



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

---

Tuesday, August 5, 2025

5:30 PM

Council Chambers

---

1. Call to Order

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

2. Invocation - Rev. Roger Hotopp, Grace Lutheran 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:

*Millie Watson, 376 Laguna Vista Dr., declared that she believes that her home is directly under attack by the City of Seguin Transportation Mobility Master Plan. She said that according to the website, the master plan is supposed to protect neighborhoods from congestion which she finds weird because it is proposing to put a thoroughfare through her neighborhood. She also said that the website lists the objectives of the plan; to preserve rural character and protect unique charm and open space by integrating thoughtful design. She argued that this plan does not do that for the 42 homes in her neighborhood.*

*Renee Flores, 105 N. Leonard Lane, said that she was told testing was going to occur on the drainage that caused the flooding on her street and she would like an update on where they are with the testing and what has come from it. She stated that it has been over a month now since the storm and the drains by her home are still dirty. She explained that she is fearful when rain is on the radar because nothing is being done to correct drainage. She reminded that her and seven other families have been displaced for over a month.*

*Nancy Brewington, 560 Three Oaks Rd, spoke in opposition to proposed thoroughfare connecting Laguna Vista and Three Oaks Rd in the Transportation and Mobility Master Plan. She shared a conversation she had with her neighbor from a surrounding neighborhood who said that Three Oaks Rd is the only place that they can go to take kids to ride bikes and walk. She stated that she does not understand how new subdivisions can get built without space for children to play and opined that paying a fine in lieu of developing a park or play space is a poor choice. She encouraged City*

*Council to not take away the rural charm of their neighborhood.*

*Karen Hugenberg, 124 Laguna Vista, said that her road is a one lane road with rock on one side and a five foot drop off on the other side. She opined that there is no way it can become a three lane road. She also suggested that the train that blocks traffic for seven minutes at a time at FM78 and Rudeloff three to four times a day would make the proposed thoroughfare ineffective.*

*Matthew Fitzgerald, 113 N. Leonard Lane, declared that he would like the City to address the drainage system behind his property as it has been over a month since it has flooded and there has been no change. He said he believes it is the City's responsibility to maintain City stormwater drainage system and that the Public Works Department is typically responsible for maintenance and operation of it. He would like to know when this issue will be addressed by the City.*

*Mary Jane Sosa, 203 N. Leonard Lane, reminded that her home flooded as well and that she had complained about the drains for many years. She said that they have been told it was not the City, but for all these years the City has cut and maintained it. She suggested that the City would not send a city employee to maintain the drainage area for free if it wasn't the City's property. She explained that her daughter doesn't want to live at their home anymore there because it is broken and messy. She also extended her gratitude towards Councilmember Jason Biesenbach and the Church of Latter Day Saints for coming to help them last Saturday.*

*Blair Friar, Main Street and Destination Management Director, announced that there is a bonus summer concert this Saturday night, August 9, 2025. The fun gets underway at 6 p.m. with Seguin's own DJ DTrayne. Then from 7 to 9 P.M., Austin Gilliam and The Well Fed Texans will take the stage to make up for the previously canceled Freedom Fiesta concert and one of the missed bands during Seguin Main Street's Central Park Concert Series.*

*Mayor Donna Dodgen announced that a FEMA Disaster Outreach Center will open tomorrow at the former Wells Fargo Building in downtown Seguin to provide face-to-face assistance to Guadalupe County residents impacted by the recent flooding. It will be open daily through Wednesday, August 13th. She also congratulated the City of Seguin IT Department on being named a 2025 AI 50 Organizational Honoree by the Center for Public Sector AI! Lastly, she announced that former Mayor Betty Ann Matthies past away and that Mayor Matthies was the reason Mayor Dodgen sits at the dais today. She told the story of Ms. Matthies cornering her in the milk aisle of HEB and that Ms. Matthies "voluntold" Mayor Dodgen that she should run for City Council. Mayor Dodgen asked that everyone keep Ms. Matthies family in their thoughts and prayers. She announced that the visitation will be held on Thursday night and the funeral will be Friday afternoon.*

## **6. Presentation**

- a. [25-435](#) Presentation and update on the Rudeloff Road Phase I construction project. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

*Director of Engineering and Capital Projects Melissa Reynolds gave an update on the status of the Rudeloff Road Phase 1 Construction project. She reminded that this is phase one of a two phase project and has been in construction since 2024 and that Rudeloff Road will eventually connect to HWY 123. She informed that construction*

*substantial completion is scheduled now for September 2026. Mrs. Reynolds reported that this project has experienced 27 days of delays due to weather events. She said they are anticipating a traffic switch in September 2025, which will allow for cars to drive on the new, smooth road. While it has been inconvenient to drive on a road with potholes, it was decided to not put hundreds of thousands of dollars into a temporary fix when millions of dollars are being spent on a new, permanent fix.*

*Councilmember Carlsson thanked Mrs. Reynolds for the update. He asked what is being done about the large ruts at the intersection where trucks turn right from Hwy 46 onto Rudeloff Rd. Mrs. Reynolds answered that they do repair it but it keeps coming back because what is under the asphalt is soft.*

*Councilmember Lievens thanked Mrs. Reynolds for her report and said that the most important thing is that by next month there will be two good lanes for residents to drive on.*

## **7. Consent Agenda**

**A motion was made by Councilmember Joe Rea, seconded by Councilmember David Eveld, that the following Consent Agenda items be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Dodgen

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

- a. [25-464](#) Minutes of the July 15, 2025 and July 26, 2025 City Council Meetings.

**These Minutes were approved.**

- b. [25-465](#) Check Report July 12, 2025 through August 1, 2025.

**The Check Report was acknowledged.**

- c. [25-427](#) Board and/or Commission Appointments. - Donna Dodgen, Mayor  
a. Regional Workforce Education Alliance

**This Action Item was approved.**

- d. [25-458](#) Approval of reports for the quarter ended June 30, 2025 for the following organizations that receive Occupancy Tax funding. - Susan Caddell, Director of Finance
- a. Seguin Conservation Society
  - b. Mid-Texas Symphony
  - c. Teatro de Artes de Juan Seguin
  - d. Seguin-Guadalupe County Hispanic Chamber of Commerce
  - e. Seguin Heritage Museum
  - f. Guadalupe County Fair Association
  - g. Seguin LULAC Council #682
  - h. Seguin Art League

- i. The Fields of Huber Ranch, LLC

**This Action Item was approved.**

- e. [25-404](#)

Ordinance on second reading amending the Seguin Code of Ordinances Appendix C - Fee Schedules, Chapter 102, Utilities, Article II, Electric Rates; providing for a severability clause; providing for publication; declaring an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances. - Steve Moffit, Ramsey Cripe, Schneider Engineering and Timothy Howe, Director of Utilities

**This Ordinance was adopted.**

Enactment No: 2025-039

- f. [25-405](#)

Ordinance on second reading amending the Seguin Code of Ordinances Appendix C - Fee Schedules, Chapter 102, Utilities, Article III, Water Rates; and Article IV Wastewater Rates; providing for a severability clause; providing for publication; declaring an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances. - Dan Jackson, Willdan Financial Services and Timothy Howe, Director of Utilities

**This Ordinance was adopted.**

Enactment No: 2025-040

- g. [25-440](#)

Resolution approving an amendment for phase 2 of the outage management system software implementation; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer

**This Resolution was approved.**

Enactment No: 2025R-153

- h. [25-433](#)

Resolution authorizing the purchase of six pad mount transformers in various sizes for replacement inventory and upcoming projects by the Utilities Department; and declaring an effective date - Adam Ryals, Utility Warehouse Superintendent

**This Resolution was approved.**

Enactment No: 2025R-154

- i. [25-387](#)

Resolution approving an amendment to the Tax Abatement Agreement between the City of Seguin and CSP of Texas, LLC to rescind CSP's prior election to enter into the extended abatement time period; authorizing acceptance of the letter serving as the amendment to the agreement; and providing an effective date. - Josh Schneuker, Director of Economic Development

**This Resolution was approved.**

Enactment No: 2025R-155

- j. [25-445](#) Authorize the purchase of a 2025 Broce Broom RCT-350 for Public Works Streets Department from Cooper Equipment Company in the amount of \$82,633.00, with an effective date of August 5, 2025. - Adam Rossing, Director of Public Works

**This Resolution was approved.**

- k. [25-434](#) Resolution authorizing the purchase of emergency generators for backup power at the City's sanitary sewer lift stations; and declaring an effective date - Joshua Trent, Manager- Water / Wastewater Maintenance

**This Resolution was approved.**

Enactment No: 2025R-156

- l. [25-444](#) Authorize Downtown Street Closure of the 100 and 200 blocks of W. Gonzales Street and North Camp Street from 5 to 11 p.m. on October 4, 2025; authorize Sale of Alcohol Request; and authorize said authorizations to be Effective immediately. - Blaire Friar, Director of Main Street and Destination Management

**This Action Item was approved.**

- m. [25-447](#) Approve street closure request from the Seguin Matador Band Boosters to close a portion of East Cedar Street between Lamar Street and the easternmost driveway entrance of Faith Lutheran Church on Saturday, September 20, 2025, from 6 a.m. to 11 p.m. for their annual Seguin Marching Festival at Matador Stadium. - Jack Jones, Director of Parks and Recreation.

**This Action Item was approved.**

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

- a. [ZC 17-25 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Commercial (C) for the property located at the 900 BLK of IH 10 W., Property ID: 51493, (ZC 17-25). - Pamela Centeno, Director of Planning and Codes

*Director of Planning and Codes Pamela Centeno explained that this is a zoning change request for a 2-acre portion of an undeveloped 30-acre tract located in the 900 block of IH 10 West. The majority of the property is zoned Commercial, with the northwestern corner of the tract zoned Agricultural Ranch. The tracts fronts Interstate 10. The applicant has requested a zoning change to Commercial for development of the tract for commercial use. The Planning and Zoning Commission unanimously recommended approval of this request.*

*Mayor Dodgen opened the Public Hearing at 6:07 P.M.*

*There being no public comments, Mayor Dodgen closed the Public Hearing at 6:07 P.M.*

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

**Presiding:** 1 - Mayor Dodgen

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

**b. [25-450](#)**

Ordinance on first reading repealing Ordinance No. 07-101 and Ordinance No. 2001-69; Establishing a Savings Clause; providing for severability; and establishing an effective date. - Alora Wachholz, CEcD, MEDP, Deputy Director of Economic Development

*Deputy Economic Director Alora Wachholz informed that Section 11.253 of the Texas Tax Code authorizes the exemption from taxation on certain types of goods that are acquired inside or outside of Texas, detained for storing purposes by the person or entity who acquired or imported those goods, and then shipped to another location inside or outside of Texas within 175 days. On October 6, 2007, the City of Seguin elected to opt-out of allowing this exemption to our businesses by choosing to pass Ordinance No. 07-101.*

*Ms. Wachholz explained that the Texas Legislature made further changes to the tax code in 2011 through Senate Bill 1, which again granted Texas businesses the widespread opportunity to benefit from the goods in transit exemption. Senate Bill 1 additionally established a very short deadline, for any taxing entities who wanted to require the collection of taxes on these goods, to pass ordinances to that effect. The City of Seguin again chose to opt-out of allowing this exemption and passed Ordinance No. 2011-69 on December 6, 2011.*

*This ordinance would repeal Ordinance No. 2011-69, allowing eligible Seguin businesses the opportunity to apply for the tax exemption known as the goods in transit exemption.*

*Councilmember Gaytan asked what brought this to our attention now and Ms. Wachholz answered that the City was not aware that we did not already offer the exemption. The Appraisal District reached out about it and that is how it was uncovered. He also asked if any businesses have asked about this exemption and Ms. Wachholz responded that they have had one business, an automotive manufacturing company, inquire about it. They have calculated that the exemption would cost the City approximately \$700 per year. Councilmember Gaytan commented that this could be a long term play with a larger potential loss over time. Ms. Wachholz stated that it is another tool that they can use to help attract and retain businesses and none of our neighboring communities tax goods in transit.*

*Councilmember Biesenbach suggested that anytime an ordinance can be repealed it is a good day. He said that as the City continues to grow, it may need to loosen its grip.*

*Councilmember Gaytan said he disagrees with analysis but agrees with the recommendation.*

*Councilmember Carlsson asked if any of these materials hazardous and Ms. Wachholz confirmed that they are not as certain goods like oil, gas or petroleum products are not eligible for the exemption.*

**A motion was made by Councilmember Biesenbach, seconded by Councilmember Carlsson, that this Ordinance be approved on first reading. 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

**c. [25-446](#)**

Ordinance on first reading, amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, relevant portions of Chapter 66-Library and Chapter 74-Parks and Recreation; providing for a severability clause; declaring an effective date; preparing this ordinance for publication; and authorizing City staff to submit this ordinance as a supplement to the Seguin Code of Ordinances. - Silvia Christy, Library Director; Jack Jones, Director of Parks and Recreation; and Bruce Allen, Golf Course Manager

*Library Director Silvia Christy presented the proposed fee changes and new fees for the library, highlighting the proposed increase of \$5 for non-resident privilege fee, and an increase in the conference room and community meeting room rental rates.*

*Councilmember Gaytan asked if the tech lab rental fee for nonprofit organizations didn't have a current fee amount and Ms. Christy answered that the space is currently not rentable, but they would like for it to be next year and the proposed rental rate will help offset the cost of the technology being brought in.*

*Parks and Recreation Director Jack Jones gave a summary of the proposed rate changes for the golf course, including raising the adult weekday rate from \$24 to \$33 and the adult weekend and holiday rate from \$27 to \$37. Additionally, the senior weekday rate would increase from \$20 to \$26 and the 9-hole rate would increase from \$16 to \$22. Additionally, there is a proposed weekday military rate set at \$26.*

*Councilmember Gaytan asked why the Military Rate was listed as N/A in the current column and Mr. Jones clarified that the City does not offer a military discount currently. Councilmember Gaytan asked if proposed fee increases were discussed by Golf Course Advisory Board and Mr. Jones answered it was discussed and there was no opposition. Councilmember Gaytan suggested that golf rates are a very touchy subject with golfers of Seguin and said he would like a formal approval or recommendation from the Golf Advisory Board before considering the increase in fees.*

*City Manager Steve Parker said he was not aware there was not a formal vote or recommendation from the Golf Advisory Board. Mayor Dodgen suggested that this item be postponed to allow for the Golf Course Advisory Board to give a recommendation.*

*Parks and Recreation Director Jack Jones informed that he is proposing an increase in use fees for field rentals and volleyball complex rentals. Additionally, the cost of*



*Summer Day Camp is increasing from \$110 per child per week to \$120.*

**A motion was made by Councilmember Biesenbach, seconded by Councilmember Gaytan, that this Ordinance be postponed, due back on 08/19/2025. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Dodgen

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

**d.**     [25-428](#)

Authorize the City Manager to enter into a Professional Services Agreement with Hunden Partners in the amount of \$95,000 to complete a Tourism Master Plan for the City of Seguin. - Blaire Friar, Director of Main Street & Destination Management

*Main Street/Destination Mgmt Director Blair Friar informed that the City released an RFQ for the completion of a Tourism Master Plan earlier this year and twelve responses were received. Hunden Partners was selected due to their extensive experience in Tourism Master Planning and Placemaking as well as their reputation in the industry. The total cost for the project is \$95,000 as was approved in the budget and will be paid with the CVB Fund Balance.*

*Councilmember Gaytan asked if this is something that we need and Ms. Friar responded it was, if focuses on visitors and other attractions in town.*

*City Manager Parker informed that this is funded with hotel occupancy taxes that are collected when visitors stay in Seguin.*

*Councilmember Biesenbach said that the proposal stated that Hunden Partners fees include a one time trip to Seguin and asked if they will do it all in one trip and Blair confirmed that they would do it all from one visit and then remotely.*

*Councilmember Carter declared that it is an exciting project for our City, and it is good to take a broader look around the City.*

**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

**e.**     [25-441](#)

Resolution of the City Council of Seguin Texas, awarding an annual contract for the purchase of Aclara Electric RF meters, Water Meter Transmitting Units, and Data Collection Units to Techline Inc.; and declaring an effective date. - Timothy J. Howe, Director of Utilities

*Director of Utilities Tim Howe stated that the City implemented an Automated Meter Reading (AMR) System in 2008. The City selected Aclara Technologies for both electric and water meter reading collection and distribution. Aclara Technologies designated Techline, Inc. as the City of Seguin's account holder for Aclara Products*



*used in the City's AMR system. The Aclara module used in the City's electric meters is a component part of the City's AMR system and cannot be substituted with other manufacturers' AMR components.*

*Mr. Howe stated that this resolution would award an annual contract for the purchase of Aclara Electric RF meters, Water Meter Transmitting Units, and Data Collection Units to Techline Inc. so that they do not have to make a request to council every time a meter is purchased. The contract proposal includes options for three annual renewals. Funding for this purchase will come from the Utility Fund Electric Inventory account.*

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

Enactment No: 2025R-157

f. [25-439](#)

Resolution awarding the bid for the construction of the IH-10 & FM 464 Waterline Extension Project to M&C Fonseca Construction Co. Inc.; and declaring an effective date - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

*Utilities Engineer Terri Ruckstuhl informed that the City received six sealed bids for the design, bidding, and construction administration services for the IH-10 & FM 464 Waterline Extension which includes the installation of approximately 7,600 linear feet of new water line adjacent to US 90 and US 90-A. The design also includes utility crossings at the intersections of US90/SH46 and US 90/US 90-A. The bid amounts ranged from \$2,270,412.00 from M&C Fonseca Construction Co. Inc., of Granite Shoals to \$3,516,595.00 from Qro Mex Construction Company, Inc. of Granite Shoals. It is recommended that M&C Fonseca Construction Co. Inc. be awarded a construction contract for \$2,270,412.00, plus \$229,588.00 in contingencies, for a total amount of \$2,500,000.00. The construction completion period is 210 consecutive calendar days. Funding for this project has been secured through certificates of obligation.*

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

**Presiding:** 1 - Mayor Dodgen

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

Enactment No: 2025R-158

g. [25-460](#)

Authorize the City Manager to execute a Letter Agreement Concerning Consent to Retail Water Service to a 68.101-Acre property located at Highway 123 and Timmerman Road. - Mark Kennedy, City Attorney

*City Attorney Mark Kennedy explained that there is a 68 acre tract of land, identified as*

*the Morales Tract, located at Highway 123 and Timmerman Road. This property's water Certificate of Convenience and Necessity (CCN) boundaries are split, with portions falling within Springs Hill Special Utility District's and other portions within the City of Seguin's water CCN. Discussions have occurred between the District and the City regarding the provision of retail water service to the entire Morales Tract by the City, which is understood to be desired by the property owner and/or developer. In an effort to facilitate this and maintain cooperation, the District has proposed a Letter Agreement outlining their consent to the City providing retail water service to the entire tract.*

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

**h. [25-451](#)**

Resolution approving the Fiscal Year 2025-2026 Budget for the Schertz/Seguin Local Government Corporation; and declaring an effective date. - Andrew McBride, General Manager

*Schertz/Seguin Local Government Corporation General Manager Andrew McBride informed that the FY2025/26 SSLGC Budget and supporting documents were provided to City Council for their consideration and that he was available to answer any questions they may have.*

*Councilmember Biesenbach thanked Mr. McBride for his tour of SSLGC's infrastructure and facilities.*

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

Enactment No: 2025R-159

**i. [25-452](#)**

Resolution approving the Water Rates adopted by the Schertz/Seguin Local Government Corporation for Fiscal Year 2025-2026; and declaring an effective date. - Andrew McBride, General Manager

*Schertz/Seguin Local Government Corporation General Manager Andrew McBride informed that the SSLGC Board of Directors approved a rate increase of \$0.045 per 1,000 gallons for FY2025-2026. The increase is due in large part to a substantial number of projects finalizing. He said the City of Schertz is considering this item at their meeting tonight as well.*

**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: 2025R-160

j. [25-453](#)

Recognize April 8, 2025 as the certified date of substantial completion and as the official date of production start for the Guadalupe Water Treatment Plant for purposes of cost allocation under the Tri-Lateral Agreement between SSLGC, the City of Seguin, and the City of Schertz.

*SSLGC General Manager Andrew McBride explained that SSLGC, City of Seguin, and City of Schertz are parties to a Tri-Lateral Agreement, entered into on August 30, 2016, for the purpose of jointly funding and allocating costs associated with the Guadalupe Water Treatment Plant and Wellfield. The substantial completion of the Guadalupe Water Treatment Plant was certified as April 8, 2025. It is necessary to establish the recognized date of production for the plant for the purpose of cost allocation in accordance with the Cost Allocation Agreement Relating to the Guadalupe Project. He informed that the SSLGC Board and both City Managers have approved the date.*

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

k. [25-430](#)

Resolution authorizing the City Manager to execute an amendment to the interlocal agreement between Guadalupe County and the City of Seguin for the funding of the Cordova Road Reconstruction Project funded by the Alamo Area Metropolitan Planning Organization; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

*In August 2021, the City of Seguin was awarded funding through the Alamo Area Metropolitan Planning Organization (AAMPO) for the STBG-Road Widening Off System, Cordova Road Project. The project will widen Cordova Road from State Highway 46 to State Highway 123 to four (4) lanes and includes a median and shared use paths on both sides. Guadalupe County is a partner in this project and will contribute to the local match required for this funding source.*

*Director of Engineering and Capital Projects Melissa Reynolds explained that they have worked collaboratively with Finance Director Susan Caddell, City Attorney Mark Kennedy and Guadalupe County to determine billing terms. This amendment to the Interlocal Agreement includes clarification on the submittal of approved invoices and property acquisition offers. This agreement is will also be considered by Commissioner's Court.*

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

**Lievens, that this Resolution be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Dodgen

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

Enactment No: 2025R-161

**I.**     [25-454](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into a Professional Service Agreement in the amount of \$399,604 HDR Engineering, Inc. for the Walnut Springs Channel Stabilization Project; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

*Director of Engineering and Capital Projects Melissa Reynolds explained that this professional services agreement is to provide engineering and permitting services required for the Walnut Springs Channel Stabilization Project. Sediment has accumulated at the spillway, and it appears that the water in Walnut Branch now travels beneath the existing spillway structure, and the creek embankment has been compromised on the northeast side such that a large tree fell onto the spillway, causing further degradation of the embankment. Existing bank stabilization materials (limestone blocks) along the banks of Walnut Branch north and south of Nolte Street have also failed and fallen into the creek. Staff recommends that the professional services agreement be executed with HDR Engineering, Inc. in the amount of \$399,604.*

**A motion was made by Councilmember Gaytan, 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 Evelt, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-162

**m.**     [25-455](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute Change Order No. 18 with D&D Contractors in the amount of \$440,425.87 for sanitary sewer improvements; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

*Director of Engineering and Capital Projects Melissa Reynolds reminded that the City Council awarded D&D Contractors, Inc. the construction contract for the North Milam Street Utility and Street Reconstruction Project in May 2023. She explained that this change order includes wastewater improvements that are necessary prior to roadway improvements to CH Matthies Jr. Drive. Funding for this change order is secured through the original project budget with prior year bond funds.*

**A motion was made by Councilmember Biesenbach, seconded by Councilmember Gaytan, 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: 2025R-163

n. [25-456](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute Change Order No. 1 with Texas Sterling Construction in the amount of \$2,379,015.16 for the Rudeloff Road Phase I Roadway Improvement Project CSJ 0915-46-045; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

*Director of Engineering and Capital Projects Melissa Reynolds stated that it takes a team to a project this size.*

*A change order has been coordinated with the design team (BGE, Inc.), the construction engineering and inspection team (Freese and Nichols), the construction contractor (Texas Sterling Contractors), City, and TxDOT officials. Changes include waterline adjustments to avoid potential Springs Hill Water Supply conflicts, demolition of a portion of the Berridge Manufacturing property within City right-of-way, the addition of center medians, correction of lime slurry quantity, improved asphalt structure, and adjustments to the storm drain system to accommodate for future construction. The waterline adjustment resulted in a cost savings, but the right-of-way demolition was an unexpected cost that is necessary for the contract to move forward. She explained that the largest portion of the change order is due to the quantity discrepancy in the bid tab for pavement design. She explained that even with the change order, they are still within the Advanced Funding Agreement amount with TxDOT and there is still enough money in the budget to cover this change order.*

*Councilmember Carlsson asked what is going to be done to prevent large trucks from stopping on Rudeloff Road to unload and Mrs. Reynolds answered the vertical barrier curb should prevent them because they will not be able to pull to the side. Carlsson responded that he sees offloading and onloading on the street becoming a problem. He also asked how much of Hueber Road will have to be redone and Mrs. Reynolds replied that the Walnut Springs developer will be reconstructing Hueber Road.*

**A motion was made by Councilmember Lievens, seconded by Councilmember Rea, 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: 2025R-164

9. **Closed Session**

**Mayor Dodgen recessed the Open Session and convened into Closed Session at 7:05 P.M.**

- a. [25-438](#) Section 551.071(2) (Consultation with Legal Counsel) and 551.072 (Deliberation Regarding the Purchase and/or Value of Real Property) of the Texas Government Code, regarding the purchase and/or value of real property associated with the Geronimo Creek Wastewater Treatment Plant Force Main project in Guadalupe County, Texas. Possible action may follow in Open Session.

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

**Mayor Dodgen adjourned the Closed Session and reconvened into Open Session at 7:28 P.M.**

- a. [25-449](#) Resolution declaring a necessity for the acquisition of a 0.271 acre permanent utility easement on a tract of land situated in the John Sowell Survey No. 16, Abstract No. 35, Guadalupe County, Texas; described in a General Warranty Deed to Bob Seeger in Document No. 20229907517 in the Official Public Records of Guadalupe County, Texas, and being more particularly described by meters 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 FM 466 and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful.

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

Enactment No: 2025R-165

- b. [25-448](#) Resolution declaring a necessity for the acquisition of a 0.214 acre permanent utility easement on a tract of land situated in the John Sowell Survey No. 16, Abstract No. 35, Guadalupe County, Texas; described in a Special Warranty Deed to QPL, Inc. in Document No. 202299003514 in 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 FM 466 and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful.

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

**Presiding:** 1 - Mayor Dodgen

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

**Abstain:** 1 - Councilmember Gaytan

Enactment No: 2025R-166

**25-486**

Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Caterpillar, Inc., related to the acquisition of approximately 1.434 acres of permanent utility easement, and 1.885 acres as a temporary construction easement, for the SEDC 121 and SEDC New Quest Projects, as presented in Closed Session.

**A motion was made by Councilmember Lievens, seconded by Councilmember Biesenbach, 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

**25-487**

Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Tuscumbia Oaks, L.P., related to the acquisition of approximately 1.22 acres of permanent utility easement, and 0.959 acres as a temporary construction easement, for the Geronimo Creek Wastewater Treatment Plant Force Main Project, as presented in Closed Session.

**A motion was made by Councilmember Eveld, 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 Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

**Abstain:** 1 - Councilmember Gaytan

**25-488**

Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and David Wayne Dougherty, trustee of the David W.



Dougherty Revocable Trust related to the acquisition of approximately 3.39 acres of permanent utility easement, and 2.307 acres as a temporary construction easement, for the Geronimo Creek Wastewater Treatment Plant Force Main Project, as presented in Closed Session.

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

**Presiding:** 1 - Mayor Dodgen

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

## **11. Adjournment**

**Mayor Dodgen adjourned the meeting at 7:35 P.M.**

---

Donna Dodgen, Mayor

**ATTEST:**

---

Kristin Mueller, City Secretary