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City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, April 21, 2026

5:30 PM

Council Chambers

1. Call to Order

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

2. Invocation - Rev. Stephen Shortess, St Andrew's Episcopal Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Excused: 1 - Councilmember Monica Napier

Present: 7 - Councilmember Joe Rea, Councilmember David Eveld, Councilmember Jim Lievens, Councilmember John Carlsson, Councilmember Paul Gaytan, Councilmember Bill Keller, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents:

Marketing and Events Manager Brittney Watson invited everyone to attend the Small Business Resource Fair on Tuesday, May 5, 2026 at the Seguin Coliseum. Hosted in conjunction with the Seguin Chamber of Commerce and City of Seguin Main Street Department, there will be more than 15 exhibitors, with representation from the local, county, and state levels. There will be breakout sessions related to the Small Business Association programs, cybersecurity, marketing strategies using AI, and tools and resources needed to succeed. At noon, the event will transition into the Seguin Chamber of Commerce luncheon, where they will present the Business Week Proclamation and award a local business with an annual small business award. Mrs. Watson informed that the event is free but attendees must register for the luncheon portion of the event and the cost is \$20.

Assistant Director of Engineering Jennifer Shortess announced that there will be a Commemorative Groundbreaking for General Land Office Grant Projects at Starcke Park East on Thursday at 9 A.M. The General Land Office provided \$40M in funding for 4 large drainage projects in Seguin.

Kyle Hunter, 4063 Wild Bloom, explained that the new slabs poured at the Lily Springs Apartments are 5' taller than the slabs of the homes abutting the property. He says that people standing on their balconies will look right over the fence line. He said that the way it is currently designed, the developer might have to put an engineered retaining wall. If suggested that if the developer lowered the foundations of the higher side, they might not have to do that. Mr. Hunter asked that if the developer is allowed

to proceed as is, if there is a way that a privacy screen could be required so that current residents would not have to wait years for trees to grow to have privacy. He also stated that City Council may want to consider the lot and driveway depth of a R1 versus an R2 subdivision, Stating that there is not enough room to park one vehicle in front of a home because of the lot size and any truck would be too long to park in the driveway as it would hang over the sidewalk. He also commented that he would appreciate if there was a way to restrict developers to keep the same design for the neighborhood throughout all the phases of development. He explained that he thought he was buying in a neighborhood that required two car garages, but the HOA changed the bylaws and allowed for one car and no car garage homes to be constructed. Lastly, he asked if there was a way to reduce the speed limit in Lily Springs as kids are playing in the street. He said that the current speed limit is 30mph and he would like to see it reduced to 15-20mphs.

Job Sierra, 4121 Wild Bloom, commented that he seconded everything that Mr. Hunter stated. He said that construction along Lazy Lily and a recent water pipe burst, has caused destruction of his property. He passed around photos that showed water collecting in his backyard. He said that it happens to him and the three homes next to his every time that it rains. He would like something to be done about it.

Republican member of the Texas House of Representatives for District 118 John Lujan informed that he has been traveling around Karnes, Wilson, and Guadalupe County introducing himself and is a candidate for Texas' 35th Congressional District. He stated that the Run-Off election is occurring. He said that he has not spent much time in Seguin as it has had a bad reputation in the past, but he was surprised by how beautiful it was when he came down here. He shared that he worked in the Bexar County Sheriff's Office for over six years and retired from the San Antonio Fire Department. He said he is the first and only republican to hold the seat for District 118 and that he looks forward to working with the fantastic Mayor and leadership of the City of Seguin.

Stephen Judah, 116 Parkridge Circle, informed that he just found out about the potential for a data center to come to Guadalupe County about 20 minutes before the meeting started so he isn't well prepared to speak. He declared that the country is fighting a spiritual war more than a political one and that AI operates on the sum total of human experience and human data. If humans are not properly aligned spiritually, the data represents that. He suggested that City Council research LOAB as it explains how the production of generative AI is demonic. He said that data centers are predators, run by soulless people. He opined that a local data center would destroy our utilities, the city, children's future, by allowing the commune of demonic forces and that there is much more at play than what is on paper.

Councilmember Carlsson addressed those who are sending him trolling e-mails, stating that he will continue to stand behind law enforcement and current leadership. He thanked Utilities Director Tim Howe because the water is running off well during this rain storm and recognized Public Works Director Adam Rossing for a job well done at the Community Clean Up.

Councilmember Biesenbach mentioned that yesterday was form councilwoman Sonia Mendez's birthday. He wanted to recognize her for being an amazing council woman and person and said that he loves her and misses her. He said that he saw Sonia's mom yesterday and told her that he would recognize her at this meeting.

City Manager Steve Parker said that numerous departments participated in the

Community Clean-Up. He informed that 657 vehicles came through, 12 garbage trucks were filled, 20 40-yard roll offs and a semi-truck full of tires. He said he appreciated the new flow of traffic, with residents coming in on Fred Byrd Lane. He explained the re-route of traffic was a result of Public Works Director Adam Rossing listening to his team and making adjustments his first year here. He reiterated that everyone did a great job at the event.

Mayor Dodgen announced that it is National Volunteer Month and informed that the City hosted a Volunteer Appreciation Event last night. She said that the City and the community could not run without volunteers. Additionally, Mayor Dodgen invited everyone to attend Earth Day this Saturday, April 25th in Central Park in downtown Seguin. She also congratulated Seguin Police Department's Crime Victim Liaison Leslie Garza on earning her PhD in Criminal Justice and Criminology from Texas State University. Lastly, Mayor Dodgen congratulated the Capital Projects and Engineering team on earning the prestigious WTS-SAR Innovative Transportation Solutions Award for their Transportation+Mobility Master Plan. Director of Capital Projects and Engineering Melissa Reynolds and her team were recognized at the recent WTS-SAR event gala.

6. Presentation

There were no presentation items on the agenda.

7. Consent Agenda

A motion was made by Councilmember Bill Keller, seconded by Councilmember Joe Rea, that this was approved on the Consent Agenda.. The motion carried by the following vote:

Excused: 1 - Councilmember Napier

Presiding: 1 - Mayor Dodgen

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

- a. [26-169](#) Minutes of the April 7, 2026 City Council Meeting.

These Minutes were approved.

- b. [26-170](#) Check Report April 1, 2026 to April 15, 2026.

The Check Report was acknowledged.

- c. [26-161](#) Authorizing the auction of excess vehicles and equipment and providing an effective date. - Steven Purchase, Fleet Manager

This Action Item was approved.

- d. [26-144](#) Authorizing the purchase of a 2026 Chevrolet 2500 4WD Crew Cab Long Bed for Animal Services from Sames Auto Group in the amount of \$105,167.05 and declaring an effective date. - Steven Purchase, Fleet

Manager

This Action Item was approved.

- e. [26-159](#) Resolution authorizing the sixth annual payment of \$199,500 from the previously approved Service and Maintenance Agreement with Maguire Iron, Inc. for the annual inspection, ongoing maintenance, and scheduled rehabilitation of the water storage tanks / towers associated with the Seguin water distribution system; and declaring an effective date. - Timothy Howe, Director of Utilities

This Resolution was approved.

Enactment No: 2026R-071

- f. [26-097](#) Ordinance on second reading amending the Seguin Code of Ordinances Chapter 98, Section 98-107, No Parking Zones, to restrict parking on portions of College Street; authorizing City Staff to prepare this Ordinance as a supplement to the City Code of Ordinances; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

This Ordinance was adopted.

Enactment No: 2026-018

- g. [26-127](#) Ordinance on second reading amending the Seguin Code of Ordinances Chapter 98, Section 98-107, No Parking Zones, to restrict parking on portions of Jay Road and Larkin Drive; authorizing City Staff to prepare this Ordinance as a supplement to the City Code of Ordinances; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

This Ordinance was adopted.

Enactment No: 2026-019

- h. [26-137](#) Ordinance on second reading amending the Seguin Code of Ordinances Chapter 98, Section 98-40, No Through Truck Traffic, to restrict truck traffic on Hiddenbrooke Pass; authorizing City Staff to prepare this Ordinance as a supplement to the City Code of Ordinances; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

This Ordinance was adopted.

Enactment No: 2026-020

- i. [26-134](#) Ordinance on second reading to consider amendments to the Unified Development Code, including Section 1.2.7.C, Section 1.4, Section 2.10, Section 4.6, and Section 4.3.2, and further amending the Code of Ordinances, including Section 1-16, Section 54-38, and Section 54-39

concerning floodplain and stormwater management; providing for an effective date; and providing for publication of this ordinance. - Shelly Jackson, Assistant Director of Planning and Codes

This Ordinance was adopted.

Enactment No: 2026-021

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

- a. [26-160](#) Resolution awarding the bid for the Meter Transmitting Unit Replacement for Star Meters Project to Second Sight Systems; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer

Utilities Engineer Terri Ruckstuhl informed that the Utilities Department has been working to transition meters into a unified Advanced Metering Infrastructure (AMI). Approximately 2,600 remaining Star Meter Transmitting Unit (MTU) need to be replaced due to the outdated software. The City received 7 sealed bids for this project, ranging from \$116,314.00 from Second Sight Systems of St. Louis, Missouri to \$471,145.00 from Utilities One, Inc. of Voorhees, New Jersey. This contract is for the replacement of approximately 2,600 existing Star MTU's throughout the utility's service area, with the potential to replace up to 2,600 water meters as identified through the meter survey and included within the project scope. Mrs. Ruckstuhl said that staff recommends a base amount of \$116,314.00, with an additional \$174,786.00 allocated for potential water meter replacements identified through the survey, for a total amount of \$291,100.00, and that funding for this project has been secured through certificates of obligation.

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

Excused: 1 - Councilmember Napier

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2026R-072

- b. [26-162](#) Resolution authorizing the City Manager to execute a Master Professional Services Agreement for multiple service orders between the City of Seguin and Silverblaze Solutions; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

Utilities Engineer Terri Ruckstuhl explained that the Utilities Department has collaborated with the Finance Department to identify qualified vendors capable of providing a Customer Engagement Portal that integrates with the City's Tyler Billing System and Outage Management System. The objective of implementing this portal is to enhance the overall customer experience by offering a centralized, user-friendly platform. Through this portal, customers will be able to monitor water and electric usage, enroll in electronic billing, make one-time and recurring payments, review and analyze billing history, update account information, and access services through a

mobile application. Following an evaluation of multiple vendors, Silverblaze Solutions, offered by its parent company, Harris, was identified as the leading solution. Authorizing a Master Professional Service Agreement will allow for multiple service orders between the City of Seguin and Silverblaze Solutions.

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

Excused: 1 - Councilmember Napier

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2026R-073

c. [26-163](#)

Resolution awarding a bid in the amount of \$907,296.74 to Guerra Underground, LLC for the FM 466 Roundabout Utility Relocation Project; authorizing the City Manager to enter into a construction contract with Guerra Underground, LLC; and declaring an effective date. - Jennifer R. Shortess, PE, CFM, Asst. Director of Engineering & Capital Projects

Assistant Director of Engineering and Capital Projects Jennifer Shortess explained that the City urged TxDOT in 2015 to conduct a study and install traffic signalization at the intersection of FM 466 and Preston. In coordination with TxDOT, a roundabout is proposed at the intersection of FM 466 and Preston Drive. Four sealed bids were received on April 7, 2026, for the above referenced project. The lowest qualified bidder, Guerra Underground, LLC has successfully completed similar work in the past 5 years. Quiddity Engineering, LLC conducted reference checks on similar projects provided by Guerra Underground, LLC with their bid package and found that they have completed those projects to the satisfaction of the Owner. Mrs. Shortess stated that City staff recommends the construction contract be awarded to Guerra Underground, LLC for \$824,815.22, plus \$82,481.52 in contingency, for a total amount of \$907,296.74 and that funding for this project has been secured through 2025 bonds. She also informed that there is a link in the Council memo with more information about roundabouts.

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

Excused: 1 - Councilmember Napier

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2026R-074

d. [26-164](#)

Resolution awarding seven Fix-It Facade Grants to downtown redevelopment projects. - Blaire Friar, Main Street & Destination Seguin Director

Director of Main Street and Destination Seguin Blaire Friar informed that Seguin Main Street has reviewed a second round of the FY2026 "Fix-It" Façade grant applications. Façade grants can be used for any exterior improvements and repairs to properties within the downtown historic district. The grants reimburse up to 50%, or a maximum of \$10,000, of a project. Seven applications were received this grant cycle. The total allocated for this grant cycle is \$51,984.18. The total value of the proposed improvements is \$144,704.36.

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

Excused: 1 - Councilmember Napier

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2026R-075

e. [26-168](#)

Resolution appointing Robert Barfield as an Associate Municipal Judge for a period of two years, approving an agreement between the City of Seguin and Robert Barfield, providing terms of his service as an Associate Municipal Judge; and declaring an effective date. - Landra Solansky, Municipal Court Administrator

Municipal Court Administrator Landra Solansky asked City Council to consider the appointment of Robert Barfield to serve as Associate Municipal Court Judge for the City of Seguin Municipal Court. This appointment is requested by Presiding Judge Darrell S. Dullnig and the Court Administration to ensure continuous court operations and docket coverage in the event of his absence. She added that Judge Barfield is well versed with virtual hearings so he will be able to fill in on an as-needed basis.

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

Excused: 1 - Councilmember Napier

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2026R-076

f. [26-167](#)

Ordinance on first reading amending the Seguin Code of Ordinances, Chapter 90, Streets, Sidewalks, and Other Public Places, adding Article II 90-33 regarding Closure, Abandonment, Sale, and/or Exchange of Public Right of Way and Amending Appendix C, Fee Schedule, Chapter 90; 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. - Mark Kennedy, City

Attorney

City Attorney Mark Kennedy explained that this ordinance amendment establishes a formal, transparent procedure for the abandonment, sale, or exchange of underutilized City Right-of-Way (ROW). By formalizing this process, the City can effectively manage "paper streets" and unimproved alleys, reducing municipal liability while returning tax-exempt land to the private tax rolls. He said he did use other municipalities procedures as a template, specifically New Braunfels's ordinance, but with a majority of the fees removed. He informed that the proposed ordinance does call for a \$200 application fee, which is meant to cover staff time spent dividing the right-of-way equitably between abutting land owners. This process requires a lot of upfront diligence. He asked City Council to consider if the proposed application fee is appropriate and stated that he would like to add some language before the second reading that says the cost of the appraisal, survey, and other costs would be the responsibility of the applicant, not the City. He also asked City Council if they thought the fee could be waived under certain circumstances and, if so, would it be Staff or City Council decision.

Councilmember Carlsson asked what the fees were now and Mr. Kennedy responded that there are none now, as this is a new ordinance and we are inventing the wheel. Mayor Dodgen said the reason City Council is considering the process is because the City has been asked how and if they would do this.

Councilmember Lievens said he believes that the \$200 application fee is fine but would like the opportunity for it to be waived and that he agreed it would be appropriate for the applicant to pay for the survey. Councilmember Lievens asked if the abandon right-of-way must be purchased and Mr. Kennedy confirmed it would be appraised and purchased. Lastly he asked how we contact potential purchasers for other right-of-ways that the City could abandon and Mr. Kennedy replied that the process is land owner driven, not something that the City would initiate, but in the case there are more than one abutting land owner, the City does make contact with all of them.

City Manager Steve Parker commented that the property would be put back on the tax roll after the purchase so there is a potential for additional revenue.

Mayor Dodgen said she would like the waiver of fees to be something that City Council decides and Councilmember Lievens agreed.

Councilmember Biesenbach said that he likes the \$200 application and joked that any time Seguin can do something better than New Braunfels is a good day. He said it looks like it would be the purchasers responsibility to do most of the work.

A motion was made by Councilmember Lievens, seconded by Councilmember Biesenbach, that this Ordinance be approved on first reading to the City Council, due back on 5/5/2026. The motion carried by the following vote:

Excused: 1 - Councilmember Napier

Presiding: 1 - Mayor Dodgen

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

9. Closed Session

Mayor Dodgen convened into Closed Session at 6:20 P.M.

- a. [26-165](#) Section 551.071(2) (Consultation with Legal Counsel) of the Texas Government Code regarding the purchase and/or value of real property in Guadalupe County, Texas.
- 416 Goodrich Street Acquisition and Relocation
- b. [26-166](#) Sections 551.071(2) (Consultation with Legal Counsel) and 551.087 (Deliberation Regarding Economic Development Negotiations): (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; and (2) To deliberate the offer of a financial or other incentive to a business prospect. Possible action may follow in Open Session.
- Downtown Historic District: Corner of W. Donegan and S. Camp Street
- Project Lassen Park
- Project Wheelhouse

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

Mayor Dodgen reconvened into Open Session at 7:27 P.M.

- a. **26-205** Authorize the City Manager to execute a Chapter 380 Agreement between the City of Seguin, Texas and Janota Investment Properties, LLC, as presented and discussed in Closed Session. - Mark Kennedy, City Attorney
- A motion was made by Councilmember Eveld, seconded by Councilmember Biesenbach, that this Action Item be approved. The motion carried by the following vote:**
- Excused:** 1 - Councilmember Napier
- Presiding:** 1 - Mayor Dodgen
- Aye:** 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Keller, and Councilmember Biesenbach

11. Adjournment

Mayor Dodgen adjourned the meeting at 7:26 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary