



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

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Tuesday, May 20, 2025

5:30 PM

Council Chambers

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1. **Call to Order**

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

2. **Invocation - Pastor Jim Price, Cross Church**

*Rev Nohemi Ramirez with La Trinidad United Methodist Church gave invocation as Pastor Jim Price had a schedule conflict.*

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:**

*Councilmember Carlsson reminded everyone about Seguin's slogan -- it's real. He said it's real that the responsibility of safety is that of the community and that children should not have access to guns. He said it's real that there is an expectation for City employees to be setting a positive example at all times and there is a priority that Seguin is real and safe.*

*Councilmember Lievens praised Planning and Codes Director Pamela Centeno for giving a presentation at a recent real estate agent and brokers event.*

*Councilmember Biesenbach announced that tomorrow is his son's birthday and wished him a Happy Birthday. He also announced that his son's baseball team won the Little League All-Stars Championship game.*

*City Manager Steve Parker informed that during the second week of July there will be a 100-team softball tournament in Seguin. Teams will be eating, sleeping, and spending money in Seguin as the teams will be in town for five days, so the restaurants should prepare for it.*

6. **Consent Agenda**

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

**Rea, that the following items be approved on 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

### **Approval of the Consent Agenda**

**A motion was made by Councilmember Keller, 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. [25-325](#) Minutes of the May 6, 2025 City Council Meeting.  
  
**This Minutes was approved.**
- b. [25-329](#) Check Report May 3, 2025 through May 16, 2025.  
  
**The Check Report was acknowledged.**
- c. [25-328](#) Resolution authorizing the City Manager to execute Change Order Nos. 4-6 with E-Z Bel Construction, LLC in the amount of \$91,442.50 for the Lawson Street Reconstruction Project through the Texas Department of Agriculture's Texas Rural Business Fund Grant; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects  
  
**A motion was made by Councilmember Keller, seconded by Councilmember Rea, to approve the Consent Agenda. The motion carried by the following vote:**  
  
Enactment No: 2025R-111
- d. [25-311](#) Resolution authorizing the purchase and installation of a new river-water irrigation transfer pump by Pump Mechanical and Technical Services LLC for Starcke Park Golf Course in the amount of \$64,361; and declaring an effective date. - Bruce Allen, Golf Course Manager  
  
**This Resolution was approved.**  
  
Enactment No: 2025R-112
- e. [25-312](#) Resolution authorizing the purchase of a PowerLoad System and PowerPro Cot in the amount of \$67,790; and declaring an effective date. - Dale Skinner, Fire/EMS Chief

**This Resolution was approved.**

Enactment No: 2025R-113

- f. [25-235](#) Ordinance on second reading amending the Seguin Code of Ordinances Chapter 98, Section 98-107, No Parking Zones, to restrict parking on Tampico Street, Lawson Street, and CH Matthies Jr Drive; authorizing City Staff to prepare this Ordinance as a supplement to the City Code of Ordinances; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

**This Ordinance was adopted.**

Enactment No: 2025-022

- g. [25-287](#) Ordinance on second reading amending the Fiscal Year 2025 Special Revenue Fund Budget of the City of Seguin, Texas and declaring an effective date. - Susan Caddell, Director of Finance

**This Ordinance was adopted.**

Enactment No: 2025-023

- h. [25-281](#) Ordinance on second reading ordaining the City's participation in the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code (Act), providing tax incentives, designating a liaison for communication with interested parties, and nominating Caterpillar Inc. to the Office of the Governor Economic Development & Tourism (EDT) through the Economic Development Bank (Bank) as an Enterprise Zone Project (Project). - Josh Schneuker, Director of Economic Development

**This Ordinance was adopted.**

Enactment No: 2025-024

- i. [ZC 05-25 CC](#) Ordinance on second reading to consider a zoning change from Single-Family Residential (R-1) to Commercial (C) for the property located at 218 N Vaughan Ave., Property ID: 46260, (ZC 05-25). - Pamela Centeno, Director of Planning & Codes.

**This Zoning Ordinance was adopted.**

Enactment No: 2025-025

- j. [ZC 06-25 CC](#) Ordinance on second reading to consider a zoning change from Suburban Residential (S-R) to Commercial (C) for the property located at 3511 N. Austin St., Property ID 191373, (ZC 06-25). - Pamela Centeno, Director of Planning & Codes

**This Zoning Ordinance was adopted.**

Enactment No: 2025-026

- k. [ZC 07-25 CC](#) Ordinance on second reading to consider a zoning change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for the property located at 902 N. Austin St., Property ID 22854, (ZC 07-25). - Pamela Centeno, Director of Planning & Codes.

**This Zoning Ordinance was adopted.**

Enactment No: 2025-027

- l. [ZC 10-25 CC](#) Ordinance on second reading to consider a zoning change from Commercial (C) to Single-Family Residential (R-1) for the property located at 1022 Tabernacle St., Property ID: 38451, (ZC 10-25). - Pamela Centeno, Director of Planning & Codes.

**This Zoning Ordinance was adopted.**

Enactment No: 2025-028

- m. [ZC 11-25 CC](#) Ordinance on second reading to consider a zoning change from Agricultural Ranch (A-R) and Single-Family Residential (R-2) to Commercial (C) for the property located at the SE Corner of State Hwy 123 & Timmermann Rd., Property ID(s): 52343 & 172675, (ZC 11-25). - Pamela Centeno, Director of Planning & Codes

**This Zoning Ordinance was adopted.**

Enactment No: 2025-029

- n. [ZC 12-25 CC](#) Ordinance on second reading to consider a zoning change from Single-Family Residential (R-2) to Multi-Family High Density (MF-3) for the property located at the SE Corner of State Hwy 123 & Timmermann Rd., Property ID: 52343, (ZC 12-25). - Pamela Centeno, Director of Planning & Codes

**This Zoning Ordinance was adopted.**

Enactment No: 2025-030

## 7. **Action Items - Discussion and Possible Motion to Approve**

- a. [25-181](#) Ordinance on second reading to consider the proposed addition of Chapter 6 - Sign Regulations to the Unified Development Code (UDC) to replace the current sign regulations in Chapter 82 of the Code of Ordinances, including amendments to the fee schedule in Appendix C of the Code of Ordinances. - Pamela Centeno, Director of Planning and Codes

*City Attorney Mark Kennedy informed that the motion made the last time this item was being considered should have been made to postpone the item, not to table the item, as the intent was to postpone to a future date. In postponing an item, the motion made before postponing carries over to the next time the item is considered.*

Mayor Dodgen noted that this item was originally scheduled to be considered on the May 6th agenda but was inadvertently left off the agenda.

Councilmember Biesenbach made a motion, seconded by Councilmember Keller, to withdraw his motion to amend and his motion to divide the question; the motion carried unanimously.

Mayor Dodgen stated that with that passed motion, the original verbiage of the ordinance will be considered and there is no motion on the floor.

Planning and Codes Director Pamela Centeno presented more detailed information, like the results of the survey, on signs discussed at length during the last meeting; decorative flags, banners, feather flags, ground signs, and realtor and contractor signs. Mrs. Centeno also presented some proposed amendments to the ordinance as a response to City Council's feedback during the first reading. The proposed additional amendments included:

- Decorative Flags - Commercial Zoning would have a limit of 1 per 50' of street frontage, all other zoning would have a limit of 2 per lot.
- Banners time limit would be 180 days per year
- Feather Flags and Ground Signs would have a limit of 1 per 50' of street frontage and need to be removed after 60 consecutive days
- Portable Signs would need to be removed after business hours
- Real Estate and Contractor Signs would be limited to 2 signs per lot.

Councilmember Biesenbach thanked Mrs. Centeno for her proposed amendments and for taking the time to meet with him about this ordinance.

Councilmember Biesenbach made a motion, seconded by Councilmember Carlsson, to approve the proposed amendments presented by staff for Decorative Flags, Feather Flags, Ground Signs, Portable Signs and Real Estate Signs, as well as for Banners, Section 6.6.8, Subsection E is amended not limit the number of banners per business or tenant; Section 6.6.9 Subsection F is amended to not have a limit of 60 calendar days per year and adding, "to remove the banner if it becomes worn, tattered, or in disrepair; Section 6.6.8 Subsection G be amended to not restrict banners attached to poles, ground stakes, or other supports, and replace it with, "Banners attached to poles, ground stakes, or other supports must remain upright, visible, and in good repair"; and Prohibited Signs, Section 6.7, C #4, is deleted to not limit freestanding banners. The motion to add the amendments into the proposed ordinance carried unanimously.

Pamela Centeno said that the changes presented in the chart need to be reflected in the ordinance.

Councilmember Lievens asked if it is only banners that he is changing and Councilmember Biesenbach replied that banners are his focus now, specifically because of businesses like the Schoolyard. Councilmember Lievens commented that this is a living and breathing document and can be changed as the need arises.

Councilmember Carlsson said he appreciates all the effort that Mrs. Centeno put into creating this ordinance. He asked who is responsible for enforcing this ordinance. Mrs. Centeno said that it is her department that would be responsible for enforcing it and it is difficult to do, especially because permits are not required. But the regulations allow them to take action if they see a torn sign or if a complaint is filed.

*Mayor Dodgen said the onus is on us, as staff and council and residents, to pay attention and report when we see things that look bad.*

*Councilmember Biesenbach agreed that we should be monitoring the signs that look bad, not the ones that do not. He recognized that what looks good is subjective, but they should give businesses the opportunity to advertise whatever way that they can.*

*Keller asked if the City has always required fees and permits for signs and Mrs. Centeno responded permits are only required for permanent signs, not temporary signs. Councilmember Keller also asked if there is a fine for violating the sign ordinance. Mrs. Centeno explained that they work hard to get the offender into compliance first. They start with issuing a notice and allowing them to pull a permit. But if they do not comply, it eventually ends up in municipal court as a citation.*

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

**Presiding:** 1 - Mayor Dodgen

**Nay:** 1 - Councilmember Keller

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

Enactment No: 2025-021

**b. [25-326](#)**

Ordinance on second reading amending Chapter 18, Buildings and Building Regulations of the Seguin Code of Ordinances; providing for a severability clause; providing an effective date and authorizing city staff to prepare this Ordinance for submission as a supplement to the Code of Ordinances. - Oscar Arevalo, Chief Building Official.

*Building Official Oscar Arevalo explained that the City is currently enforcing the 2018 ICC codes. The ICC publishes new codes every three years to keep the standards up to date. Cities are evaluated for insurance rating purposes and must keep their codes up to date very five years. These ratings directly affect the price that homeowners and commercial property owners pay for their property insurance policies. He added that not having enough inspectors can hurt a city's rating as well. Mr. Arevalo stated that he has been in the profession for 43 years and is still learning code as it is always changing. He informed that the City is currently using the 2020 edition of the National Electric Code and needs to adopt the 2023 edition since the State of Texas has already done so. The proposal is to adopt the 2021 International Codes and the 2024 National Electrical Code, without exceptions. The Contractor Advisory Board held a meeting on October 3, 2024 and supports the change.*

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

Enactment No: 25-032

c. [25-274](#)

Ordinance on second reading amending City of Seguin's Code of Ordinances Appendix C - Fee Schedule, Appendix A - Unified Development Code to include Grading Permit Fees; 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 ordinance would update the fee schedule to include a new permit type that would allow the City the opportunity to review and grant approval of clearing and grading of project sites.*

*Councilmember Carlsson asked who this effects and Mrs. Reynolds replied that this is usually done in advance of any other permits for development and would affect those grading for future whole developments.*

*Councilmember Biesenbach asked if developers are already paying the fee but it is just being called out specifically now. Mrs. Reynolds answered that they do pay the fee but it is tricky because it has been rolled in with other fees. Issuing and charging for a separate Grading Permit will help the City to be more fair and consistent across the board.*

*Councilmember Lievens asked if this type of permit would apply to the Walnut Springs project and Mrs. Reynolds confirmed that was a perfect example of a project that would need a Grading Permit.*

*Mayor Dodgen opened the Public Hearing at 6:13 P.M.*

*There being no public comments, Mayor Dodgen closed the Public Hearing at 6:13 PM.*

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

Enactment No: 25-031

d. [25-306](#)

Resolution awarding a bid in the amount of \$288,043.69 to D & D Contractors, Inc. for the CH Matthies Jr. Drive Reconstruction Project; 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 Engineering & Capital Projects

*Director of Engineering and Capital Projects Melissa Reynolds reminded that the Lawson Street, due to the Lawson Street Reconstruction Project, has been closed since late last year, leading to increased truck traffic and damage on CH Matthies Jr. Drive. Engineering and Capital Projects requested bids to reconstruct the roadway and repair damage done on CH Matthies Jr. Drive. Three bids were received and the*

*apparent lowest bidder was D&D Contractors, Inc in the amount of \$288,043.69. The reconstruction project is to be completed in 25 days from the Notice to Proceed.*

*Councilmember Lievens commented that he thought this should have been considered when doing the Lawson Street Reconstruction Project. Mrs. Reynolds reminded that the Lawson Street Reconstruction Project was funding with Texas Agriculture funds and the scope of that project could not be expanded.*

**A motion was made by Councilmember Carter, seconded by Councilmember Biesenbach, 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-114

**e.** [25-307](#)

Resolution authorizing the City Manager to execute a contract amendment with SSC Signs and Lighting in the amount of \$109,856.02 for the Wayfinding Signs Project; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

*Director of Engineering and Capital Projects Melissa Reynolds reminded that a contract was awarded to SSC Signs and Lighting in 2019 to provide directional signs that would assist visitors in finding popular attractions around Seguin. Due to inflation and material price increases since the award of the contract, a contract amendment of \$109,856.02 is needed to get this project across the finish line, making the total project cost \$252,884.92.*

*Councilmember Lievens asked why this project wasn't completed already. Mrs. Reynolds answered that the project was given funding based on bid numbers, prior to TxDot approval and selecting sign locations and types. Since 2019, the cost in the price of materials have increased.*

*Councilmember Biesenbach asked if there was any sign for the Public Works Department to create the signs in-house and Mrs. Reynolds replied that she could not answer question but likely not the ones needed along I-10.*

**A motion was made by Councilmember Eveld, 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-115

**f.** [25-313](#)

Resolution authorizing the City Manager to enter into an agreement with Ward, Getz, and Associates LLC for the Unity Lift Station Project; and



declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

*Senior Utilities Engineer Terri Ruckstuhl informed that at the request of the City, Ward, Getz, and Associates LLC, prepared a professional engineering services proposal in the amount of \$97,018 for the design evaluation of the Unity Lift Station, including improvement options for the City to consider as Unity Lift Station has been identified as a lift station in poor condition. The funding for this project has been secured through certificates of obligation.*

**A motion was made by Councilmember Keller, seconded by Councilmember Biesenbach, 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-116

**g.** [25-314](#)

Resolution authorizing the City Manager to enter into an agreement with Ward, Getz, and Associates LLC for the Caterpillar Lift Station Improvement Project; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

*Senior Utilities Engineer Terri Ruckstuhl explained that the Caterpillar Lift Station Project includes a new lift station facility with a higher capacity. This project also replaces the existing 8" for main with a 12" force main and replaces the existing 10" gravity main along CH Matthies Jr with a new 18" line from I-10 to Walnut Creek. Ward, Getz, and Associates LLC prepared a professional engineering services proposal for the design, bidding, and construction phase services for this project in the amount of \$1,182,014. Funding for this project has been secured through certificates of obligation.*

*Councilmember Biesenbach commented that he knows the City is good at coordinating underground work before street projects, but asked that they take special care due to this projects location to CH Matthies Jr. and Lawson Street. Mrs. Ruckstuhl answered that they will put more thought into the line alignment for this project.*

**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-117

**h.** [25-315](#)

Resolution authorizing the City Manager to enter into an agreement with Kimley-Horn and Associates, Inc. for the 24-inch SH-46 Western Transmission Main Project; and declaring an effective date. - Terri Lynn

Ruckstuhl, Senior Utilities Engineer.

*Senior Utilities Engineer Terri Ruckstuhl informed that the 24" SH-46 Western Transmission Project includes the construction of a new 24" transmission line from the Water Treatment Plant to the West Booster Pump Station. This will fully integrate the ground water and surface water systems and provide near full redundancy for both systems. This project is triggered by increased demand. Kimley-Horn and Associates, Inc prepared a professional engineering services proposal for the design, bidding, and construction phase services for this project in the amount of \$2,803,100. Funding for this project has been secured through certificates of obligation.*

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

Enactment No: 2025R-118

i. [25-316](#)

Resolution approving an amendment for engineering services related to the Solids Contact Clarifier No. 3 project; and declaring an effective date.  
- Terri Lynn Ruckstuhl, Senior Utilities Engineer

*Senior Utilities Engineer Terri Ruckstuhl reminded that City Council approved a engineering services proposal for the design, bid, and construction phase services for the solids contact clarifier No. 3 at the Water Treatment Plant. During our CIP review for FY 2025, staff identified a project to replace existing pumps reaching the end of their life span so they would be able to support the expansion of the Water Treatment Plant. To avoid multiple projects on the Water Treatment Plant's site, staff is proposing to combine the pump project with the Solids Contact Clarifier No. 3. TRC provided an amendment to their original proposal in the amount of \$510,531 for the pump station improvements at the City's Water Treatment Plant. Funding for this project has been secured through certificates of obligation.*

**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-119

j. [25-317](#)

Resolution authorizing the City Manager to enter into an agreement with Fuquay, Inc. for the Prexy Drive Utility Replacement Project; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

*Senior Utilities Engineer Terri Ruckstuhl informed that Prexy Drive is scheduled for street improvements. Staff evaluated the condition of the water and wastewater*

*infrastructure and determined the need to replace this infrastructure and it is prudent to do so before the street improvements commence. The proposed improvements include replacing two 2", 3" and 6" water mains as well as six 6" sewer mains with 8" water and sewer mains. A proposal was obtained from Fuquay, Inc. to install a new 8" water main, pipe burst the existing sewer main, and other appurtenances based on contract prices from the purchasing cooperative known as BuyBoard. The total proposal amount is \$1,167,609.00, plus \$112,391 in contingencies, for a total not to exceed amount of \$1,280,000. Funding for this project has been secured through certificates of obligation*

*Councilmember Biesenbach commented that the pipe bursting process is very interesting and encouraged people to watch a video on how it is done.*

**A motion was made by Councilmember Rea, seconded by Councilmember Biesenbach, 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-120

**k. [25-318](#)**

Resolution approving an amendment for engineering services related to the Geronimo Creek Sewer Force Main Project; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

*Senior Utilities Engineer Terri Ruckstuhl reminded that City Council approved an engineering services proposal for the design, bidding, and construction phase services for the design of the Geronimo Creek Wastewater Treatment Plant Expansion, which included the decommissioning of the Walnut Branch Wastewater Treatment Plant and the Geronimo Creek Sewer Force Mains. This force main project will provide dual 30" force mains which will convey sanitary sewer from the proposed Walnut Branch Lift Station to the expanded Geronimo Creek Wastewater Treatment Plant. TRC provided an amended proposal in the amount of \$415,248 for force main alignment adjustments along various properties. Funding for this project has been secured through certificates of obligation.*

**A motion was made by Councilmember Eveld, seconded by Councilmember Biesenbach, 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-121

**8. Closed Session**

**Mayor Dodgen convened into Closed Session at 6:30 P.M.**

**a. [25-250](#)**

Sections 551.071 (Consultation with Legal Counsel/Staff) and 551.087

(Deliberation Regarding Economic Development Negotiations): (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; and (2) To deliberate the offer of a financial or other incentive to a business prospect.

- Downtown Historic District: Leos Marketing, LLC - Corner of W. Donegan and S. Camp Streets, ("The Canopy")

b. [25-309](#)

Sections 551.071(2) (Consultation with Legal Counsel/Staff) 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 located;

1. Along W. Court Street on the SEDC 121 Project in Guadalupe County, Texas.
2. Along Navajo Trail on the Geronimo Creek Wastewater Treatment Plant Force Main Project in Guadalupe County, Texas.
3. Along IH-10 on the Love's Force Main Project in Guadalupe County, Texas.
4. Approximately 162 acres of land along and near FM 725 within the corporate limits of the City of Seguin.

Possible action(s) may follow in Open Session.

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

**Mayor Dodgen reconvened into Open Session at 7:00 P.M.**

**25-339**

Authorize the City manager to execute a Purchase Agreement between the City of Seguin and Scotland and Danelle Roddy, related to the acquisition of approximately 0.399 acres of permanent utility easement, and 0.481 acres as a temporary construction easement, for the Geronimo Creek Wastewater Treatment Plant Force Main, as presented in Closed Session.

**A motion was made by Councilmember Gaytan, 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

**25-340**

Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and the Reiley Family, related to the acquisition of approximately 1.37 acres of temporary construction easements, for the

Love's Force Main Project, as presented in Closed Session.

**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 Evelt, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

**25-341**

Authorize the City Manager to execute a Rio Verde Development and Settlement Agreement between the City of Seguin and MDG-Rio V, Limited, as presented by the City Attorney in Closed Session, related to the Development of approximately 162 acres of land north of FM 725 and east of Placid Heights in Seguin, Texas and related to Federal Cause Number 5:18-CV-882, styled "MDG-RIO V Limited VS City of Seguin, Texas".

**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 Evelt, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

## **10. Adjournment**

**Mayor Dodgen adjourned the meeting at 7:03 P.M.**

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**Donna Dodgen, Mayor**

**ATTEST:**

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**Kristin Mueller, City Secretary**