



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, January 20, 2026

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

Mayor Dodgen called the meeting to order at 5:31 P.M.

2. Invocation - Bishop Vincent James Sr., Sweet Home Baptist Church

Mayor Dodgen gave the invocation in Bishop Vincent James Jr.'s absence.

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Excused: 1 - Councilmember John Carlsson

Present: 7 - Councilmember Joe Rea, Councilmember David Eveld, Councilmember Jim Lievens, Councilmember Paul Gaytan, Councilmember Monica N. Carter, Councilmember Bill Keller, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents:

Director of Economic Development Alora Wachholz declared that Seguin does so much for workforce training and introduced Workforce and Industry Manager Jessica Dersen. Mrs. Dersen explained that her main goal is to help build an active workforce in Seguin that will support the business community. She informed that they are hosting a job shadow program that will allow juniors and seniors from local high schools to shadow employees at local businesses. There are already 195 spots committed by local businesses and last year 127 students participated in the program. Additionally, she announced that they are hosting a Regional Job Fair on Wednesday, February 11th at the Seguin Coliseum. They had 750 job seekers attend last year, a record breaking amount. This year, there are 50 employers registered to participate already. Next, Mrs. Dersen reminded that there is another Ready, Set, Hired! event at the Seguin Library. They happen the third Wednesday of the month and this month the topic will be navigating your local job search in Seguin -- register ahead to attend. Lastly, Mrs. Dersen said the workinseguin.com website has launched and there are currently 129 available job postings.

Julian Leal, 849 Prexy Dr., declared that trees should be planted at Manuel C. Castilla Park because there are only 20-35 trees there. He informed that there were 140 seedlings planted at Park West, but none were planted at Manuel C. Castilla Park. He

opined that more children play at Manuel C. Castilla Park than they do at the other parks and declared that the City spends millions of dollars on drainage and sidewalks and suggested that the City get on the ball to get what is needed at Manuel C. Castilla Park.

Director of Engineering and Capital Projects Melissa Reynolds announced the City of Seguin has once again been fortunate to receive support and funding from AAMPO for two transportation improvement projects. The city received \$2,000,000 for transportation alternative improvements along US 90 Alternate and State Highway 46, including construction of concrete sidewalks and shared-use paths. The project will enhance pedestrian safety and access, including areas serving local school campuses and Texas Lutheran University. The Stremmel Road Extension project was awarded \$18,889,774 to extend Stremmel Road from Rudeloff Road to State Highway 123. The project includes roadway improvements, along with sidewalks, drainage improvements, and potential shared-use paths and intersection lighting to improve access and mobility in a rapidly developing area. These projects will enhance safety and walkability, relieve future congestion in high-growth areas, and help prepare our community for continued development.

Councilmember Biesenbach invited everyone to sign-up to participate in the Citizens Fire Academy, which will start again on April 7th. Participants get to know the local firefighters and learn about the day-to-day operations. Anyone interested in attending the Academy can sign up on the City's website.

Fire Chief Dale Skinner commented that several councilmembers have participated in the Citizens Fire Academy. Participants get to learn what firefighters do day in and day out and what they do with their funds. It is another outreach to help residents learn more about the firefighters that serve their community.

Mayor Donna Dodgen said that there are several entities that hold similar academy programs; the Police Department, the Guadalupe County Sheriff's Office and Elections Office, and the City holds Citizens UniverCity which starts this week. Mayor Dodgen also gave thanks to Councilmembers Biesenbach, Keller and Rea for helping to teach about local government to the 7th grade Barnes Middle School class. Additionally, she thanked Councilmember Biesenbach for officiating the marriage ceremony for the letters "q" and "u" for a local kindergarten class. Then, she reminded everyone that it is not too late to vote on America's Favorite hometown. Currently, Seguin is ranked #1 in the competition. She asked that everyone keep voting. Lastly, she commented that the Martin Luther King events march that happened yesterday as well as the events downtown this weekend were very well done and she announced that the fountain at Central Park is working again.

6. Presentation

a. [26-005](#) Annual Seguin Police Department 2025 Racial Profiling/Citizen Contact Report. - Jason Brady, Police Chief

Police Chief Jason Brady presented the annual Seguin Police Department Racial Profiling Report. He highlighted that the Department received no complaints of racial profiling or biased-based policing in 2025 and that the Department's policies are in compliance with State Law and the Texas Police Chief's Recognition Program.

Mayor Dodgen asked how long that the City of Seguin has been recognized by the program for being in compliance and Chief Brady answered about 12 years.

b. [26-008](#)

Presentation of the City's water supply alternatives for developing future water resources; - Timothy Howe, Director of Utilities and Darren Thompson, HDR

Utilities Director Tim Howe introduced Darren Thompson with HDR Engineering. Mr. Howe reminded that the City had hired HDR Engineering to study current water supply alternatives through the Schertz-Seguin Local Government Corporation (SSLGC) and compare these opportunities to the cost of participating in the GBRA WaterSecure project. He explained that HDR looked at all water supply opportunities and allocated a cost per acre foot to each opportunity.

Mr. Thompson explained that he analyzed the water available during a drought and the cost associated with it. He detailed the nine water management strategies and estimated costs for the four existing or proposed projects with SSLGC, if the City chose to develop the opportunities itself, and if they chose to participate in the GBRA WaterSecure Project. Mr. Thompson summarized that for 10,000 acre feet of water utilizing the SSLGC projects, the average cost per acre foot was \$1,041.

Councilmember Lievens asked what expected future usage of the Carrizo aquifer by other water utilities and Mr. Thompson answered that there are several using it and looking to use it; Canyon Regional, GBRA, Alliance Water, SAWS, etc. Councilmember Lievens asked if our water supply would be threatened by those other users and Mr. Thompson responded that there will be challenges. The current draw down is about 4' annually. Councilmember Lievens commented that the investment that the City made in wells is providing advantages. SSLGC Assistant General Manager Philip DeFrancesco said that there is a 4' annual draw down and the current depth is 1,200 feet. He said that the geologists do a great job of projecting levels. Utilities Director Tim Howe said that they regularly analyze water supplies so that they know what is in front of them and what can be developed. Because it can take as many as 10 years to prepare a new water resource, they have to start the process now.

Mayor Dodgen ensured that the City is constantly looking at it every few years. Mr. Thompson commented that the Schertz Seguin Local Government Corporation has positioned this area very well.

Mr. Thompson gave the described the other water opportunities. The estimated average cost per acre foot of each are:

Watersecure Project GRBA - \$3,780 - \$5,000 per acre foot, not including O&M

Direct Portable Reuse Project - \$2,527 per acre foot

Direct Reuse System - \$1,456 per acre foot

Post Oak Well -Wilcox Water - \$6,792 per acre foot

Councilmember Biesenbach questioned the importance of re-establishing the purple reuse line and Mr. Howe answered that because the City obtained a bed and banks permit, they are allowed to divert reuse back out of the river and use it again. Mr. Thompson said that the bed and banks water will grow over time.

City Manager Parker stated that another benefit of moving forward with the SSLGC projects is that the city can work with Schertz to be in control of when that project needs to come online and when the water is needed. The GBRA WaterSecure Project would need to be funded lightyears before the water is needed, affecting the tax rates of homeowners who do not need the water.

Mayor Dodgen asked if that meant residents would be paying for water long before it was needed and Mr. Parker responded affirmatively, saying the City would be in a position that they would have to find a buyer for the water they didn't need, which may prove difficult since other entities participating in the project could be in a similar situation.

Mr. Howe asked for direction on how to move forward and consensus was given to move forward with the SSLGC projects as necessary and that the City will not participate in the GBRA WaterSecure Project.

Tim would like direction. Mr. Howe stated that the City currently has enough water to last until 2080. Developing water opportunity allows the City to project that number out further or be in a better position to attract a higher demand user.

c. [26-016](#)

Presentation and possible discussion on Seguin ISD's and Navarro ISD's growth in the City of Seguin. - Jim Lievens, District 3 Councilmember

Councilmember Lievens informed that he last shared this type of data 2 years ago. He finds it interesting that in 2007 only 3% of the City of Seguin households were in Navarro ISD, currently there is 22%. Seguin is the 29th fastest growing city in the U.S. and according to the U-Haul growth report, Seguin is the 14th highest growth area in the U.S. In 2007, 9% of Navarro families lived in the Seguin city limits, but now 42% live inside the city limits, increasing its dependency on the City of Seguin. Councilmember Lievens stated that the enrollment levels have doubled from 1,500 in 2007 to 3,000 this year and they are expected to double again in the next ten years. He explained that just since school has started, there has been 334 new students enrolled, equivalent to a 10% increase and 14 new classrooms. He said many attended the grand opening event for the new Navarro High School, and the Navarro South Elementary School is scheduled to open in fall of 2027. There are two bonds being planned; one for the reconfiguration of the existing elementary, middle, and junior high and one for a third elementary school. Councilmember Lievens said he believes the north side will continue to see accelerated growth because of the roads and infrastructure that has been developed. He said he predicts that there will be accelerated retail growth around I-10 and SH46. He thanked City Staff and City Council for what is currently being done to manage the growth. He also thanked the City for the master plans that have been done as well as the proposed park and fire station on the north side. He requested everyone have patience because of all the road construction and he asked that the SEDC and Planning and Codes Department help to encourage industrial and retail developers to develop on the north side. He declared that this is a crucial time in the history of city because we will not have this rate of growth again so it is crucial that we get it right.

7. Consent Agenda

Approval of the Consent Agenda

A motion was made by Councilmember Rea, seconded by Councilmember Biesenbach, to approve the following Consent Agenda items. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

- a. [26-001](#) Minutes of the January 6, 2026 City Council meeting.
These minutes were approved.
- b. [26-020](#) Check Report December 31, 2025 through January 13, 2026.
The Check Report was acknowledged.
- c. [26-013](#) Authorize the purchase of one new dump truck for Water Utilities Department from Doggett Freightliner in the amount of \$157,231.00; and declare an effective date. - Steven Purchase, Fleet Manager.
This Action Item was approved.
- d. [26-012](#) Authorizing the auction of excess vehicles and equipment and providing an effective date. - Steven Purchase, Fleet Manager
This Action Item was approved.
- e. [25-712](#) Resolution authorizing the submission of a Criminal Justice Grant (JAG) application seeking funding for a four-wheel drive police patrol vehicle. - Kate McCloud, Grants Administrator
This Resolution was approved.
Enactment No: 2026R-016
- f. [25-710](#) Resolution authorizing the submission of a General Victim Assistance (VOCA) grant application seeking continuing funding to assist all victims of crime and training for the Crime Victim Liaison. - Kate McCloud, Grants Administrator
This Resolution was approved.
Enactment No: 2026R-017
- g. [25-741](#) Resolution authorizing the submission of a Recreational Trails Grant Program application seeking funding to connect the Walnut Springs Trail to Max Starcke Park. - Kate McCloud, Grants Administrator
This Resolution was approved.
Enactment No: 2026R-018
- h. [26-011](#) Resolution authorizing the submission of a Genetic Genealogical DNA Analysis grant application seeking funding for forensic DNA testing, analysis, preservation and expert case review for six (6) unsolved cold homicide cases. - Kate McCloud, Grants Administrator

This Resolution was approved.

Enactment No: 2026R-019

- i. [25-740](#) Resolution authorizing the submission of a Juvenile Justice & Youth Diversion grant application seeking funding for a truancy reduction, intervention, and prevention program provided by Seguin Youth Services.
- Kate McCloud, Grants Administrator

This Resolution was approved.

Enactment No: 2026R-020

- j. [25-742](#) Resolution authorizing the purchase of one Drum Pilot Line Winder for Electric Utilities and declaring an effective date. - Timothy Jay Howe, Director of Utilities

This Resolution was approved.

Enactment No: 2026R-021

- k. [25-660](#) Ordinance on second reading to consider the Voluntary Annexation of approximately 132.993 acres located at 3281 Cordova Rd, situated in the A M Esnaurizar Survey, Abstract 20, in Guadalupe County, Texas Property Ids. 55627 and 55628 (VAN10212025). - Pamela Centeno, Director of Planning & Codes

This Ordinance was adopted.

Enactment No: 2026-001

- l. [25-661](#) Ordinance on second reading to consider the Voluntary Annexation of approximately 50.650 acres located near the 1500 block of E Martindale Rd, situated in the M Cherino Survey, Abstract 10, in Guadalupe County, Texas Property Id. 52678 (VAN09162025). - Pamela Centeno, Director of Planning & Codes

This Ordinance was adopted.

Enactment No: 2026-002

- m. [ZC 22-25 CC](#) Ordinance on second reading to consider a Zoning Change from Agricultural-Ranch (A-R) to Single-Family Residential (R-2) for the property located at the 1700-1900 block of Rudeloff Rd., Property ID: 52806 (ZC 22-25). - Pamela Centeno, Director of Planning & Codes.

This Zoning Ordinance was adopted.

Enactment No: 2026-003

- n. [ZC 24-25 CC](#) Ordinance on second reading to consider a Zoning Change from Public (P) to Single-Family Residential (R-1) for the property located at the 700 block of Jefferson Ave., Property ID: 108755, (ZC 24-25). - Pamela

Centeno, Director of Planning & Codes.

This Zoning Ordinance was adopted.

Enactment No: 2026-004

- o. [ZC 26-25 CC](#) Ordinance on second reading to consider a Zoning Change from Public (P) to Neighborhood Commercial (NC) for a property located at 919 N. Guadalupe St., Property ID: 22893, (ZC 26-25). - Pamela Centeno, Director of Planning & Codes.

This Zoning Ordinance was adopted.

Enactment No: 2026-005

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

- a. [ZC 21-25 CC](#) Ordinance on second reading to consider a Zoning Designation to Single Family Residential (R-1) for a 50.620-acre property located at the 1500 Block of E Martindale Rd, Property ID 52678, (ZC 21-25). - Pamela Centeno, Director of Planning & Codes.

Planning and Codes Director Pamela Centeno explained that this is the second reading of this zoning ordinance. It was not included in the Consent Agenda because the annexation must be approved before zoning can be established. This is for the rezoning of the 50 acres across from the Navarro Oaks subdivision. Mrs. Centeno stated that the Comprehensive Plan and the Future Land Use Plan supports residential development.

The conceptual layout for this development consists of 233 units, approximately 4.5 units per acre. Residents have voiced their concerns regarding increased traffic, sewer and water capacity, and wildlife.

Councilmember Lievens said he found it interesting that the Planning and Zoning Commission voted in favor 6 to 3 as it shows they also had a level of concern. He said that he is worried about traffic and the timing of construction, specifically exiting from Martindale Rd to SH123 without a light.

Councilmember Biesenbach asked if there was any conversation about the trees on the development and if the developer planned to keep them. Mrs. Centeno responded that the developer will keep some as some of them are protected. The developer will have to submit a tree plan to the City, but the developer has mentioned that they want to protect the big trees as it is a feature that is not common in new residential developments.

Councilmember Lievens asked if there are any spring fed ponds on this property and Mrs. Centeno answered that she could not speak to that.

Councilmember Keller said the property appeared to have two ponds on it and asked if the City would be able to make them keep it. Director of Engineering and Capital Projects said that, similar to traffic impact analysis, stormwater plans come after zoning. She clarified that the City does not have authority to require them to keep the ponds, that would be Texas Commission on Environmental Quality (TCEQ) that would regulate that. She said that the City does its best to preserve it by preserving drainage patterns. Councilmember Lievens asked since TCEQ has the responsibility of

regulating groundwater, will they look at it? And Mrs. Reynolds responded that they will not because it is not a protected area.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Keller, that this Zoning Ordinance be adopted. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

- b. [ZC 23-25 CC](#) Ordinance on second reading to consider a Zoning Designation to Public (P) for a 132.993-acre property located at 3281 Cordova Rd, Property ID's 55627 and 55628 (ZC 23-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno explained that this is for the zoning for the proposed Texas State Technical college site. The second reading was not included on the Consent Agenda because annexation had to occur before zoning could be established.

A motion was made by Councilmember Gaytan, seconded by Councilmember Keller, that this Zoning Ordinance be adopted. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

- c. [25-730](#) Public Hearing and Resolution adopting a Drainage Master Plan for the City of Seguin; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

Director of Engineering and Capital Projects Melissa Reynolds presented the Drainage Master Plan, highlighting that most of the July 2025 flooding was between a 25-50 year event. She explained that the plan focused on localized flooding, not riverine flooding. The plan determined that there were 29 problem areas in town, which were then divided into 16 project areas and 21 projects, totaling out to approximately \$63M in drainage need. The next steps would be to prioritize the projects and Capital Improvement Project plan for budgeting. She also informed that there is a flood awareness page on the City's website.

Mayor Dodgen opened the Public Hearing at 7:09 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:09 P.M.

Councilmember Biesenbach said that he worked with many of the residents on Leonard Lane after the flood. He said it is promising for those residents to see that it

wouldn't be millions and millions to help fix their issue. He also suggested that the project area extend one block on Bauer Street because once water runoff crosses over College Street, it doesn't have anywhere to go. Mrs. Reynolds informed that the project areas are preliminary, once they start surveying and have boots on the ground, the boundaries for projects may expand or water flow down the hill. knows when it crosses over College street, there is nowhere for it to go, one more block towards College street. Melissa preliminary, do survey and have boots on the ground, boundaries may expand or contract. Councilmember Biesenbach thanked Mrs. Reynolds for her wonderful work.

Mayor Dodgen said that this study made it apparent that the City does not have appropriate drainage and it needs to be fixed.

Councilmember Biesenbach asked how much money is left in the drainage fund and Mrs. Reynolds replied there is a little over \$2M in the fund but it changes daily as more development occurs but is also being spent on things like funding this plan.

Mayor Dodgen said that it was planned to use the fund to pay for the Drainage Master Plan.

City Manager Steve Parker stated that the fund accumulates approximately \$1-1.5M annually, but is also being used to hire a public works crew and equipment that will work on stormwater drains. He said that it is not feasible to issue \$63M in debt to correct it all at once. Staff will come up with a plan to correct it in phases.

Mayor Dodgen said that they are looking in other places for money and Mrs. Reynolds said now that they have a Drainage Master Plan it will make it easier to qualify and the regional flood planning group is initiating plans. Mayor Dodgen said it is similar to the AAMPO.

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

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

d. [26-004](#)

Discussion and possible direction regarding trail rider events and horseback riding within and through the City of Seguin. - Rusty Suarez, Assistant Chief of Police

Assistant Police Chief Rusty Suarez explained how trail rides host by not local organizations that pass through Seguin have a large impact on City resources. With the growth of Seguin and increased traffic, large rides create safety risks, disrupts traffic, and increases personnel costs, especially if the trail ride occurs during weekends or peak event seasons. Assistant Chief Suarez said that the Department understands the cultural and historic significance of the trail rides, but would like to be able to establish permitting requirements, staffing limits, traffic control alternatives, and a fee schedule, so that they can continue to balance tradition with the responsibility to provide public safety to the community.

City Manager Steve Parker commented that when trail rides come through town, it often makes residents mad they have to wait, so they honk horns and create the potential to spook the horses. He would like to put a policy in place that addresses it. He said they are going to police the trail rides that come through this year, but the organizations have been given ample notice that there may be changes in the future. He said Seguin loves the culture and heritage, but it needs to be done safely and a plan is needed to be developed and a fee schedule designed that will allow for proper public safety. The intent of this agenda item was to update council on issue, see what the initial thoughts are about creating a fee and policy or if the City should just include it in the budget for overtime and do it anyway.

Mayor Dodgen commented that the issue is not residents, but those that are just passing through that are using City services and not paying for them. With a department that only has 6-8 officers on staff, taking 4 officers off patrol to guide a trail ride only leaves 4 patrolling officers.

Parks and Recreation Director Jack Jones commented that the trail riders do stay over night at the fairgrounds. Councilmember Lievens asked if the trail riders are spending money locally. Mr. Jones answered that they only pay \$100 per trail ride to stay overnight at the fairgrounds. Councilmember Lievens then asked if they clean up after themselves and Mr. Jones replied that is why there is the \$100 charge.

Mayor Dodgen said she believes there are less and less horses each year, but that is not the point. The point is that residents are paying for outside organizations to have service and safety.

Mayor Pro Tem Carter commented that she thinks it is good to bring it up at this time. She said she would like to see what other municipalities are doing. She suggested that the Police Department create a policy and Councilmember Biesenbach agreed.

Mayor Dodgen received consensus to give the direction to Assistant Chief Suarez to create a policy and bring it back to City Council for consideration. She reiterated that this would not take effect this year, but would be proposed for a future year.

e. [26-017](#)

Resolution authorizing the City Manager to execute a Professional Service Agreement between the City of Seguin and Fitzpatrick Design Construction Services Group, LLC (FDCS), related to the design phase of the construction of fire station #4; and declaring an Effective Date. - Dale Skinner, Fire Chief

Fire Chief Dale Skinner declared that it is an exciting day for him because he is 10 years into his 5 year plan and is excited for the construction of Fire Station #4. Building a new fire station is a complex and mission-critical project that must support emergency response operations, firefighter safety, and long-term community needs. Fire stations are highly specialized facilities that require careful coordination among architectural, engineering, and public safety stakeholders to ensure that operational requirements, regulatory standards, and budget constraints are fully addressed. Given this complexity, hiring an Owner's Representative is essential to protect the interests of the City throughout the design process. Chief Skinner said that an Owner's Representative serves as the City's dedicated advocate and technical advisor, providing expertise that bridges the gap between the owner, design professionals, and other stakeholders.

Chief Skinner said that Fitzpatrick Design and Construction Services comes highly

recommended by his peers and has been selected to serve as an Owner Representative for the design phase of Fire Station #4. This agreement, in the amount of \$180,000, would cover to the construction phase of the project.

City Manager Steve Parker noted that owners representatives provide checks and balances between the architect and developer, and helps to ensure that the City gets the right project. They help find ways to save money, lowers the number of change orders, and often times almost pay for their services by finding ways to save money.

Chief Skinner mentioned that the Fire Chief in Rowlett said that the owners representative helped them save enough money that they were able to build another building with the amount saved. Chief mentioned that the timeline for this project is 20-24 months.

Councilmember Biesenbach commented that he and his wife Jackie are both Fire Academy Alumni. He mentioned that firefighters are more susceptible to cancer. He said that Jackie had the idea to include sauna therapy in the new fire station as it is said to have health benefits. He said that the estimated cost to incorporate would be \$10-20k and he would love to see the idea explored. Chief Skinner replied that he did look into it, but there is not science to prove it is effective. He said occupational cancer is the #1 killer in firefighters today. Cancer prevention has been slow to be addressed, but it has been in recent years, with the start of annual testing, cancer screening, and physicals for fire fighters. He also said reducing exposure is being considered in the design of buildings by having air locks and shower access from the bays. He said that staying up on the latest technology is important and taking the square footage to make a sauna is a concern and the question becomes is the bang work the buck.

Mayor Dodgen commented that there should be an area reserved the Police Department in the new building and Chief Skinner said yes they are planning to do that so that they have a place to do reports. It makes sense because of its location on the north side. Chief Skinner joked that they would give the Police Department a closet.

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

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

f. [26-009](#)

Resolution authorizing the City Manager to execute an amendment to the Exclusive Franchise Agreement for residential solid waste collection with Waste Connections Lone Star, Inc. to add Household Hazardous Waste Services; providing for a monthly Household Hazardous Waste Service Charge; and providing an effective date. - Rick Cortes, Deputy City Manager

Deputy City Manager Rick Cortes informed that there have been two garbage truck fires and one fire at Post Oak Landfill due to lithium batteries. Lithium batteries are

considered hazardous waste and should not be disposed of with regular solid waste. The Solid Waste Committee looked for ways to mitigate this problem as well as provide a household hazardous waste solution to residents. Mr. Cortes said that the proposed solution is to have Waste Connections LLC, through Household Hazardous Waste Solutions, LLC., provide weekly household hazardous waste service to residents. Household Hazardous Waste Solutions, LLC currently serves 22 communities throughout Texas, including Schertz, Selma, and Balcones Heights. Since they started service in July, they have collected 18,000lbs of hazardous waste from Schertz. The added service would run concurrent with the existing residential solid waste agreement and at its expiration the City can determine if they want to continue service or not. The cost for this added service is \$1.50 per month per household. Mr. Cortes reminded that the City paid approximately \$100k for one hazardous waste clean-up event last year.

City Manager Steve Parker commented that protecting ground water is important. Without an option to dispose of hazardous waste, residents will pour it out on the ground. He also mentioned that the hazardous waste clean-up event ran out of money at 10:30am with a very long line, and even after finding more money to continue the event until noon, they still had to cut the line off early. He said he believes it is a service that the community really wanted and is a good use of city resources. He said that residents would only have to schedule a pick-up through the app or by calling in the request.

Mayor Dodgen said the City received a grant to be able to host the hazardous waste event, which isn't guaranteed to get. And all the money was spent by 10:30am and the line was still 1.5 miles long. She also said staff worked all day and the amount spent did not include staff time. Additionally, Mayor Dodgen mentioned that the last clean-up event is what caused the fire at Post Oak Landfill because someone threw away a lithium battery that caught fire. She said the main component of this is educating the community so that they know the program exists and how to use it.

Deputy City Manager Cortes informed that when he went to dispose of LED light bulbs, they company taking them chose \$8-10 per light bulb to recycle them.

Public Works Director Adam Rossing said he was told by his staff of the long lines at the household hazardous waste clean up event and he feels like this is a very good solution to give residents a place to dispose of hazardous waste.

Councilmember Biesenbach said to think about all the things that get thrown away that is hazardous. he agreed that availability and education are important.

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

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

g. [26-010](#)

Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 86, Solid Waste, to

add a Household Hazardous Waste Service and associated monthly per-household fee; providing for implementation through the City's Solid Waste Franchise Agreement; providing a severability clause; providing for publication; providing an effective date; and authorizing City Staff to submit this Ordinance as a supplement to the Seguin Code of Ordinances. - Rick Cortes, Deputy City Manager

Deputy City Manager Rick Cortes informed that this is the ordinance that would add the \$1.50 household hazardous waste fee to the City's fee schedule.

A motion was made by Councilmember Carter, seconded by Councilmember Rea, that this Ordinance be approved on first reading. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

9. Closed Session

Mayor Dodgen convened into Closed Session at 7:46 P.M.

- a. [26-015](#) Section 551.087 (Deliberation Regarding Economic Development Negotiations) 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 related to Project Vast. Possible action may follow in Open Session.

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

Mayor Dodgen reconvened into Closed Session at 8:04 P.M.

- a. **26-035** Authorize the City Manager to execute an Economic Development Agreement between the City of Seguin and A-L97 IH-10-SH46, L.P., a Texas Limited Partnership, as presented in Closed Session.

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

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

11. Adjournment

Mayor Dodgen adjourned the meeting at 8:05 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary