mr. Howe sit on a task force for the federal government that looks to see what can be done for this region and water. Mr. Howe has shared his expertise on how Seguin has taken steps to ensure sufficient water through a high growth period.

Mr. Parker added that this project is a priority for the governor's office because it is needed to make the projected economic development efforts in Texas come to fruition.

Councilmember Gaytan suggested that the City opt out of the GBRA WaterSECURE project and a consensus among council was given.

This Presentation was received and filed

- c. Presentation, discussion and possible action regarding future improvements at the Huber Road railroad crossing. - Melissa Reynolds, P.E., CFM, MPA - Director of Engineering | Capital Projects

Indexes:

Mayor Dodgen postponed this item to a future City Council meeting.

7. Consent Agenda

A motion was made by Councilmember Bill Keller, seconded by Councilmember Jim Lievens, that the following Consent Agenda items 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

- a. Minutes of the September 30, 2024 City Council Special Meeting and the October 1, 2024 City Council Regular Meeting.

Indexes:

This Minutes was approved.

- b. Check Report September 28, 2024 to October 11, 2024.

Indexes:

The Check Report was acknowledged.

- c. Approval of disbursement of budgeted funding out of Hotel Occupancy Tax funds for Seguin-Guadalupe County Hispanic Chamber of Commerce. - Susan Caddell, Director of Finance

Indexes:

This Action Item was approved.

- d. Resolution nominating a candidate to the Guadalupe Appraisal District for election to the Board of Directors. - Mayor Donna Dodgen

Indexes:

This Resolution was approved.

Enactment No: RES 2024R-224

- e. Resolution authorizing the City Manager to execute a contract amendment to the Professional Services Agreement in the amount of \$4,500 with Kimley-Horn and Associates, Inc. for Professional Services relating to the Comprehensive Safety Action Plan for the Austin Street, Nelda Street, and Guadalupe Street intersection; and declaring an effective date. - Melissa Reynolds, P.E., MPA, CFM Director of Engineering | Capital Projects

Indexes:

This Resolution was approved.

Enactment No: RES 2024R-225

- f. Resolution authorizing the purchase of a Tree Trimming Bucket Truck for Electric Utilities; and declaring an effective date. - Freddy King, Operations Manager - Electric Utilities

Indexes:

This Resolution was approved.

Enactment No: RES 2024R-226

- g. Resolution of the City Council of the City of Seguin, Texas, approving an Interlocal Agreement between Guadalupe County and the City for free library services to citizens of Guadalupe County; authorizing the City Manager to execute this agreement; and declaring an effective date. - Silvia Christy, Library Director

Indexes:

This Resolution was approved.

Enactment No: RES 2024R-227

- h.** Resolution of the City Council of Seguin, Texas, approving the purchase of a fifty five (55) steel poles in various sizes for use by the City's Electric Utilities Department; and declaring an effective date. - Adam Ryals, Utilities Warehouse Manager

Indexes:

This Resolution was approved.

Enactment No:

- i.** Resolution authorizing the purchase of a Wire Tensioner for Electric Utilities; and declaring an effective date. - Freddy King, Operations Manager - Electric Utilities

Indexes:

This Resolution was approved.

Enactment No: RES 2024R-229

- j.** Resolution of the City Council of Seguin, Texas, approving the purchase of of EPR underground cable in various sizes for use by the City's Electric Utilities Department; and declaring an effective date. - Adam Ryals, Utilities Warehouse Manager

Indexes:

This Resolution was approved.

Enactment No: RES 2024R-241

- k.** Resolution authorizing the City Manager to execute a purchase order in the amount of \$77,875 for the Cityworks 2024 annual licensing and support renewal. - Shane McDaniel, Chief Information Officer

Indexes:

This Resolution was approved.

Enactment No: RES 2024R-230

- l.** Resolution authorizing the City Manager to execute a purchase order in the amount of \$94,744.64 for the Microsoft 2024 licensing renewal. - Shane McDaniel, Chief Information Officer

Indexes:

This Resolution was approved.

Enactment No: RES 2024R-231

- m.** Resolution of the City Council of the City of Seguin, Texas, authorizing

awarding a contract to Langford Community Management Services for professional administration services - Kate McCloud, Grants Administrator

Indexes:

This Resolution was approved.

Enactment No: RES 2024R-232

- n. Ordinance on second reading to consider amending the Seguin Code of Ordinances Chapter 54, Floods, Article II, Flood Damage Prevention, Section 54-51, Paragraph 11, providing for an effective date; providing for publication of this ordinance; and authorizing City Staff to submit this ordinance as a supplement to the Code of Ordinances. - Melissa Reynolds, Director of Engineering and Capital Projects

Indexes:

This Ordinance was adopted.

Enactment No: ORD 2024-055

- o. Ordinance on second reading amending the Seguin Code of Ordinances Chapter 98, Traffic Control Devices, Section 98-40, Designation of No Through Truck Traffic Streets by adding Harper Street to the list; 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. - Melissa Reynolds, Director of Engineering and Capital Projects

Indexes:

This Ordinance was adopted.

Enactment No: ORD 2024-056

- p. Ordinance on second reading to consider a Zoning Change from Commercial (C) to Single Family Residential (R-1) for the property located at 1311 Aldama St., Property ID 14416 (ZC 12-24). - Pamela Centeno, Director of Planning and Codes

Indexes:

This Ordinance was adopted.

Enactment No: ORD 2024-057

8. Adjourn the Seguin City Council Meeting and Call to Order the meeting of the City of Seguin Employee Benefit Trust. - Mayor Donna Dodgen

Mayor Dodgen adjourned the Regular Meeting and called to order the meeting of the City of Seguin Employee Benefit Trust at 6:30 P.M.

- a. Approval of the minutes of the October 17, 2023, meeting of the Seguin Employee Benefit Trust. - Kristy Lehnert, Director of Human Resources

Indexes:

A motion was made by Councilmember Carter, 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 to award bid and authorize the Chairman of the Employee Benefit Trust to execute a contract for Employee Group Health, Dental and Life/AD&D benefits. - Kristy Lehnert, Director of Human Resources

Indexes:

Director of Human Resources Kristy Lehnert reported that Mr. Brandon Debar, the City's benefit consultant with Gallagher, was able to negotiate from a 20% increase to a 3.5% increase for premiums. This marks three years in a row in which the City has had favorable renewal for Health Insurance.

This year, in addition to the PPO plan, the City will also offer a second health plan, a H.S.A. plan. An H.S.A. plan has a higher deductible but lower monthly premium. The City will cover the cost of the employee only coverage in premiums for medical, dental and life insurance for all of its employees. In addition, if an employee elects to change their Employee Only health coverage plan this enrollment year from the PPO plan to the H.S.A. plan, the City will contribute \$40.00 per pay period to the employee's health savings account. Additionally, Staff is proposing that the City continue to contribute 25% on dependent premiums for either the PPO plan or the H.S.A. plan.

Mayor Pro Tem Carter declared that what the City does for its employees is amazing. Mrs. Lehnert replied that it couldn't be done without the help of the Gallagher team.

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-234

9. Adjourn the City of Seguin Employee Benefit Trust and Reconvene the City of Seguin City Council Meeting. - Mayor Donna Dodgen

Mayor Dodgen adjourned the City of Seguin Employee Benefit Trust meeting and reconvened the City Council Regular Meeting at 6:35 P.M.

10. Action Items - Discussion and Possible Motion to Approve

- a.** Resolution authorizing funding of the City of Seguin Employee Benefit Trust for plan year 2025. - Kristy Lehnert, Director of Human Resources

Indexes:

Director of Human Resources Kristy Lehnert explained that approval of this resolution would approve the funding that supports the City of Seguin Employee Benefit Trust plan for year 2025.

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-235

- b.** Resolution awarding the bid for the construction of the Crossroads Blvd Lift Station to QRO Mex Construction Company, Inc; and declaring an effective date. - Timothy J. Howe, Director - Water / Wastewater Utilities

Indexes:

Director of Water and Wastewater Utilities Tim Howe informed that the Crossroads Boulevard Lift Station Project decommissions the existing Crossroads lift station build a new Crossroads lift station with adequate capacity to meet future demand and comply with all State design criteria related to lift stations. He reported that the City received six sealed bids. The total bid amounts ranged from \$1,814,338.79 to \$2,444,884. Staff is recommends awarding the project to QRO Mex Construction Company, Inc. in a not to exceed amount of \$2,100,000.00 This includes contingency monies in the amount of \$238,768. While QRO Mex Construction Company, Inc. was not the lowest bidder, Kimley-Horn conducted reference checks and found them to be the lowest responsible bidder as the lowest bidder was disqualified due to concerns found during the reference check. The construction completion period is 245 consecutive calendar days. The funding source is through certificates of obligation.

A motion was made by Councilmember Biesenbach, 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-236

- c.** Resolution authorizing the trade-in of the City's 2021 Asphalt Zipper for the purchase of a new asphalt zipper for an amount not to exceed \$227,450.00 from Asphalt Zipper; and declaring an effective date. - John Donnelly, Public Works Director

Indexes:

Public Works Director John Donnelly requested approval for the trade-in of a 2021 Asphalt Zipper with over 2,000 hours for the newest model 480Xi 260H zipper machine.

This past paving year, the City is on pace to cut over 5.25 miles of road. This new model will allow public Works staff to continue the high rate of production established over the 8 years that the City has operated the asphalt zipper. The total cost, after trade-in, warranty, and promotions, is \$227,250 and delivery is expected in approximately six weeks.

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-237

- d.** Resolution authorizing the City Manager to enter into a Professional Services contract with TRC Engineers, Inc. for professional services related to the 12-inch wastewater force main pipeline project; and declaring an effective date. - Timothy J. Howe, Director - Water/Wastewater Utilities

Indexes:

Director of Water and Wastewater Utilities Tim Howe informed that this proposal was for the design of a 12-inch wastewater force main pipeline to convey wastewater flow and support future development. This project will lay additional line in the same trench to prepare for future development and to prevent surrounding homeowners from having to deal with the area being trenched twice. Staff recommends accepting the TRC Engineers, Inc. professional services proposal in the amount of \$181,530. Funding is provided through certificates of obligation.

A motion was made by Councilmember Biesenbach, 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-238

- e.** Resolution authorizing the City Manager to enter into a Professional Services Agreement in the amount of \$248,289.00 with Quiddity Engineering, LLC for Professional Services for a Utility Relocation Project required by TxDOT's FM 466 Roundabout Project; and declaring an effective date. - Melissa Reynolds, P.E., MPA, CFM Director of Engineering | Capital Projects

Indexes:

Director of Engineering and Capital Projects Melissa Reynolds explained that the TxDOT letting date for FM 466 Roundabout is scheduled for July 2025 with utility clearance required for construction. Based on the preliminary plans and utility conflict layouts, the City anticipates approximately 1,200 linear feet of waterline relocation. The

City is responsible for costs associated with design and construction of utility relocations for utilities currently within TxDOT right-of-way. Mrs. Reynolds informed that Quiddity Engineering, LLC is on the City's indefinite delivery/indefinite quantity (IDIQ) list of qualified engineering firms. Additionally, Quiddity is TxDOT's Engineer-of-Record for the FM 466 Roundabout project. All utilities would need to be out of TxDOT's right-of-way before April 2025 in order for this project to stay on schedule.

A motion was made by Councilmember Biesenbach, 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-239

- f.** Resolution authorizing the City Manager to execute a contract amendment to the Professional Services Agreement in the amount of \$134,519.56 with BGE, Inc. for Professional Services for the Rudeloff Road Phase II Project; and declaring an effective date. -- Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

Indexes:

Director of Engineering & Capital Projects Melissa Reynolds stated that the additional service proposal is to provide the design of upgraded water mains within the Rudeloff II Road Project from SH 123 to Huber Road. Design will be completed in accordance with the existing professional services agreement with BGE, Inc. Staff recommends the contract amendment be executed with BGE, Inc. in the amount of \$134,519.56. Funding has been secured through bonds.

A motion was made by Councilmember Lievens, 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-240

- g.** Resolution authorizing the City Manager to enter into a Professional Services Agreement in the amount of \$390,000 with Pape-Dawson Engineers for Professional Services for the SH 123 Utility Relocation Project; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Indexes:

Director of Engineering and Capital Projects Melissa Reynolds reminded that TxDOT has a roadway improvement project to widen SH 123 from IH10 to Cordova Road and as such requires that all utilities in conflict be relocated. The letting date for the SH

123 Project is scheduled for July 2025. Based on preliminary plans and utility conflict layouts, the City anticipates approximately 13,000 linear feet of waterline to relocate. Pape-Dawson is on the City's IDIQ list and is designing a waterline along Cordova Road as part of the Cordova Road widening project.

A motion was made by Councilmember Keller, seconded by Councilmember Gaytan, 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-241

- h.** Resolution of the City Council for the City of Seguin, Texas Declaring a necessity for the acquisition of a 1.760-acre permanent drainage easement in the Anastacio Mansolo Survey, Abstract No. 29, Guadalupe county, Texas, being out of a called 153.534 acre tract of land (Parcel 1) as conveyed to Fu, Jui-Lin Seguin Ranch Revocable Trust in Document Number 202299034247 of the official public records of Guadalupe county, Texas; said 1.760-acre tract of land 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 constructing drainage channel improvements within Mays Creek near the intersection of State Highway 46 and Farm to Market 725 and achieving the public use of the Mays Creek General Land Office Drainage Improvement Project and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. Pursuant to Sections 551.071(2) and 551.072 of the Texas Government Code (consultation with attorney and deliberation regarding property negotiations), the City Council may enter **Closed Session** for discussions related to this item. Possible action to occur in Open Session. - Mark Kennedy, City Attorney

Indexes:

Mayor Dodgen pulled this item from the agenda.

11. Closed Session

Mayor Dodgen convened into Closed Session at 6:49 P.M.

- a.** **EXECUTIVE/CLOSED SESSION** - 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 associated with the Walnut Branch GLO project and the Mays Creek GLO project in Guadalupe County, Texas. Possible action may follow in Open Session.

Indexes:

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

Mayor Dodgen reconvened into Open Session at 7:11 P.M.

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, between the City of Seguin, Texas and Dennis A. Huber related to the Walnut Branch GLO Project; as presented and discussed in Closed Session; and to authorize the Legal Department to execute all documents incidental to closing.

Indexes:

A motion was made by Councilmember Rangel, seconded by Councilmember Rea, 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

Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Guadalupe River Center, LLC, related to the acquisition of approximately 82,111 square feet of real property and 57,717 square feet of drainage easement, for the Mays Creek GLO Project, as presented and discussed in executive session; and to authorize the legal department to execute all documents incidental to closing the transaction.

Indexes:

A motion was made by Councilmember Carter, seconded by Councilmember Keller, 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

13. Adjournment

Mayor Dodgen adjourned the meeting at 7:13 P.M.

Donna Dodgen, Mayor

ATTEST

Kristin Mueller, City Secretary