



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, October 21, 2025

5:30 PM

Council Chambers

1. Call to Order

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

2. Invocation - Pastor Chris Larson, New Life Fellowship

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:

Carlos De La Cruz, 21502 Fox Park Lodge, San Antonio, announced that he was running for Congress. He said that before opening a kick boxing gym in San Antonio, he served in the military for twenty years. He also said that he wants to address what is happening with our young people because if we keep ignoring this crisis we won't have much of an economy anymore. He stated that he has personally seen the difference that discipline, faith and mentorship can make and wants to be sure everyone knows that their life matters, Jesus loves them, and their nation needs them.

Police Chief Jason Brady invited everyone to attend their annual trunk or treat on College street on Halloween night from 6-8PM. He also reminded that the Police Department is accepting candy donations.

Fire Chief Dale Skinner informed that October is National Fire Prevention Month. He invited everyone to attend their annual open house on Halloween night at the Fire Station on Elm Street. He said that they will do apparatus tours and hand out candy and hot dogs. Chief Skinner introduced Project Squirrel, the mascot for the project is named Smokey. He said his department purchased 100 squirrel stuffed animals to give out to children who are involved in an emotional crisis. In order to keep that program going, they started selling them to the public for \$20 each, which pays for two so the idea is that they buy one for themselves and donate one. Squirrels can be purchased at Main Street, during Pecan Fest, and on the alumni association's website.

Parks and Recreation Director Jack Jones announced that the new public bathroom

building downtown will be open on Friday, in time for Pecan Fest. Main Street and Destination Director Blaire Friar invited everyone to attend the 20th annual Pecan Fest. She said that they will have over 18 different food trucks, a food truck throw down, and a Kidzone this year. Additionally, there will be 140 vendors and live entertainment. She also reminded that the Big Red Barn has activities there as well as the Wilson Pottery Show will be held at the Sebastopol House. She informed that there will be a shuttle running to all three locations. Also, she announced that Sunday is the Riverside Cemetery Tours, plugged the www.Seguingonuts.com website, and invited everyone to attend the annual Hats Off to Juan Seguin Pub Crawl.

Councilmember Biesenbach wished his wife Jackie a Happy Anniversary and an early Happy Birthday. He invited everyone to the Halloween event on College Street and said it looks like scene out of a movie. He reiterated that the Police Department is accepting candy donations and that Project Squirrel is an amazing project. He promoted the 2nd annual Lights and Sirens Cornhole Tournament scheduled for November 15th at 10am and encouraged everyone to participate or at least come watch the exhibition match between the two Chiefs.

Councilmember Carlsson thanked the first responders for their excellent work recently and said that his interactions have been with those who lead by example, set the bar high, and are doing a very good job. He said he appreciates everybody's efforts for the State of the City event but he encourages residents to get out there and engage with the leaders of the community.

Mayor Dodgen announced that early voting has begun and will be available through October 31st. She also invited everyone to attend the Pistols and Petticoats fundraiser and announced that GRMC had a big article in Modern Healthcare magazine and was listed as one of the best places to work. She informed that Sunday is the 25th dedication of the Juan Seguin Statue and will be celebrating at the Seguin Coliseum from 11am-2pm. She informed that she was dressed in cow print overalls because the ribbon cutting for Chic-fil-A was this morning and the grand opening will be on Thursday morning. Also, she announced that Academy will open on November 2nd.

6. Presentation

a. 25-415

Recognition of TxDot Area Engineer Will Lockett upon his retirement. - Donna Dodgen, Mayor

Mayor Dodgen informed that Mr. Will Lockett has been retired from Texas Department of Transportation for a few months now, but has been traveling and having a lot of fun so we are recognizing him now. She said that she appreciates everything that Mr. Lockett has done to advocate for Seguin and congratulated him for his 27 years of dedicated service to TxDOT. She said he always has been and always will be a friend to Seguin. She wished him well in his retirement.

Mr. Lockett commented that he was grateful for the recognition but also for the great relationship and partnership that he had with the City of Seguin throughout his tenure.

b. 25-612

Recognition of Bobby Hyatt, Electric Superintendent, upon his retirement. - Donna Dodgen, Mayor

City Manager Steve Parkers said on behalf the City and staff, he wanted to congratulate Bobby Hyatt on his retirement. He said that Bobby is the kind of guy that creates the great culture around here, with pride and passion for what he does. Bobby

has been a big part of the Seguin family for 14 years and is always one of the first ones to step up and be part of the group that led. Bobby leaving will leave a hard hole to fill. Mr. Parker said that Mr. Hyatt's team and managers have a tremendous amount of respect for him and the door is always open for him to come back. Mr. Parker said that Bobby is a great example of what we want a Seguin teammember to be like.

Mr. Parker informed that Bobby began working for the City of Seguin as a Heavy Equipment Operator in the Water Wastewater Department on September 6, 2011. On October 1, 2012, Bobby promoted into the Electric Department as Apprentice. He later moved into an Apprentice III on September 14, 2014, and then an Apprentice IV on October 11, 2015. On September 25, 2016, Bobby promoted into a Journeyman/Lineworker with the Electric Department. A little less than a year later, on August 28, 2017, he became a Crew Leader. Most recently on January 19, 2025, he promoted to an Electric Superintendent. Bobby will retire from the City of Seguin on October 30, 2025, with a total of 14 years and 1 months of service. Mr. Parker congratulated Bobby and wished him a Happy Retirement.

Mayor Dodgen congratulated Bobby Hyatt on his retirement and read a certificate thanking him for his years of service to the City of Seguin and wishing him well in his retirement. She also told a story about how Bobby went out of his way to catch a bird that was in distress years ago because he knew it was upsetting to her. She shared how much it meant to her that he took care of the bird and reiterated that he was always one that would take care of things.

Manager of Electric Utility Freddy King declared that Bobby will be truly missed but that he continuing to work to keep lineman safe. He presented Bobby with a custom sign as a token of the department's appreciation for Hyatt's years of service.

7. Consent Agenda

A motion was made by Councilmember Bill Keller, seconded by Councilmember Joe 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

- a. [25-617](#) Minutes of the October 6, 2025 City Council Meeting.

These Minutes were approved.

- b. [25-618](#) Check Report October 1, 2025 through October 15, 2025.

The Check Report was acknowledged.

- c. [25-594](#) Board and/or Commission Appointments. - Donna Dodgen, Mayor
a. Commission on the Arts
b. Main Street Advisory Board

This Action Item was approved.

- d. [25-600](#) Authorize Downtown Street Closure of the 100 and 200 blocks of S. River Street, the 100 and 200 blocks of E. Donegan Street, and the 100 and 200 blocks of E. Nolte Street from 4:00 to 11:00 p.m. on October 31, 2025; and authorize said authorization to be Effective immediately. - Blaire Friar, Director of Main Street and Destination Seguin
This Action Item was approved.
- e. [25-613](#) Authorize the City Manager to execute Change Order Request CO24788-02 with CorWorth/Restroom Facilities LTD in the amount of \$3,250 to add anti-graffiti coating on the outside of the downtown restrooms at Central Park. - Jack Jones, Director of Parks and Recreation
This Action Item was approved.
- f. [25-592](#) Amendment resolution to submit application for the FY25-26 Rifle-Resistant Body Armor Grant Program. - Kate McCloud, Grants Administrator
This Resolution was approved.

Enactment No: 2025R-214
- g. [25-593](#) Resolution authorizing the submission of an Urban Area Security Initiative - Regular grant application seeking funding for the Police Department to purchase wet-vacuum DNA collection equipment to assist in the collection of DNA evidence. - Kate McCloud, Grants Administrator
This Resolution was approved.

Enactment No: 2025R-215
- h. [25-596](#) Resolution approving agreements between the City of Seguin and the following organizations that receive financial appropriation in the FY2026 Hotel Occupancy Tax Funding. - Susan Caddell, Director of Finance
- a. Seguin Conservation Society
 - b. Mid-Texas Symphony
 - c. Teatro de Artes de Juan Seguin
 - d. Seguin-Guadalupe County Hispanic Chamber of Commerce
 - e. Seguin Heritage Museum
 - f. Guadalupe County Fair Association
 - g. Seguin LULAC Council #682
 - h. Seguin Art League
 - i. The Fields of Huber Ranch, LLC
- This Resolution was approved.**

Enactment No: 2025R-216
- i. [25-597](#) Resolution of the City Council of Seguin, Texas authorizing the City

Manager to execute a Master Services Agreement with Schneider Engineering LLC d/b/a SEnergy, related to as-needed professional services for the City's Electric Utility facilities; and declaring an Effective Date. - Timothy Howe, Director of Utilities

This Resolution was approved.

Enactment No: 2025R-217

- j. [25-609](#) Resolution authorizing the expenditure of more than \$100,000 annually for equipment diagnostic, maintenance and repair services utilizing the state purchasing exemption and declaring an effective date. - Adam Rossing, Director of Public Works.

This Resolution was approved.

Enactment No: 2025R-218

- k. [25-599](#) Resolution authorizing a contract amendment to the professional services contract with BGE, Inc. for the Martindale Road Extension Project; authorizing the City Manager to execute contract amendments with providers; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

This Resolution was approved.

Enactment No: 2025R-219

- l. [25-549](#) Ordinance on second reading to consider amendments to the City of Seguin's Unified Development Code (UDC) Section 3.2.18- Planned Unit Development, to modify the requirements and allowances for General Land Use Plans. - Pamela Centeno, Director of Planning & Codes

This Ordinance was adopted.

Enactment No: 2025-056

- m. [25-559](#) Ordinance on second reading amending the Seguin Code of Ordinances Appendix C - Fee Schedules, Chapter 102, Utilities, Article III, Water Modeling Fee; and Article IV Wastewater Modeling Fee; 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. - Timothy Howe, Director of Utilities

This Ordinance was adopted.

Enactment No: 2025-057

- n. [25-567](#) Ordinance on second reading to consider the creation of Tax Increment Reinvestment Zone #3, pursuant to Chapter 311 of the Texas Tax Code. - Josh Schneuker, Director of Economic Development

This Ordinance was adopted.

Enactment No: 2025-058

- o.** [25-591](#) Ordinance on second reading designating a contiguous geographic area within the corporate limits of the City as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Two, City of Seguin; describing the boundaries of the zone; creating a Board of Directors for the zone; establishing a Tax Increment Fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date. - Mark Kennedy, City Attorney

This Ordinance was adopted.

Enactment No: 2025-059

- p.** [ZC 20-25 CC](#) Ordinance on second reading to consider a zoning change request from Commercial (C) to Planned Unit Development (PUD) for property located at 1819 Friesenhahn Rd., Property ID: 52990, (ZC 20-25). - Pamela Centeno, Director of Planning & Codes

This Zoning Ordinance was adopted.

Enactment No: 2025-060

8. Action Items - Discussion and Possible Motion to Approve

- a.** [25-534](#) Resolution authorizing approval of the Advance Funding Agreement of a project awarded for voluntary utility relocation contributions on State Highway Improvement Projects (SH 123: 0366-02-089); 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 City Council meeting.

Enactment No: 2025R-220

- b.** [25-543](#) Resolution approving certain amendments to the Bylaws of the Seguin Economic Development Corporation. - Josh Schneuker, Director of Economic Development

Director of Economic Development Josh Schneuker informed that the last time that the Seguin Economic Development Corporation amended its bylaws was in 2018, 2000, and 1994. For the most part, these amendments this time is to clean up old language, be more reflective of current economic development trends, and expand some language to make permissible use of funds to be more inline with the Texas Local Government Code. Additionally, the amendments further defined a designated employee can serve as Executive Director, changed the due date of the Annual Report,

and changed the purchasing thresholds so that purchases between \$50,000 and \$100,000 needs approval from the SEDC Board of Directors and any purchase over \$100,000 needs both SEDC Board and City Council approval. Mr. Schneuker informed that the SEDC approved the proposed Bylaw amendments unanimously at their last meeting.

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-221

c. [25-595](#)

Resolution approving a lease-purchase agreement between the City of Seguin and Government Capital Corporation for the purpose of financing the purchase of ten (10) Stryker Lifepaks 35s for the Fire/EMS Department and a Hydrovac truck for the drainage crew; authorizing the City Manager to execute the contract; and declaring an effective date. - Susan Caddell, Director of Finance

Finance Director Susan Caddell explained that this resolution approves the finance agreement that will allow for the purchase of ten (10) Stryker Lifepaks 35s for the Fire/EMS Department and a Hydrovac truck for the drainage crew. She stated that Government Capital Corporation has been good to work with in the past and she would like to continue to utilize them to finance these purchases.

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-222

d. [25-610](#)

Resolution authorizing the purchase of three vehicles for the Water Utilities Dept in the amount of \$894,546.00 from Cavender Grande Ford and declaring an effective date. - Steven Purchase, Fleet Manager

Public Works Director Adam Rossing said that this resolution would allow for the purchase of three trucks. Two of the trucks will be replacing units that have met their end of life and the third truck will be used to outfit the new drainage crew. He added that this purchase will be made through a purchasing cooperative contract.

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-223

e. [25-607](#)

Resolution authorizing the purchase of a combination vacuum truck from Industrial Disposal Supply in the amount of \$565,305 and declaring an effective date. - Adam Rossing, Director of Public Works

Director of Public Works Adam Rossing stated that this resolution authorizes the purchase of a combination vacuum truck from Industrial Disposal Supply in the amount of \$565,305. The truck will be used by the new drainage crew, allowing them to start cleaning the stormwater infrastructure, drainage basins, inlets, and pipes.

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

Enactment No: 2025R-224

f. [25-611](#)

Resolution awarding Sullivan Contracting in the amount of \$650,000.00 for 2026/27 IDIQ Concrete Services through Choice Partners Cooperative Contract # 25/033MR-53 and declaring an effective date. - Adam Rossing, Director of Public Works

Director of Public Works Adam Rossing informed that this contract provides a stopgap solution until a dedicated in-house concrete crew is established. It ensures critical infrastructure needs are met in the interim without delay. He explained that an IDIQ contract allows the City to address multiple small- to medium-scale concrete projects quickly and efficiently without going through a separate procurement process each time. This flexibility ensures we can respond to citizen requests, safety issues, and infrastructure needs in a timely manner. This contract would primarily support Public Works but would also be structured to allow other City departments to utilize it when needed.

Councilmember Carlsson asked if the City has executed an IDIQ contract before and Mr. Rossing answered not for concrete and not with Sullivan.

Councilmember Lievens commented that this is very innovative and creative and will help the City respond to concrete needs faster.

City Manager Steve Parker said that this will help the City maintain its concrete until the City can have an in-house crew for concrete. He informed City Council that Mr. Rossing is currently working on a sidewalk plan to determine what sidewalks are priority.

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-225

9. Closed Session

Mayor Dodgen convened into Closed Session at 6:16 P.M.

- a. [25-590](#) Section 551.071(2) (Consultation with Legal Counsel) and 551.072 (Deliberation regarding the Purchase and/or Value of Real Property) of the Texas Local Government Code associated with the Love's Force Main Project and the Cordova Road Project in Guadalupe County, Texas. Possible action may follow in Open Session.

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

Mayor Dodgen reconvened into Open Session at 6:28 P.M.

- b. [25-615](#) Resolution declaring a necessity for the acquisition of a 1.351 acre right-of-way and a 0.5162 acre permanent utility easement on two tracts of land: first, a called 3.004 acre tract of land described in a deed executed on March 26, 2025 to Seguin Land Investors LP, recorded in Document 202599007265 of the Official Public Records of Guadalupe County, Texas, and second, a called 57.917 acre tract of land described in a deed executed on September 23, 2024 to Seguin Land Investors LP, recorded in Document 202499023213 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, partially in the City of Seguin, all in Guadalupe County, Texas, being more particularly described by metes and bounds and shown in Exhibit "A", attached hereto and incorporated herein for all purposes, for the purpose of the reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use and related appurtenances along Cordova Road, and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

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-227

c. [25-616](#)

Resolution declaring a necessity for the acquisition of a 0.8267 acre right-of-way and a 0.3564 acre permanent utility easement out of a called 74.520 acre tract of land in the City of Seguin, Texas, described in a deed executed on February 9, 2024 to MCLB Land, LLC, a Texas Limited Liability Company, recorded in Document 202499002964 and corrected in a deed recorded in Document 202499012203, both of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20 of Guadalupe County, Texas, being more particularly described by metes and bounds shown in Exhibit "A", attached hereto and incorporated herein for all purposes, for the purpose of the reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use and related appurtenances along Cordova Road, and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

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

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-228

a. [25-614](#)

Resolution declaring a necessity for the acquisition of a 0.25 acre permanent utility easement and a 0.25 acre temporary construction easement on a tract of land out of the J.D. Clements League Survey No. 18, Abstract No. 11, Guadalupe County, Texas, and being a portion of a called 1.432 acre tract described in General Warranty Deed dated 11/16/2021 to John Bradley Spahn recorded in Document 202199039587, Official Public Records, City of Seguin, Guadalupe County, Texas, and being more particularly described by metes and bounds and shown in Exhibit "A", attached hereto and incorporated herein for all purposes, for the purpose of the installation, construction, operation, maintenance, repair, upgrade, and removal of a wastewater force main, and related above and below ground appurtenances along I-10 and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are

unsuccessful. - Mark Kennedy, City Attorney

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

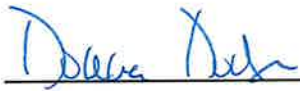
Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-226

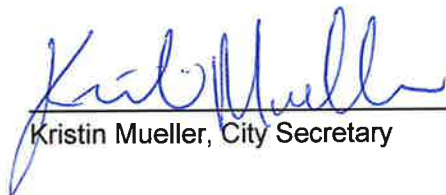
11. Adjournment

Mayor Dodgen adjourned the meeting at 6:34 P.M.



Donna Dodgen, Mayor

ATTEST:



Kristin Mueller, City Secretary



