



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, August 19, 2025

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 - Pastor Jeremy Pedersen, Faith 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 N. Carter, Councilmember Bill Keller, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents:

Congresswoman Monica De La Cruz informed that she is the U.S. House Representative for residents of Seguin, declared that she is happy to be attending this meeting in Seguin, and thanked everyone for the honor to represent them in D.C. She informed that she chose a project in Seguin as one of her 15 projects to award community funds to within her district. She explained that the money for this project has gone through committee and the target date to get it on the House floor is December. She is hoping to be back around Christmas with a nice big Christmas present to give the City of Seguin. Additionally, she said she has the privilege of recognizing citizens within her District that have made tremendous impact. She invited everyone to attend the Guadalupe County Congressional Record Ceremony on Wednesday, August 20th at 6:00 P.M. at the Guadalupe Veteran's Outreach Center on 205 E. Weinert Street Seguin, TX, where they are to recognize; Burnt Bean Company's Recognition in the First Texas Michelin Guide, Retirement of Corporal Bill Schroeder, Retirement of Guadalupe County Commissioner Greg Seidenberger, Life of Dr. James C. Lee, Life of Seguin City Councilwoman Sonia Mendez, and the 100th Birthday of U.S. Navy WWII Veteran Charlie Willman.

Nancy Brewington, 5630 Three Oaks Rd, read an article from the San Antonio Express News describing how land use must change as Texas grows because increased impervious coverage and stormwater run-off. She said she supports policies that will make us more resilient and that the City should abandon land use practices that do the opposite. She reiterated that she is opposed to the Cordova Road extension that

would connect Three Oaks Rd to Laguna Vista and stated that the proposed road is within 250ft of the Guadalupe River.

Julian Leal, 849 Prexi Dr., thanked the City for adding that pavillion at Manuel Castilla Park. He informed that the park was given to the City of Seguin by Rio Negales Electric years ago. He said the park had ten trees planted then and recently the park had four more lights added. He opined that Juan Seguin Park had more lights in the 1950s than Manuel Castilla Park has now. He stated that more trees needed to be planted and informed that Manuel Castilla was the first Mexican-American to serve on City Council and was Mr. Leal's boy scout leader when he was 12 years old.

6. Presentation

- a. [25-421](#) Recognition of Diana Leos, Office Supervisor - Police, upon her retirement. - Donna Dodgen, Mayor

Mayor Donna Dodgen recognized the retirement of Diana Leos. She thanked her for her 28 years and 7 months of service and wished her great success in her retirement.

- b. [25-479](#) Certificate of Recognition to Electric Department Employees for participating in the Texas Linemen's Rodeo. - Donna Dodgen, Mayor

Mayor Donna Dodgen congratulated the City of Seguin Electric Department for their exceptional performance and reputation in this years Texas Linemans Rodeo. She gave special congratulations to the Journeyman Team of Nathan Thiry, Dylan Rodgers, and Ryan Bustamante for earning 1st Place – Overall Municipal Division; 3rd Place – Overall Journeyman Team and 4th Place in Double Bell Change. The team also won \$10,500 in TEEX scholarships for future lineworker training. She stated that their hard work, teamwork, and professionalism brings great pride to the City of Seguin and inspires continued commitment to safety, service, and mastery of their craft.

Councilmember Biesenbach said that if you had not had a chance to watch the guys compete at the rodeo, you should try to get out to watch them. He said what they do everyday is impressive but to watch them do it very fast is amazing to see.

Mayor Dodgen agreed that it is truly amazing to watch them work and the guys competing have been doing this for awhile and do a great job.

- c. [25-414](#) Recognition of Jessica Dersen and Brittney Watson for being 2025 Rising Stars of Guadalupe County honorees. - Donna Dodgen, Mayor

Mayor Dodgen congratulated Industry & Workforce Development Manager Jessica Dersen and

Jessica Dersen and Marketing and Events Manager Brittney Watson for being named as a 2025 Rising Star of Guadalupe County by the Seguin Chamber of Commerce and Seguin Young Professionals. She applauded them for their extraordinary professional leadership, involvement and commitment to the community, and thanked them for all that they do.

7. Consent Agenda

A motion was made by Councilmember Joe Rea, seconded by Councilmember Bill Keller, 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. [25-490](#) Minutes of the August 5, 2025 City Council Meeting.
These Minutes were approved.
- b. [25-491](#) Check Report August 2, 2025 through August 15, 2025.
The Check Report was acknowledged.
- c. [25-450](#) Ordinance on second reading repealing Ordinance No. 07-101 and Ordinance No. 2001-69; Establishing a Savings Clause; providing for severability; and establishing an effective date.
This Ordinance was adopted.
Enactment No: 2025-041
- d. [ZC 17-25 CC](#) Ordinance on second reading to consider a Zoning Change from Agricultural Ranch (A-R) to Commercial (C) for the property located at the 900 BLK of IH 10 W., Property ID: 51493, (ZC 17-25).
This Zoning Ordinance was adopted.
Enactment No: 2025-042
- e. [25-471](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Cameron and Sara Birdwell for one property in Guadalupe County (Property ID No. 187701) and granting the request for Release effective the date of the passing of this Resolution.
This Resolution was approved.
Enactment No: 2025R-067
- f. [25-477](#) Resolution authorizing the City Manager to execute Change Orders No. 1, 2, and 3 with D&D Contractors, Inc. for the North Heideke Street Drainage Improvement Project (a GLO CDBG-MIT Grant Project) at a cumulative cost of \$31,289.14; and declaring an effective date.
This Resolution was approved.
Enactment No: 2025R-068
- g. [25-467](#) Authorization to move the first City Council Meeting in October 2025 to Monday, October 6, 2025 to allow Council Members to participate in National Night Out on Tuesday, October 7, 2025.
This Action Item was approved.

8. Recess Regular Meeting and Open Budget Workshop

Mayor Dodgen recessed the Open Meeting and opened the Budget Workshop at 5:55 P.M.

- a. [25-469](#) City Council FY2026 Budget Workshop
- a. General Fund
 - b. Debt Service
 - c. Special Revenue Fund
 - d. Utility Fund

Mayor Pro Tem Carter thanked Finance Director Susan Caddell and her team for the work put into preparing the budget.

City Manager Steve Parker declared that the City Staff is proud of the budget; that it is conservative on revenue estimates and expenditures but was still able to accomplish what needed to be accomplished.

Councilmember Lievens thanked Mrs. Caddell for answering his budget related questions last week and also declared his appreciation for the City using conservative accounting measures.

City Manager Parker said it is difficult to be a 187 year old city with aging infrastructure while also being one of the fastest growing cities in the country.

Mrs. Caddell informed that the Public Hearing and first vote on the budget and tax rate will be at the September 2nd City Council meeting.

9. Adjourn Budget Workshop and Reconvene Regular Meeting

Mayor Dodgen adjourned the Budget Workshop and reconvened into the Regular Meeting at 5:59 P.M.

10. Action Items - Discussion and Possible Motion to Approve

- a. [25-480](#) Record Vote on a proposed New Tax Rate of \$.5135 per \$100 valuation for FY2026 and provide direction to staff. - Susan Caddell, Director of Finance

The FY26 Proposed Budget includes a proposed tax rate of \$.5135 per \$100 valuation, which is the no-new-revenue tax rate. It is an increase of \$.001 above the current rate. This rate consists of \$.2154 for debt service and \$.2981 for maintenance and operations. The first vote on the tax rate will be held on September 2, 2025 with the second vote being held on September 16, 2025.

Councilmember Biesenbach made a motion, seconded by Councilmember Eveld to place a proposal to adopt a tax rate of \$.5135 per \$100 valuation on an agenda of a future City Council meeting. 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

b. [25-470](#)

Resolution adopting the Fiscal Year 2025-2026 Budget for the Seguin Economic Development Corporation. - Josh Schneuker, Director of Economic Development

Director of Economic Development Josh Schneuker gave an overview of the Fiscal Year 2026 Seguin Economic Development Corporation (SEDC) Budget. Total Revenues are budgeted at \$2,469,466 and Total Expenditures at \$2,243,336.

Councilmember Carlsson said he is doing a great job and we have to spend money to make money. Carlsson asked if anything he wanted to ask for that he didn't ask for and Josh confirmed there was not. He said they got everything they asked for in their budget and that covering the debt service is most important because the water line to the Ackerman Tract is important, the TSTC campus is important. Mr. Schneucker said that the Economic Development Corporation runs pretty efficiently. He would like to focus on growing the incentive infrastructure fund, while it is tighter this year because they have the opportunity to be bold, they like to leverage the funds to put through other projects as they come up.

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

Enactment No: 2025R-069

c. [25-446](#)

Ordinance on first reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, relevant portions of Chapter 66-Library and Chapter 74-Parks and Recreation; providing for a severability clause; declaring an effective date; preparing this ordinance for publication; and authorizing City staff to submit this ordinance as a supplement to the Seguin Code of Ordinances. - Silvia Christy, Library Director; Jack Jones, Director of Parks and Recreation; and Bruce Allen, Golf Course Manager

Parks and Recreation Director Jack Jones said this item was presented at the previous City Council meeting.

Councilmember Carlsson asked if everything was kosher and Golf Course Manager Bruce Allen said that the Golf Advisory Board had a Special meeting and recommended approval of the proposed golf fees as presented.

City Manager Parker said that City Council had previously discussed that they want as much of the \$13M in principal and interest spent to improve the golf course be paid for by the people playing golf. These fees take that into consideration. He did state that, like any park amenity, it may need to be subsidized by the General Fund.

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

Presiding: 1 - Mayor Dodgen

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

d. [25-489](#)

Discussion and possible action to adopt revised Council Meeting Procedures, updating meeting types, agenda submission deadlines, citizen comment rules, and decorum provisions. - Mark Kennedy, City Attorney

City Attorney Mark Kennedy stated that the last time the Council Meeting Procedures were updated was in 2003. He summarized that most of the changes made were clean up or modifications driven by new legislation. He said the definition of "notice of possible quorum" was added and explained how House Bill 1572 changed the agenda notice posting requirements from 72 hours to 3 full business days.

Councilmember Gaytan asked if the proposed changes to item 2b. will prevent an item that a councilmember request to be on the agenda from going onto the agenda. Attorney Kennedy replied that the intent of the change is to further clarify that a conversation might be needed between staff and the requestor to determine what and how the item is presented. Councilmember Gaytan stated that he would prefer it not say endeavor to put it on the agenda, but that it will be put on the agenda. Attorney Kennedy said that will reword 2b. to say that the item will be placed on the agenda and if clarification is needed the requesting council person will be contacted.

Councilmember Gaytan also commented that he is opposed to the removal of the 90 day requirement for reintroducing items for reconsideration in 2c. He said he liked the 90 day window being there and referenced a recent item, Lily Springs, that was brought back to council before the 90 days and said he didn't think it was handled correctly.

Councilmember Biesenbach said that with Lily Springs there was new information available. Attorney Kennedy clarified that because Councilmember Biesenbach was a councilmember that participated in the voting majority of that previous action and he was the one that requested for it to be reconsidered, Roberts Rules of Order allows for it. Councilmember Gaytan stated that he was not familiar with that rule and would like to see it and look at it more closely. Attorney Kennedy said that he would provide Council with it.

Lastly, Attorney Kennedy informed that it is proposed to change the amount of time allowed for public comment from five minutes to three minutes. Councilmember Gaytan said he believes that they should not limit the time of residents coming to speak. Councilmember Lievens thanked Attorney Kennedy for taking his call related to this earlier this week. He shared that it also bothered him to cut the amount of time for public comment initially but said that he saw that many other cities have a three minute limit. Councilmember Gaytan stated that he has seen where citizens comments have effected the vote of council. Councilmember Eveld suggested that there is not a lot of citizens that come up to comment. Councilmember Carlsson said that he agrees with what was said so far. Councilmeber Gaytan declared that council is there to serve and listen. Councilmember Biesenbach said that he is a free speech absolutist and agrees that the time should not be limited. Attorney Kennedy said that

he will revert the amount of time for public comment back to five minutes.

Councilmember Gaytan suggested that the Mayor should not have the discretion to limit the time for public comment as she does not vote. He thinks it should be the people voting that should decide if they still need to hear what is being said. He said he leans on the side of free speech and the resident should have the opportunity to talk. Councilmember Lievens stated that Mayor deserves to have a level of discretion. It is different if they are making the same argument than if they are making different arguments. Councilmember Gaytan said even by making the same argument, you are risking hearing a new point of the same argument.

Councilmembers gave consensus to postpone this item to allow for Attorney Kennedy to make the suggested changes and to reintroduce the item at a future City Council meeting.

11. Closed Session

Mayor Dodgen recessed the Open Meeting and convened into Closed Session at 6:47 P.M.

- a. [25-438](#) Section 551.071(2) (Consultation with Legal Counsel) and 551.072 (Deliberation Regarding the Purchase and/or Value of Real Property) of the Texas Government Code, regarding the purchase and/or value of real property associated with the Geronimo Creek Wastewater Treatment Plant Force Main project in Guadalupe County, Texas. Possible action may follow in Open Session.
- b. [25-466](#) Sections 551.071(2) (Consultation with legal Counsel), 551.072 (Deliberation Regarding the Purchase and/or Value of Real Property), and 551.087 (Deliberation Regarding Economic Development Negotiations) of the Texas Government Code, regarding approximately 7 acres of land along SH123 near Barnes Drive, and utilities facilities servicing that property, within the corporate limits of the City of Seguin. Possible action may follow in Open Session.
- c. [25-472](#) Section 551.087 (Deliberation Regarding Economic Development Negotiations) of the Texas Local Government Code, 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.
To deliberate the offer of a financial or other incentive to a business prospect.
 - Project Vaquero
 - Project Vast
- d. [25-483](#) Section 551.074 (Personnel Matters) of the Texas Government Code, related to the employment and duties of the City Manager and the City Manager's Employment Agreement. Possible action may follow in Open

Session.

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

Mayor Dodgen adjourned Closed Session and reconvened into Open Session at 7:38 P.M.

- a. [25-474](#) Resolution declaring a necessity for the acquisition of a 3.39-acre permanent utility easement and a 2.307 acre temporary construction easement on a tract of land situated in the John Sowell Survey, A-35, Guadalupe County, Texas and being over, through, and across the remainder of a called 71.079 acre tract of land conveyed to David W. Dougherty Revocable Trust in Document No. 2014019788 in the Official Public Records of 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 multiple water, wastewater and reuse water transmission lines and related above and below ground appurtenances along FM 466 and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful.

Mayor Dodgen announced this item was pulled from the agenda.

- b. **25-512** Resolution authorizing execution of a Letter Amendment to the Agreement for Professional Services & Employment as City Manager - City of Seguin, Texas, as presented in Closed Session.

This Resolution was approved

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-170

- c. **25-513** Resolution authorizing the City Manager to execute a Chapter 380 Economic Development Agreement with Nolte Farms BTR Seguin LP, as presented in Closed Session.

A motion was made by Councilmember Eveld, 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 Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-171

13. **Adjournment**

Mayor Dodgen adjourned the meeting at 7:40 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary