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City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, March 3, 2026

5:30 PM

Council Chambers

1. Call to Order

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

2. Invocation - Pastor Joshua Jordan, Lifegate 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:

Neil Bidding, 505 River Oak Dr, informed that he has recently moved to Seguin from Pennsylvania and that he is a former Parks and Recreation Director. He voiced his complaint about the delay of the roadwork on River Oak Drive and asked when the work will start. He suggested that speed limit signs be installed because people speed down the road and there is currently no signage. Additionally, he stated that he called City Hall three weeks ago and has yet to receive a return call. Lastly, he said that drainage should be improved on the west side of the street and that now is a great time to clean out storm drains while it is not storming.

Police Chief Jason Brady introduced Lt. Cobey Crow who then introduced members of the Alamo Area SWAT Team; Sgt. David Ludy - Selma PD - Negotiations Team Leader, Sgt. Iris Mata - Converse PD - Negotiations Asst. Team Leader, and Sgt. Jeryl Atkinson - Live Oak PD - Negotiator. Sgt. Ludy recognized Seguin Police Department's Gus Jimenez as Negotiator of the Year for 2025. Mr. Jimenez earned the award by having exemplary attendance records and leadership skills.

Elizabeth McCowan, on behalf of Habitat for Humanity, spoke in favor of the rezoning case AC03-26, informing that Habitat for Humanity owns the property being considered. She opined that additional workforce housing is desperately needed in Seguin and informed that this developer is willing to impose more strict density restrictions than what the zoning would allow.

Facilities Director Randy Kell gave an update on the facility construction projects throughout the City. The anticipated completion of the Coliseum HVAC system is the

1st or 2nd week of June.

Public Information Officer Jennifer Sourdellia acknowledged members of this year's Citizens UniverCity class that were attending this meeting. Mayor Dodgen thanked them for being involved and attending.

Councilmember Biesenbach explained that he had received complaints about traffic on E. College, by baseball fields. Parking on both sides the street makes traveling on that street a safety concern. He proposed that parking should be prohibited on the south side of College St. He said that he had reached out to Director of Engineering and Capital Projects Melissa Reynolds who provided data that supports no parking on both sides of the street, but he said he would like to see it restricted on only the south side first and asked that this be considered at a future meeting.

Mayor Dodgen informed that Alamo Regional Transit now has a chat-bot that will make it easier for passengers to schedule their trips, it is called ART IVA. She also announced that garbage and recycle service days are changing for many residents. New routes start March 16th, so she encouraged residents to look up their address on the City Services app to see if their services days are affected. Additionally, she declared that the splashpad at Park West will open this Friday -- its hours of operation are 9am-8pm. She also recognized the Seguin Economic Development Corporation for receiving the 2025 Economic Excellence Recognition from the Texas Economic Development Council, presented at the TEDC Winder Conference in El Paso. Next, Mayor Dodgen invited everyone to attend the 40th Annual Toast to Texas on March 7th at the Seguin Central Park to celebrate 190 years of Texas independence. Activities will begin at 11am, with the toast occurring at 1:30pm. She reminded that Household Hazardous Waste Solutions is now picking up household hazardous waste from residents' homes. The service can be used as much as needed, but must be scheduled. Lastly, she reminded everyone to adjust their clocks because this weekend is the time change.

6. Presentation

- a. [26-064](#) Recognition of Myra Salinas, Tourism Assistant, for being named a "Heritage Hero" by the Seguin Conservation Society. - Donna Dodgen, Mayor

Mayor Dodgen recognized Myra Salinas for being named a "Heritage Hero" by the Seguin Conservation Society. Mrs. Salinas does wonderful work setting up tours of Seguin and helping the Seguin Conservation Society be organized so that the heritage and history of Seguin can continue to be told.

- b. [26-065](#) Recognition of Burnt Bean Company for being named the #1 Barbecue Restaurant in Texas by Texas Monthly in its statewide barbecue rankings. - Donna Dodgen, Mayor

Mayor Dodgen recognized Burnt Bean for being named the #1 BBQ Restaurant in Texas by Texas Monthly in its statewide BBQ rankings. She thanked them for all that they do and have brought to Seguin and presented them with a proclamation.

Councilmember Gaytan thanked Burnt Bean for always taking care of him and his family and for everything that they have brought to Seguin. He congratulated them on having the best BBQ in the world and said that he was proud for them and presented them with an engraved food tray.

Mr. Parker thanked the Mayor and City Council for the opportunity to present Burnt Bean with a shadow box. He said when he first started as City Manager, City Council wanted an active downtown and more restaurant options. He shared the origination story of Burnt Bean and how the City incentivized them by purchasing the \$40,000 BBQ pits. He commented that he has done a lot of incentives throughout his career and believes there has not been an incentive as small as this one that has meant as much as the Burnt Bean investment, activating downtown and putting Seguin on the map. He said the incentive paid off in 13 months, not five years, and that is based only on their sales tax revenue, not the revenue of the surrounding businesses that were impacted as well. He congratulated them for their accomplishment and thanked them for being in Seguin.

- c. [26-063](#) Presentation of the 2025 Annual Report for Seguin Main Street. - Blaire Friar, Director of Main Street and Destination Seguin.

Director of Main Street and Destination Seguin Blaire Friar gave an annual report for Seguin Main Street. She declared that 2025 was a great year for downtown Seguin. The installation of the public bathrooms downtown have increased the amount of time that people are staying downtown. Additionally, the Austin St closure for events have made a big difference, especially with crowding and safety. She reported that there were over 12,000 people along the parade route for the 4th of July parade and over 10,000 people attended Sip and Stroll. Additionally, sales tax revenue has increased 19% from 2023 to 2025. Lastly, she thanked Fonda Mathis for attending the meeting and for her support of the presentation of the Annual Report

Councilmember Biesenbach agreed that closing Austin St. was a game changer for the events downtown.

- d. [26-075](#) Discussion and possible direction to allow spectators back on the Starcke Park Golf Course to view the Annual Fireworks Fiesta that will be held on Friday, July 3, 2026 - Jack Jones, Director of Parks and Recreation.

Parks and Recreation Director Jack Jones reminded that residents were not allowed on the golf course last year during the Seguin Fireworks show because it was closed for renovation. He informed that the renovation of the golf course should be complete before the July 3rd fireworks show. This year is the 250th birthday of the country and the Seguin Fireworks show will be held on Friday, July 3rd at 9:30pm. Last year's show consisted of 1,400 shells. This year, the show will consist of 2,500 shells and will be sponsored in part by Caterpillar, Niagara Cares, HEB and KWED. He asked City Council if the golf course should be open to residents to watch the fireworks show this year.

City Manager Steve Parker said staff will make sure that the greens are protected by roping them off. He said that staff is supportive of allowing residents to sit on the golf course. Traffic flow after the event was more smooth without everyone trying to get out of Starcke Park East and West, but Public Works and the Police Department does a great job of controlling traffic. He said that he just wanted to be sure that consensus of City Council was to reopen the course for viewing.

Mr. Jones informed that there were over 15,000 people within a half mile radius of the show last year.

Councilmember Biesenbach said that he made a Facebook post to ask residents this question and he received a gamut of responses. He opined that if residents are good stewards, it should be fine to let people watch it from the golf course. He said it is a tradition to allow people to watch from the golf course and is in favor of keeping it that way as long as the grass will be good by then. Mr. Jones stated that no damage has been done to the course in past years.

Councilmember Gaytan said if it doesn't damage the course, let people do it. Golf Course Manager Bruce Allen said they will block of about 1/3 of the course on the east side as a buffer between the launch zone and where people sit.

Councilmember Keller said this is a tradition that Seguin has had many, many years, but allowing people to view the show from the golf course will make many people happy.

7. Consent Agenda

A motion was made by Councilmember Jason Biesenbach, seconded by Councilmember Bill Keller, 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. [26-069](#) Minutes of the February 17, 2026 City Council Meeting.
This Action Item was approved.
- b. [26-068](#) Check Report February 11, 2026 to February 25, 2026.
This Action Item was approved.
- c. [26-061](#) Resolution authorizing the submission of a State Homeland Security Regular Projects grant application seeking funding for a modular vehicle barrier system. - Kate McCloud, Grants Administrator
This Resolution was approved.
Enactment No: 2026R-034
- d. [26-067](#) Resolution authorizing the submission of a Community-Based Opioid Recovery Effort (CORE) Multi-Year Grant application seeking funding for a Community Paramedic. - Kate McCloud, Grants Administrator
This Resolution was approved.
Enactment No: 2026R-035
- e. [26-078](#) Resolution in support of Guadalupe Regional Medical Center's request for support in seeking a grant for construction of a stand-alone medical professional building in Wilson County that would benefit Guadalupe

Regional Medical Center, in Guadalupe County.

This Resolution was approved.

Enactment No: 2026R-036

- f. [26-079](#) Resolution in support of Guadalupe Regional Medical Center's request for support in seeking a grant for construction of a stand-alone medical professional building in Guadalupe County that would benefit Guadalupe Regional Medical Center.

This Action Item was approved.

Enactment No: 2026R-036

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

Mayor Dodgen announced that item 8b will be pulled from the agenda and that item 8e will be moved up to be considered in its place.

- a. [26-062](#) Resolution awarding the bid for the construction of the Guadalupe River Drive Lift Station Project to Qro Mex Construction Company, Inc. and declaring an effective date - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

Utilities Director Tim Howe reminded that City Council has approved decommissioning the Guadalupe River Drive Lift Station, reducing operations and maintenance cost by replacing a lift station in poor condition with gravity interceptors.

Mr. Howe informed that three sealed bids were received for this project and it is recommended that Qro Mex Construction Company, Inc., be awarded a construction contract for \$2,666,038.00, plus \$233,962.00 in contingencies, for a total amount of \$2,900,000.00. Trihydro conducted reference checks and found that Qro Mex Construction Company, Inc. has completed similar projects to the satisfaction of the Owners and Engineers. The construction completion period is three hundred consecutive calendar days and funding for this project has been secured through certificates of obligation.

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 Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-038

- b. [26-066](#) Resolution authorizing the City Manager to execute Change Order No. 3 with Texas Sterling Construction for the Rudeloff Road Roadway Phase I Improvement Project CSJ 0915-46-045; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Mayor Dodgen pulled this item from the agenda. It will be considered at a future meeting.

This Resolution was withdrawn.

Enactment No: 2026R-041

e. [ZC 03-26 CC](#)

Ordinance on second reading to consider a zoning change from Single-Family Residential (R-2) and Commercial (C) to Multifamily High Density (MF-3) for the property located near the southeast corner of SH 46 and Jefferson Ave., Property ID: 52779, (ZC 03-26). - Pamela Centeno, Director of Planning & Codes

Director of Planning and Codes Pamela Centeno informed that this zone change request is for a 15-acre portion of a 30.597-acre vacant tract located near the southeast corner of SH 46 and Jefferson Ave. The applicant is proposing to construct an apartment complex on the 15 acres and is requesting a zone change from R-2 & C to MF-3. Mrs. Centeno stated that the Future Land Use Plan does recommend Multi Family zoning for that property, but with a density of no more than 12 units per acre when the proposed use contributes to district walkability. A density of 20 units per acre is allowed in the requested MF-3 zoning district. While this density is not recommended in the Traditional Residential district, it is supported to the north of Jefferson Avenue in the University District. The frontage along SH 46 is within the Commercial Corridor district, which supports multi-family uses if near the intersection of two arterial streets, schools, or major employers, or if focused on walkability to nearby commercial amenities. Mrs. Centeno also pointed out that the Unified Development Code recommends that no more than 25 acres of contiguous land be zoned multi-family. There are 20 acres of land zoned multi-family across Jefferson Ave. If the zoning change is approved, the combined total of multi-family zoned land will be approximately 35 acres. She clarified that the 25 acre limit is a recommendation, not a mandatory restriction.

Mrs. Centeno stated that there were five responses submitted, four in favor and one opposed to the development citing drainage and traffic concerns. She said that the Planning and Zoning Commission voted to postpone their decision in January and the developer came back in February with more information. They voted to recommend approval 6-1.

Rob Killen, Partner, Killen, Griffin & Farrimond, said that this development will provide workforce housing and thanked the Habitat for Humanity for selling a portion of the property to make this project possible. He reiterated that the development is a block south of Texas Lutheran University and that they plan to improve walkability between the proposed development and campus and clarified that the development is not intended to be student housing. While some students may live there, it is targeted for employees of the school. Lastly, he said the developer is willing to put restrictive covenants on the deed to limit the development to 17 units per acre and no more than 255 units in total.

Carly Gast, Kittle Property Group Development Director, stated that because of the growth in Seguin, there is a need for additional housing units. The current occupancy rate is 96.5%, further illustrating the need. She also mentioned that they are involved in the Cedar Bluff development, which should start pre-leasing soon.

Mayor Dodgen opened the Public Hearing at 6:42 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:42 P.M.

Councilmember Lievens asked if Mrs. Centeno had any comments or thoughts about the potential for this development to cause flooding or the accusation that the Pecan Grove development caused flooding. Mrs. Centeno answered that she could not speak to the Pecan Grove issue and that this development and the City will do the required studies and due diligence.

A motion was made by Councilmember Eveld, seconded by Councilmember Rea, 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 Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026-013

c. [26-070](#)

Resolution confirming no objection to the proposed development of Timber Trails Apartments as Affordable Rental Housing, each located in the City of Seguin, Texas, and the submittal of applications for non-competitive 4% Housing Tax Credits for such developments. - Mark Kennedy, City Attorney

City Attorney Mark Kennedy explained that Timber Trails Apartments, LP has proposed the development of Timber Trails Apartments, a 255-unit affordable multifamily rental housing project located at Highway 46 and Jefferson Avenue in Seguin. The Applicant has submitted or intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for Non-Competitive 4% Housing Tax Credits.

The 4% Housing Tax Credit program is administered by TDHCA and financed through private equity and bond financing. No City funding is being committed through this action.

A motion was made by Councilmember Lievens, 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: 2026R-039

d. [26-074](#)

Resolution awarding an annual contract for the purchase of steel poles to Sanpec Inc.; and declaring an effective date. - Tim Howe, Director of Utilities

Utilities Director Tim Howe said that the unprecedented growth in Seguin has increased his department's need to purchase steel power poles. This resolution would award a contract for the purchase of steel poles from Sanpec. The quantities associated in the contract are merely estimates and are just for bidding and include options for two

annual renewals. Bid is being awarded based on lowest total cost and lead times. It is recommended to award the contract to Sanpec in the amount of \$944,279.00, with a lead time of 24 weeks. Funding for this purchase will come from the Utility Fund Electric Inventory account.

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: 2026R-040

f. [26-071](#)

Ordinance authorizing the issuance of "City of Seguin, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2026"; providing for the payment of said certificates by the levy of an Ad Valorem Tax upon all taxable property within the City and further securing said certificates by a lien on and pledge of the pledged revenues of the system; delegating the authority to certain City Officials and Staff to approve and execute certain documents relating to the sale of the certificates; authorizing the execution of any necessary engagement agreement with the City's financial advisors; and providing an effective date. - Susan Caddell, Finance Director

Finance Director Susan Caddell introduced Duane Westerman, Managing Director of Public Finance at SAMCO, who reminded City Council that a few months back City Council gave notice of their intention to issue certificates of obligation. This is the next step in official action, which is authorizing the issuance. He said these funds would be spent on the projects outlined in the memo and the total issuance costs of these projects are \$70,300,000.

A motion was made by Councilmember Carter, seconded by Councilmember Keller, that this Ordinance be adopted. 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: 2026-011

g. [26-077](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C, Fee Schedule, Chapter 42, Emergency Services; 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. - Garrick Herbert, Assistant Fire Chief

City Attorney Mark Kennedy explained that this agenda item was overposted, as

Chapter 42 of the Seguin Code of Ordinances does not need amended.

Assistant Fire Chief Garrick Herbert informed that due to a change in legislature, their ability to change rates for EMS services provided will be called, allowing for only a 10% increase or an the annual EMS Medicare Rate, whichever is lower. Chief Herbert explained that the EMS Medicare Rate is always lower, about 2% of an increase, which will not even cover cost increases.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Carter, that this Ordinance be approved on first reading to the City Council, due back on 3/17/2026. 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: 2026-012

9. Adjournment

Mayor Dodgen adjourned the meeting at 6:53 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary