City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, August 4, 2026	5:30 PM	Council Chambers

Public & Virtual

1. Call to Order

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

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

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Present: 8 - Councilmember Joe Rea, Councilmember David Eveld, Councilmember Jim Lievens, Councilmember John Carlsson, Councilmember Paul Gaytan, Councilmember Monica Napier, Councilmember Bill Keller, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents:

Stephen Judah addressed the Council in opposition to the proposed Riverside Pride event. He noted that this was his fourth appearance before the Council regarding the matter and stated that, unlike his previous appearances, he had not prepared a written statement. Mr. Judah expressed concerns based on his personal beliefs, experiences, and observations, stating that he believes the event would have negative impacts on the community. He referenced conversations with individuals who had relocated from other areas and expressed concerns about societal and cultural changes occurring throughout the country. He shared that these concerns have influenced his family's decision to relocate and stated that he is in the process of selling his business and home. Despite his concerns, Stephen praised Seguin, describing it as one of the best small towns in which he has lived. He commended the community, its downtown, and the relationships he has built since moving to Seguin, while encouraging the Council to consider his previous comments on the topic.

City Manager Steve Parker thanked everyone who attended the swearing-in ceremony for Fire Chief Garrick Herbert. He noted the tremendous turnout from City staff, partner agencies, family, and friends, and expressed confidence that Chief Herbert will do an outstanding job leading the Seguin Fire Department.

Fire Chief Garrick Herbert thanked the Mayor, Council, City Manager, and community for the opportunity to serve as Fire Chief. He shared that he has received many compliments from colleagues and visitors regarding the City of Seguin, the progress being made, and the quality of services the City provides.

Councilmember Lievens announced that Fire Chief Garrick Herbert will be the guest speaker at the Geronimo Lions Club meeting at 6:30 a.m.

Mayor Donna Dodgen announced that she and City Manager Steve Parker will present at the Seguin Chamber of Commerce's State of the City luncheon tomorrow. She said that the City hosted State of the City will be held on September 29th and will be streamed live. She also informed that the City's School Supplies Drive concludes on August 6. Donations may be dropped off at any Seguin Police Department or Fire Department station. Mayor Dodgen informed that Destination Seguin is accepting proposals for a new mural at the Seguin Visitors Center. Artist submissions are due by 5:00 p.m. on August 7th. Mayor Dodgen thanked the Streets Department for its continued hard work maintaining the City's streets during the summer heat and expressed her appreciation. She also recognized Councilmember Biesenbach for producing an informational video highlighting approximately 12 miles of street improvement projects currently underway.

6. Presentation

7. Consent Agenda

A motion was made by Councilmember Rea, seconded by Councilmember Eveld, 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 Napier, Councilmember Keller, and Councilmember Biesenbach

a. [26-327] Minutes of the July 21, 2026 City Council Meeting.

These minutes were approved.

b. [26-329] Check Report July 16, 2026 to July 29, 2026.

The Check Report was acknowledged.

c. [26-325] Approval of reports for the quarter ended June 30, 2026 for the following organizations that receive Occupancy Tax funding. - Susan Caddell, Director of Finance

a. Seguin Conservation Society
b. Mid-Texas Symphony
c. Teatro de Artes de Juan Seguin
d. Seguin-Guadalupe County Hispanic Chamber of Commerce
e. Seguin Heritage Museum
f. Guadalupe County Fair Association
g. Seguin LULAC Council #682
h. Seguin Art League
i. The Fields of Huber Ranch, LLC

This Action Item was approved.

d. 26-318

Resolution authorizing City Staff to dispose of surplus property that is obsolete, dysfunctional or too costly to repair; and declaring an effective date. - Terri Lynn Ruckstuhl, Director of Utilities

This Resolution was approved.

Enactment No: 2026R-120

e. 26-319

Resolution of the City Council of the City Council of the City of Seguin, Texas approving the Fiscal Year 2026-2027 Budget for the Schertz/Seguin Local Government Corporation; and declaring an effective date. - Andrew McBride, General Manager

This Resolution was approved.

Enactment No: 2026R-121

f. 26-320

Resolution ratifying the Schertz/Seguin Local Government Corporation Fiscal Year 2026-2027 Water Rates. - Andrew McBride, SSLGC General Manager

This Resolution was approved.

Enactment No: 2026R-122

g. 26-322

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute Change Order No. 8 with EZ BEL Construction, for the Guadalupe Street GLO Drainage Project (a GLO CDBG-MIT Grant Project, Contract Number 22-085-008-D236); and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Assistant City Manager | City Engineer

This Resolution was approved.

Enactment No: 2026R-123

h. 26-323

Resolution approving a contract with Guadalupe County for election services related to the November 3, 2026 General Election; appointing Teresa Kiel as the Elections Administrator; and declaring an effective date. - Kristin Mueller, City Secretary

This Resolution was approved.

Enactment No: 2026R-124

i. 26-282

Resolution ordering a General Election to be held on November 3, 2026, for the purpose of electing City Council members for Districts 3, 5, 7, 8; ordering that Notice of Election be published; authorizing the City Manager to execute a Joint Election Agreement; and declaring an effective date. - Kristin Mueller, City Secretary

This Resolution was approved.

Enactment No: 2026R-125

8. Action Items - Discussion and Possible Motion to Approve

a. 26-300

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

Assistant City Manager Tim Howe introduced Steve Moffet from SEnergy, noting the firm has partnered with the City for more than 10 years to conduct the City's electric rate studies.

Mr. Moffet presented the annual electric rate evaluation. He explained that Senergy conducts an annual review of electric rates and revenues to ensure they remain aligned with the cost of providing service to customers. Every five years, the City also completes a comprehensive cost-of-service study, which provides a more in-depth analysis of rate structures. Moffet noted that the 2024 rate review did not recommend significant changes to the City's rate structure.

He reported that the City continues to experience significant growth, with meter growth and energy sales increasing approximately 17 percent over the past five years. He also stated that the City has done an excellent job managing electric utility costs despite substantial growth in system peak demand and the addition of large electric users, which create challenges for distribution infrastructure and long-term system planning.

Reviewing the financial forecast, Moffet explained that operating and maintenance expenses are projected to increase approximately 2 percent annually, salaries and benefits by 5 percent, and health insurance costs by 15 percent, reflecting ongoing inflationary pressures. To avoid negative operating margins while supporting continued growth, Senergy recommends applying a 2 percent annual base rate increase across all customer classes over the next five years.

Under the proposed plan, the average monthly residential bill for 1,000 kWh would increase from approximately $116.48 to $118.71 in the first year, reaching approximately $123.45 over the five-year period.

Moffet stated that even with the proposed increases, the City's electric rates remain extremely competitive compared to surrounding utilities.

Seguin resident Stephen Judah complimented City staff on their management of the electric utility and asked about the Rio Nogales rate class and why it was not increased with the others. Mr. Moffet explained that rate class has provided its own infrastructure and covers its own expenses. He stated that increases for that rate class are not necessary at this time but can be reinstated in the future at Council's discretion, if circumstances warranted.

Councilmember Carlsson asked how the proposed increase compared to electric rate increases across Texas. Moffet responded that customers throughout the state are generally paying between $120 and $130 per 1,000 kWh, while rates in many smaller communities range from $130 to $150 per 1,000 kWh. He concluded that the City of Seguin's electric rates remain well below the statewide average.

Following the presentation, Assistant City Manager Tim Howe informed that City staff recommends approval of the proposed electric rate adjustments as presented by SEnergy.

A motion was made by Councilmember Keller, seconded by Councilmember Biesenbach, that this Ordinance be approved on first reading to the City Council, due back on 8/18/2026. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

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

b. 26-298

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

Assistant City Manager Tim Howe introduced the item and welcomed Dan Jackson, Vice President of Wildan, and Jason Grey to present the annual water and wastewater rate study and recommendations.

Dan Jackson explained that the City conducts an annual review of water and wastewater rates to ensure revenues continue to support the cost of providing service. He noted that regular reviews are especially important as the City experiences continued growth, which has a significant impact on utility operations and infrastructure.

While rate increases are never easy to recommend, he stated that Seguin is in a unique position to make substantial investments in its future utility systems while minimizing the impact on customers.

Jackson reviewed the current water rate structure, explaining that customers pay a monthly minimum charge plus a volumetric rate using an inverted block structure, where higher usage results in higher rates. The current residential base monthly water charge is $29.35. Wastewater customers currently pay a base charge of $41.12. He reported that significant growth in active water accounts began in 2021 after approximately 15 years of relatively little change. Based on current projections, the City expects to add approximately 720 new water accounts annually over the next decade. Jackson noted that utility systems benefit from economies of scale, as serving additional customers does not proportionally increase operating costs. This continued growth allows the City to invest in future infrastructure while minimizing rate impacts on existing customers.

Similar growth trends have occurred in the wastewater system, while average water usage per customer has declined over time.

Mr. Jackson discussed the primary factors driving the cost of service, including inflation, increasing costs for chemicals, insurance, employee compensation, and wholesale water purchases. He explained that the two largest drivers of the proposed rate adjustments are projected increases in wholesale water costs from the Schertz-Seguin Local Government Corporation (SSLGC), which are expected to *average approximately 4.7 percent annually, and the debt required to fund major capital improvement projects.*

He explained that the City anticipates issuing approximately $100 million in additional debt to fund critical water and wastewater infrastructure improvements. The largest investments are scheduled for 2027 and 2028, with debt service increasing gradually over time. Current annual debt service totals approximately $17 million for the water system and $6.5 million for the wastewater system. Overall operating costs for the water and wastewater utilities are projected to increase from approximately $56 million today to approximately $88 million by 2036.

Jackson noted that for the past three years, Wildan has recommended annual rate increases of 5 percent for water and 3 percent for wastewater and they will make that same recommendation this year, resulting in an overall average customer bill increase of approximately 4 percent. Assuming continued growth at current levels, Wildan projects similar annual adjustments over the next several years. However, if growth slows significantly, future rates would need to be reevaluated.

Under the proposal, the residential monthly water base charge would increase from $29.35 to $30.81. The average residential customer using between 5,000 and 7,000 gallons per month currently pays approximately $114.49 for combined water and wastewater service. Under the proposed rates, that bill would increase approximately $4.53 to $119.02, with average monthly increases expected to range between $4 and $6.

Mr. Jackson compared Seguin's rates with those of peer communities, stating that while some cities currently have lower rates, many have deferred infrastructure investments and will likely need larger increases in the future. He noted that an estimated 30 to 40 percent of utilities nationwide charge rates that do not fully recover the cost of service. He stated that the City's long-term financial plan, combined with the use of impact fees and continued growth, places Seguin in a strong position to maintain reliable utility service while keeping rates as low as practical. He cautioned that if either growth or impact fee revenues change significantly, future rate plans would need to be reevaluated.

Councilmember Carlsson asked for examples of productivity improvements associated with the City's investments. Assistant City Manager Howe explained that the City made the strategic decision to acquire approximately 10,000 acres of additional service territory, requiring approximately $40 million in infrastructure investment. As a result, approximately 3,000 new utility customers were added, helping distribute fixed costs across a larger customer base and keeping rates more affordable. Howe added that staff carefully forecasts capital projects and will not issue debt unless it is necessary to support the Council's long-term vision. He stated that without these rate increases and investments, the City could face an inability to serve future customers as growth continues and emphasized that Seguin intends to avoid the circumstances experienced by neighboring utility systems that have struggled to keep pace with growth.

Mayor Donna Dodgen asked about the wastewater system expansion and redundancy improvements. Howe responded that the Geronimo Creek Wastewater Treatment Plant is the largest infrastructure investment the City has undertaken. He stated that the wastewater treatment plant expansion is expected to be completed in fall 2027, increasing treatment capacity from approximately 5 million gallons per day to 12 million gallons per day. The expansion will support future residential and commercial growth, after which the older treatment facility will be decommissioned because it is no longer appropriately located.

City Manager Steve Parker added that one of the City's greatest long-term accomplishments has been securing its water supply many years ago. He explained that acquiring new water supplies today would require significantly greater investment, while Seguin's previous planning has helped stabilize wholesale water costs. He noted that many communities facing water shortages will likely experience much larger rate increases in the future. Parker also stated that maintaining rates sufficient to support utility operations is important for preserving the City's bond rating, as inadequate rates could lead to higher borrowing costs and significant financial consequences. He commended both current and previous Councils for investing in the City's long-term water future.

Mayor Dodgen noted that the City is already evaluating additional water sources to meet demands beyond 2080. Howe responded that developing a new water source typically requires approximately ten years and that additional opportunities remain available through SSLGC.

Councilmember Gaytan commented that continued growth helps finance future growth and asked what level of customer growth is necessary to support the current financial projections. Howe responded that the forecast assumes annual growth of approximately 4 percent in water accounts and 7 percent in wastewater accounts.

City Manager Parker also noted that the Council's adoption of maximum impact fees helps ensure that new development contributes appropriately toward infrastructure costs. Howe added that the Council intentionally adopted the maximum allowable impact fees so that development pays its proportionate share of future capital improvements.

Councilmember Lievens thanked staff for their long-range planning efforts and asked how impact fees protect existing residents from paying for infrastructure needed by new development. Howe explained that impact fees are calculated based on future capital improvement projects and are designed so that new development pays for growth-related infrastructure. Lievens also asked whether the transferred Springs Hill service area paid impact fees. Howe responded that it did not.

Mayor Dodgen recalled that when she first joined the Council, one of the City's primary goals was ensuring that the water and wastewater utilities became financially self-supporting without subsidies from the electric utility. She recognized Dan Jackson's assistance in helping the City achieve that objective. Finance Director Susan Caddell added that approximately $17 million in water and wastewater impact fees are projected to help offset future debt associated with capital improvements.

Councilmember Biesenbach commented that new infrastructure investments will continue serving residents for many years and noted that the proposed rate increases will support important projects such as improvements along Peach Street.

Councilmember Eveld asked how a slowdown in development would affect the City's financial projections. Jackson responded that both water and wastewater account growth remain on pace and have not slowed. He noted that staff continually monitors development trends because significant changes would affect all aspects of City services and utility planning.

Councilmember Gaytan concluded by observing that the City is constructing infrastructure that depends on continued growth to help pay for those investments and that might not be a good thing because the growth may stop.

A motion was made by Councilmember Napier, seconded by Councilmember

Rea, that this Ordinance be approved on first reading to the City Council, due back on 8/18/2026. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

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

c. 26-324

Resolution authorizing the City Manager to negotiate and execute a Texas Water Code Section 13.248 Agreement between the City of Seguin and GBRA, pursuant to which a section of GBRA's wastewater CCN will transfer to the City of Seguin; and declaring an effective date. - Tim Howe, Assistant City Manager

Utilities Director Tim Howe presented a request from the Guadalupe-Blanco River Authority (GBRA) to transfer a wastewater Certificate of Convenience and Necessity (CCN) area to the City of Seguin. He explained that the proposed area is contiguous to the City's existing wastewater CCN and that the City has adequate capacity to provide wastewater service. Mr. Howe noted that the GBRA Board had approved the transfer request at its previous meeting and that staff recommended approval.

Councilmember Lievens asked whether the transfer would result in any costs to the City other than legal fees. Tim responded that there would be no additional costs. Lievens also asked whether there were any existing sewer customers within the proposed CCN area. Tim confirmed there are currently no wastewater accounts in the area and stated that future developers would be responsible for the costs associated with connecting to the City's existing wastewater infrastructure.

Councilmember Biesenbach asked about the location of the nearest existing lift station and Mr. Howe responded that the closest lift station is located south of the Navarro Ranch subdivision. He explained that the ultimate routing of wastewater service has not yet been determined and may not utilize that lift station. Mr. Howe added that a significant benefit of the proposed transfer is that future development could include the construction of a major wastewater collector or trunk line into the City's system, which would help facilitate future development of surrounding properties within the expanded wastewater CCN area.

A motion was made by Councilmember Napier, 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 Napier, Councilmember Keller, and Councilmember Biesenbach

d. 26-326

Ordinance on first reading amending the Fiscal Year 2026 Special Revenue Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance

Finance Director Susan Caddell presented the proposed budget amendment for golf course improvements of $73,500, including the purchase of green covers, a beverage cart, and an additional ice machine. She noted that the green covers are estimated to cost approximately $60,000.

Councilmember Gaytan stated that investing in green covers is a proactive measure to protect the golf course greens and noted that he had heard support for the idea from members of the golfing community.

A motion was made by Councilmember Carlsson, seconded by Councilmember Gaytan, that this Ordinance be approved on first reading to the City Council, due back on 8/18/2026. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

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

e. 26-321

Resolution to approve authorizing the SEDC Executive Director to execute a Performance Agreement between the Seguin EDC, VME, LLC, and United Alloy Texas, LLC. - Alora Wachholz, Director of Economic Development

Economic Development Director Alora Wachholz presented a proposed economic development agreement with United Alloy, LLC to support the expansion of its existing Seguin facility.

Alora explained that the company plans to construct a 10,000-square-foot industrial building to relocate existing operations, allowing its current 200,030-square-foot facility to accommodate additional heavy crane capacity. The expansion is expected to generate approximately $24 million in additional contract sales, create 45 new full-time jobs, and represents a $1.798 million capital investment. She noted that United Alloy is a long-standing community partner whose average wages exceed the Guadalupe County average.

Mrs. Wachholz stated that the company has identified a funding gap and is requesting $500,000 in economic development assistance. Without assistance, the company is considering leasing industrial space outside Seguin due to the lack of suitable available space within the city. She emphasized that retaining the expansion in Seguin would provide a greater long-term economic benefit than allowing operations to expand elsewhere.

Under the proposed agreement, the incentive would be paid in two installments:

$375,000 upon issuance of a Certificate of Occupancy for the new facility; and $125,000 after the company creates and maintains 45 full-time positions for one year. Eligible positions must be company employees working a minimum of 36 hours per week and receiving benefits. Mrs. Wachholz noted that the Seguin Economic Development Corporation (SEDC) Board had reviewed and approved the proposed agreement.

Councilmember Gaytan questioned why the company could not fund the project independently and expressed concern about providing public financial assistance to a large corporation and Mrs. Wachholz responded that the expansion was not originally anticipated in the company's financial planning and explained that, from an economic development perspective, keeping the expansion in Seguin would provide greater long-term value than allowing the company to lease space in another community. She reiterated that no suitable industrial space is currently available in Seguin to meet the company's needs.

Councilmember Carlsson asked about the project's timeline and noted the *importance of holding the company accountable to the agreement's deadlines, expressing that he would not support extending the performance period. Alora explained that the project schedule is driven by the company's contractual production commitments.*

Councilmember Gaytan thanked Mrs. Wachholz for her work on the project and stated that, while he remained concerned about requests for incentives from large corporations, he understood the economic development rationale behind the proposal and would vote with the majority.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Napier, 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 Napier, Councilmember Keller, and Councilmember Biesenbach

f. 26-303

Resolution of the City Council of the City of Seguin, Texas authorizing a contract amendment to the professional services contract with Pape-Dawson Engineers for the SH 123 Utility Relocation Project; authorizing the City Manager to execute contract amendments with providers; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Assistant City Manager | City Engineer

Assistant City Manager and Director of Capital Projects and Engineering Melissa Reynolds presented a contract amendment with Pape-Dawson Engineers for construction management and inspection services associated with the SH 123 Utility Relocation Project.

Mrs. Reynolds explained that TxDOT awarded the utility relocation work as part of its highway construction project and requested that the City relocate its utilities. Due to the project schedule, the City was unable to complete the relocations before construction began. As a result, the work is being completed through a joint bid process under TxDOT's contract and is subject to TxDOT's selected contractor and project administration.

Mrs. Reynolds noted that, based on past experience with similar projects, additional oversight is necessary to ensure the City receives accurate accounting for project costs. She explained that the proposed contract amendment with Pape-Dawson will provide construction management and oversight to verify work completed, monitor costs, and help determine the City's financial responsibility, including identifying any amounts owed by or to TxDOT. She stated that retaining Pape-Dawson would help ensure the City receives the best value and appropriate representation throughout the construction process.

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

Presiding: 1 - Mayor Dodgen

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

g. 26-305 Public Hearing and Ordinance on first reading to consider the dissolution of the Convention and Visitors Bureau (CVB) Board. - Blaire Friar, Director of Main Street & Destination Seguin

Director of Main Street and Destination Seguin Blaire Friar provided background on the purpose and history of the Convention and Visitors Bureau Board. The Board was established by ordinance in 2011 when the City assumed responsibility for CVB operations from the Chamber of Commerce. The Board was created in an advisory capacity to City Council to provide oversight and guidance regarding the operation of the CVB.

The purpose of the Board was to advise on the promotion of Seguin, solicitation of groups and meetings for overnight stays, advertising campaigns, and other efforts to attract tourism visitors to the community and their duties and powers included providing guidance on tourism promotion, developing recommendations related to Hotel Occupancy Tax (HOT) funding and proposed budgets, and monitoring CVB performance.

The Board's composition consisted of seven members: two representatives from the lodging industry; one representative from the Hispanic Chamber of Commerce; one representative from the Chamber of Commerce; one representative from a restaurant; one representative from a tourist attraction; and one City Council representative. Members served three-year terms, and three absences resulted in removal from the Board. While the ordinance did not establish a required meeting frequency, the Board had historically met quarterly.

Mrs. Friar noted that current CVB accountability measures and responsibilities would continue regardless of whether the Board remained in place. She stated that, for the most part, CVB Board meetings consisted primarily of staff reports. In 2022, the Board was involved in discussions regarding the redesign of the CVB website and the Conference Center Feasibility Study.

Mrs. Friar explained that some communities maintain both Main Street programs and CVB boards, while others operate without advisory boards. She identified the benefits of the Board as providing tourism industry representation and stakeholder engagement. Challenges include maintaining active participation, overlapping advisory opportunities through other channels, and the staff time required to support the Board.

Councilmember Gaytan stated that he values grassroots involvement and believes residents and business owners who have invested in the community should have a voice. He noted that while eliminating a board may create efficiency, it may not align with the type of democratic representation desired in Seguin.

Councilmember Biesenbach asked how many boards currently provide oversight related to community engagement and Mrs Friar answered Main Street Advisory Commission and Commission on the Arts are facilitated through her department.

Councilmember Lievens asked what engagement would occur if the CVB Board were dissolved. Blaire explained that staff would continue current outreach efforts, including producing Visitor Guides, meeting with hotel partners, attractions, restaurants, and retailers, distributing quarterly newsletters, hosting stakeholder events, participating in National Travel and Tourism Week activities, and conducting public outreach and networking efforts.

Councilmember Carlsson stated that, by design, the CVB Board is a valuable entity for community involvement. Blaire explained that maintaining the Board requires staff *time and resources, including meeting preparation and support. When asked what would be lost if the Board were dissolved, Blaire identified stakeholder engagement as the primary loss.*

Councilmember Biesenbach stated that while he supports community engagement, he questioned whether maintaining a board that does not provide additional advisory input beyond what is already presented to Council is the best approach. He noted that meaningful engagement could occur through other avenues. Blaire explained that much of the CVB's work involves advertising, marketing, and purchasing decisions.

Councilmember Gaytan stated that he had not seen the Board meet in approximately four years and expressed concern that dissolving the Board could be perceived as removing stakeholder input. He emphasized the importance of having tourism stakeholders represented and encouraged consideration of expanding boards rather than eliminating them.

Councilmember Lievens stated that he supported community input but noted that the City already receives significant citizen engagement through other boards and commissions. He questioned whether the CVB Board functions were better suited for staff management. Mrs. Friar acknowledged that there is some overlap among existing boards.

Mayor Dodgen recognized the importance of public involvement and asked what the future role of the Board could be. Blaire stated that, if retained, she would recommend reimagining the Board's purpose and structure, potentially expanding membership and representation. She suggested reviewing the Board's role prior to the budget process and updating the ordinance to reflect current needs.

Councilmember Lievens asked about staffing capacity within the CVB. Mrs. Friar stated that the department consists of four full-time employees and two part-time employees. She explained that staff could continue supporting the Board if Council desired, but the department does not require the Board to perform its current responsibilities.

Councilmember Biesenbach asked whether staff already engages directly with tourism stakeholders, including hotels, regarding needs and concerns. Blaire confirmed that staff maintains regular communication with hotels, manages group business inquiries, coordinates event opportunities, participates in Chamber events, and engages with tourism partners through networking efforts.

Mayor Dodgen noted that groups frequently contact Destination Seguin for assistance and asked about the services provided. Blaire explained that staff assists with registration efforts, provides visitor information, and coordinates items such as welcome materials and attendee goody bags.

Mayor Dodgen opened the Public Hearing at 7:12 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:12 P.M.

A motion was made by Councilmember Napier, seconded by Councilmember Biesenbach, that this Ordinance be approved on first reading to the City Council & Parks Advisory Board, due back on 8/18/2026. The motion failed by the following vote:

Presiding: 1 - Mayor Dodgen

Nay: 5 - Councilmember Rea, Councilmember Eveld, Councilmember Carlsson, Councilmember Gaytan, and Councilmember Keller

Aye: 3 - Councilmember Lievens, Councilmember Napier, and Councilmember Biesenbach

h. ZC 08-26_CC

Public Hearing and Ordinance on first reading to consider a request for a zoning change from Single-Family Residential (R-1) to Duplex High-Density (DP-2) for the property located at 212 E Walnut Street, Property ID: 13541, (ZC 08-26). - Pamela Centeno, Director of Planning & Codes

Director of Planning and Codes Pamela Centeno presented a request to rezone property located on E. Walnut Street. The property contains an existing residential structure that had previously been used as a duplex. She explained that because the property remained vacant for an extended period, it lost its legal nonconforming status, requiring rezoning to reestablish the duplex use.

Mrs. Centeno informed that the property has street frontage on Walnut Street, which is a very narrow street. The existing lot does not meet the minimum requirements for lot width, but variances were recently approved by the Zoning Board of Adjustments with the condition that the required four (4) off-street parking spaces for the duplex cannot back directly into Walnut Street.

Mayor Dodgen opened the public hearing at 7:21 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:21 P.M.

During Council discussion, Councilmember Eveld confirmed with Mrs. Centeno that the property had previously operated as a duplex. He asked whether the size of the structure presented any concerns for duplex occupancy, and Pam stated that it did not, provided the building complies with applicable building code requirements.

Councilmember Eveld expressed concern about the continued concentration of lower-end rental housing in the neighborhood and noted that the owner of the property also owns the nearby property. Pam confirmed that information. He stated that his preference would be to allow the property to remain zoned for single-family residential use.

Councilmember Lievens summarized that the property had historically functioned as a duplex, became vacant, lost its nonconforming status, and was now seeking to restore the previous use. He also noted that two residents had responded in favor of the request.

Councilmember Gaytan stated that he shared Councilmember Eveld's concerns about preserving single-family residential neighborhoods. He emphasized the importance of protecting the integrity of the historic neighborhood by maintaining single-family housing where possible.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Napier, that this Zoning Ordinance be approved on first reading to the City Council, due back on 8/18/2026. The motion failed by the following vote:

Presiding: 1 - Mayor Dodgen

Nay: 5 - Councilmember Rea, Councilmember Eveld, Councilmember Carlsson, Councilmember Gaytan, and Councilmember Keller

Aye: 3 - Councilmember Lievens, Councilmember Napier, and Councilmember Biesenbach

i. GLUP 02-26_CC

Public Hearing and Resolution to consider a General Land Use Plan (GLUP) for a proposed Planned Unit Development (PUD) for properties located at the 8100 Blk of State Hwy 123 North, Property IDs: 55878, 55879, 56244, 52447, 175355, 56245, 52449, and a portion of 55834 (GLUP 02-26). - Pamela Centeno, Director of Planning & Codes

Planning and Codes Director Pamela Centeno presented a General Land Use Plan (GLUP) for property located in the 8100 block of State Highway 123. She explained that while a portion of the property is currently outside the city limits, the City is permitted to consider and approve a GLUP prior to annexation. The GLUP would not become effective unless and until the property is annexed into the City.

Mrs. Centeno stated that the property is located in the unincorporated Geronimo community near Navarro ISD and is associated with a voluntary annexation request submitted several years ago.

She explained that a GLUP provides more detailed development standards than traditional zoning by identifying specific regulations and modifications that will apply to the development. Any standards not specifically addressed in the GLUP would default to the City's standard development code.

Mrs. Centeno informed that the proposed modifications include permitted land uses, lot dimension standards.

The proposed enhancements include:
residential density standards;
lot type mix;
parking standards;
architectural design standards; and
open space and trail requirements.

Mrs. Centeno noted that the Future Land Use Plan designates the area as Rural Residential, recommending a density of one to three dwelling units per acre, while the City's typical SF-1 zoning allows approximately 4.5 to 5.5 dwelling units per acre.

She reported that the Planning and Zoning Commission recommended approval of the GLUP with the condition that no development occur within the conservation district surrounding Geronimo Creek.

Mayor Dodgen opened the Public Hearing at 7:49 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:49 P.M.

Councilmember Lievens asked for clarification regarding the property identification numbers associated with the following agenda item.

Councilmember Carlsson asked whether traffic signals were anticipated as part of the development. Assistant City Manager Melissa Reynolds explained that the item *before Council was limited to consideration of the GLUP and that traffic improvements had not yet been finalized. She noted that a Traffic Impact Analysis (TIA) is currently being prepared and that understanding the proposed land use is necessary before transportation improvements can be fully evaluated. She did state that planned access points are proposed at Link Road and at State Highway 123. Mrs. Centeno stated that traffic impacts remain an important consideration even though the Traffic Impact Analysis is still underway. She noted that the maximum development scenario includes approximately 1,323 residential lots, although more recent concepts have reduced that number to approximately 1,100 lots.*

Councilmember Lievens expressed appreciation for the significant investment being proposed, commenting that the development represents a substantial project and appears to be a high-quality development. He thanked the developer for choosing to invest in the Seguin community.

A motion was made by Councilmember Lievens, 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 Napier, Councilmember Keller, and Councilmember Biesenbach

j. ZC 09-26_CC

Ordinance on first reading to consider a zoning change from Single Family Residential (R-1) and Zero Lot Line (ZL) to Planned Unit Development (PUD) for the property located in the 8100 Blk of State Hwy. 123 North, Property IDs: 56244, 52447, 52449, 56245, and 175335 (ZC 09-26). - Pamela Centeno, Director of Planning & Codes

Planning and Codes Director Pamela Centeno presented a request to rezone the portion of the subject property previously discussed that is currently located within the Seguin city limits. She explained that the rezoning would apply only to the area already inside the city limits.

Mayor Dodgen opened the Public Hearing at 8:01 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 8:01 P.M.

A motion was made by Councilmember Keller, seconded by Councilmember Eveld, that this Zoning Ordinance be approved on first reading to the City Council, due back on 8/18/2026. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

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

k. ZC 10-26_CC

Ordinance on first reading to consider a zoning change from Commercial (C) & Multi-Family High Density (MF-3) to Single-Family Residential (R-2) for the property located at the 100 Blk of Timmermann Rd., being 16.842 acres out of Property ID 52343 (ZC 10-26). - Pamela Centeno, Director of Planning & Codes

Planning and Codes Director Pamela Centeno presented a request to amend the zoning designation by changing the proposed multifamily zoning from MF-3 to R-2, resulting in a reduction in residential density and an increase in commercial frontage along the development. She noted that the proposed zoning boundaries do not follow the Future Land Use Plan (FLUP) line exactly but were developed to better accommodate the proposed site design.

Mayor Dodgen opened the Public Hearing at 8:04 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 8:04 P.M.

Councilmember Lievens asked whether the primary access point on State Highway 123 could ultimately include a traffic signal. Assistant City Manager Melissa Reynolds explained that the tract is proposed to take access from Timmerman Road and State Highway 123. She stated that no access is currently proposed from Willmann Road.

She stated that a Traffic Impact Analysis (TIA) has not yet been completed, so no determination has been made regarding the need for a signalized intersection.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Lievens, that this Zoning Ordinance be approved on first reading to the City Council, due back on 8/18/2026. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

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

I. GLUP 03-26_CC

Public Hearing and Resolution to consider a General Land Use Plan (GLUP) for a Planned Unit Development (PUD) located at the southwest corner of Pecan Parkway & State Highway 46 North, Property ID's: 52815 & 172978 (GLUP 03-26). - Pamela Centeno, Director of Planning & Codes

Planning and Codes Director Pamela Centeno presented a request for approval of a General Land Use Plan (GLUP) for property located at Pecan Parkway and State Highway 46 North. She explained that the property is entirely within the city limits and is part of the proposed Greenspoint Village development, located adjacent to the existing Greenspoint subdivision.

She informed that the purpose of the GLUP is to provide greater flexibility within the development by allowing a broader mix of permitted uses while maintaining the overall development vision.

She explained that the proposal includes only a few modifications to the City's standard development regulations, primarily to allow flexibility between zoning districts.

The proposed modifications include: allowing signage across multiple lots to be considered on-premises signage; extending certain approval expirations to five years; reducing landscaping requirements within commercial parking areas by allowing up to a 25 percent reduction in landscape islands; and reducing parking requirements for fulfillment areas.

Mrs. Centeno reported that the Planning and Zoning Commission recommended approval of the GLUP with the condition that the proposed modification allowing a reduction in landscape islands be removed.

Mayor Dodgen opened the Public Hearing at 8:11 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 8:11 P.M.

During Council discussion, Councilmember Carlsson asked the applicant to explain the need for additional flexibility within the development.

James McKnight, representing the applicant, stated that the request is intended to provide flexibility in attracting future commercial users and anchor tenants. He explained that the commercial portion of the development is planned along Pecan Parkway to encourage commercial growth in the area. Mr. McKnight disclosed that a proposed 34-acre Walmart Supercenter is currently under contract with the property owner, although the GLUP itself is intended to govern long-term land uses regardless of any specific tenant.

Councilmember Gaytan asked where the previously referenced 30-acre figure originated. Mr. McKnight explained that he had used 30 acres only as an example. When asked what he believed would be an appropriate acreage limit, Mr. McKnight responded that approximately 30 acres would be reasonable.

Councilmember Lievens asked about the public notification requirements for the zoning request. Pam responded that state law requires notice to property owners within 200 feet of the subject property.

Bill King, 1015 Rudeloff Road, stated that he owns approximately 90 acres adjacent to the proposed development. He explained that he was not opposed to the overall development plan but expressed concern that the potential Walmart had not been discussed during the Planning and Zoning Commission meeting. He requested clarification regarding the proposed location of the store and an opportunity for additional discussion.

Brian Lattrell, 1109 Limestone Ridge, stated that while he understood the GLUP was intended to provide flexibility, the newly disclosed possibility of a Walmart significantly changed the context of the request. He expressed concern that residents did not know what commercial uses were ultimately being proposed and stated that the request was too vague without additional information. He urged Council to consider the concerns of nearby residents and voiced his opposition.

Councilmember Gaytan stated that he did not believe the public had received fair notice regarding the potential Walmart development. He noted that neither the Planning and Zoning Commission, neighboring property owners, nor the City Council had been aware of the proposed anchor tenant during earlier discussions. He recommended postponing the item to allow the public adequate opportunity to review and comment.

Councilmember Eveld asked whether postponing the item would negatively affect the development timeline. Mr. McKnight responded that the applicant was willing to answer additional questions and continue discussions.

City Attorney Mark Reynolds confirmed that Council could postpone consideration of *the item to a future meeting for action.*

Councilmember Carlsson stated that he was uncomfortable making a decision under the current circumstances, noting that both Council and residents needed additional time to become fully informed before taking action.

Councilmember Lievens agreed with Councilmember Carlsson's comments.

Melissa explained that Development Services staff had worked closely with the developer but had been asked not to publicly disclose the prospective tenant because of the developer's confidentiality requirements and compressed project timeline.

Councilmember Centeno reminded the Council that the zoning request extends beyond any single commercial tenant and emphasized that the GLUP would remain in effect regardless of whether Walmart or another business ultimately occupies the site.

City Manager Steve Parker noted that national retailers often operate under strict timelines and confidentiality requirements due to corporate planning processes and obligations to shareholders.

Melissa also clarified that Pecan Parkway is currently a three-lane roadway but is planned to be expanded to a six-lane divided roadway with a shared-use trail.

Councilmember Napier asked whether postponing the item by two weeks, rather than one month, would adequately address the concerns that had been raised. Melissa responded that a two-week postponement would have less impact on the overall development schedule, whereas a one-month delay could affect other project milestones.

Following discussion, Council reached a consensus to postpone consideration of the item until the August 18 City Council meeting. Councilmember Gaytan made the motion to postpone accordingly.

A motion was made by Councilmember Gaytan, seconded by Councilmember Keller, that this Resolution be postponed to the City Council, due back on 8/18/2026. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

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

m. ZC 12-26_CC — Ordinance on first reading to consider a zoning change from Single-Family Residential (R-2) and Commercial (C) to Planned Unit Development (PUD) for the properties located at the southwest corner of Pecan Parkway and State Highway 46 North, Property ID's: 52815 & 172978, (ZC 12-26). - Pamela Centeno, Director of Planning & Codes

Director of Planning and Codes Pamela Centeno informed that this is the zone change for the property just discussed.

Mayor Dodgen opened the Public Hearing at 8:50 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 8:50 P.M.

Councilmember Lievens commented that the General Land Use Plan is passed by resolution and only read once. If Council chose to approve this ordinance on the first reading, the final consideration would be next meeting, when the General Land Use Plan resolution will be reconsidered.

A motion was made by Councilmember Lievens, seconded by Councilmember Eveld, 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 Napier, Councilmember Keller, and Councilmember Biesenbach

9. Adjournment

Mayor Dodgen adjourned the meeting at 8:51 P.M.

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Donna Dodgen, Mayor

ATTEST:

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Kristin Mueller, City Secretary