



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Monday, October 6, 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 - Bishop Tim Bird, The Church of Jesus Christ of Latter-day Saints**

3. **Pledge of Allegiance/Salute to the Texas Flag**

4. **Roll Call**

Excused: 1 - Councilmember Monica N. Carter

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:**

Chief Jason Brady invited everyone to participate in National Night Out tomorrow. He informed that there are 26 parties that have signed up and that the purpose of this event is to strengthen bonds between neighbors and give the Police and Fire Departments a chance to visit with residents.

Mayor Dodgen thanked the 150 residents who attended the first-ever State of the City event and the over 100 residents who watched it stream online. She informed that the next day, the recording of the event had over 5,400 views. She thanked all of the staff that were involved. Additionally, she reminded everyone that National Night Out is tomorrow and she encouraged everyone to attend their block parties. She informed that a list of registered parties can be found on the City's website. Also, she announced that the Seguin Police Department needs Halloween candy donations and informed that candy can be dropped off at Walmart, City Hall at the Dollar General at Tor and State Hwy 123 Bypass. Lastly, she invited everyone to attend a free focused event on job seekers using artificial intelligence. It will take place at the Seguin Public Library on Wednesday, October 15th from 10-11am.

6. **Presentation**

a. **[25-561](#)**

Proclamation declaring October 2025 as Domestic Violence Awareness

Month in the City of Seguin, Texas. - Mayor Donna Dodgen

Mayor Dodgen read the proclamation declaring October 2025 as Domestic Violence Awareness Month in the City of Seguin.

b. [25-574](#)

Proclamation declaring October 2025 as Cybersecurity Awareness Month in the City of Seguin. - Mayor Donna Dodgen

Mayor Dodgen read the proclamation declaring October 2025 as Cybersecurity Awareness Month in the City of Seguin.

c. [25-562](#)

Proclamation declaring the week of October 5-11, 2025 as Fire Prevention Week in Seguin. - Mayor Donna Dodgen

Mayor Dodgen read a proclamation declaring October 5-11, 2025 as Fire Prevention Week in the City of Seguin.

d. [25-560](#)

Proclamation declaring the second Sunday of October as Pastor Appreciation Day in the City of Seguin, Texas. - Mayor Donna Dodgen

Mayor Dodgen read a proclamation declaring the second Sunday of October as Pastor Appreciation Day in the City of Seguin.

e. [25-536](#)

Presentation and update on the Wayfinding Signage Project. - Jennifer Shortess, PE, CFM - Assistant Director of Engineering and Capital Projects and Blaire Friar - Main Street & CVB Assistant Director

They showed samples of what the signs would look like and where they will be placed. They informed that the signs will be delivered at the beginning of next week. Then, they will begin placing the signs. There are a total of 38 signs. Mrs. Friard stated that this project has been a long process, but it is a great addition to Seguin. She also said that there are blank spaces on several of the signs to allow for growth and additions over time.

Mayor Dodgen said that because the signs had to be approved by TxDOT, there were certain aesthetic requirements that had to be adhered to during design.

Assistant Director of Engineering and Capital Projects Jennifer Shortess and Main Street & CVB Director Blaire Friar gave an update on the Wayfinding Signage Project.

7. Consent Agenda

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

Excused: 1 - Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

a. [25-573](#)

Minutes of the September 16, 2025 City Council Meeting.

These Minutes were approved.

- b. [25-588](#) Check Report September 11, 2025 through September 30, 2025.
The Check Report was acknowledged.
- c. [25-565](#) Submit Official Ballot for the election of the Region 7 Director of the TML Board of Directors. - Mayor Donna Dodgen
This Action Item was approved.
- d. [25-566](#) Resolution nominating a candidate to the Guadalupe Appraisal District for election to the Board of Directors. - Mayor Donna Dodgen
This Resolution was approved.
Enactment No: 2025R-194
- e. [25-556](#) Resolution authorizing the City Manager to execute Change Order No. 4 with D&D Contractors, Inc. for the North Heideke Street Drainage Improvement Project (a GLO CDBG-MIT Grant Project) for a decrease of \$2,683.57; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects
This Resolution was approved.
Enactment No: 2025R-195
- f. [25-564](#) Resolution authorizing the submission of a Alamo Area Council of Governments (AACOG) Regional Solid Waste grant application seeking funding for a Household Hazardous Waste Collection event. - Kate McCloud, Grants Administrator
This Resolution was approved.
Enactment No: 2025R-196
- g. [25-571](#) Resolution authorizing the submission of a State Homeland Security & Urban Area Security Initiative Supporting Border Crisis Response grant application seeking funding for the Police Department to obtain and armored van. - Kate McCloud, Grants Administrator
This Resolution was approved.
Enactment No: 2025R-197
- h. [25-568](#) Resolution Designating Authorized Signatories for Contractual and Financial Documents pertaining to the GLO Community Development Block Grant - Mitigation (CDBG-MIT) Method of Distribution (MOD) Program, Contract # 24-065-182-F177. - Kate McCloud, Grants Administrator

This Resolution was approved.

Enactment No: 2025R-198

- i. [25-572](#) Resolution adopting Civil Rights Policies for the GLO Community Development Block Grant - Mitigation (CDBG-MIT) Method of Distribution (MOD) Program, Contract # 24-065-182-F177. - Kate McCloud, Grants Administrator

This Resolution was approved.

Enactment No: 2025R-199

- j. [25-575](#) Resolution to approve Amendment #4 for the Grant Administration Services contract for the Community Development Block Grant - Mitigation (CDBG-MIT) Method of Distribution (MOD) Program Contract Number # 24-065-182-F177. - Kate McCloud, Grants Administrator

This Resolution was approved.

Enactment No: 2025R-200

- k. [25-576](#) Resolution approving an Interlocal Agreement between the City of Seguin and Guadalupe County for the provision of fire services in the unincorporated area of Guadalupe County; and assistance to Local Volunteer Fire Departments in those areas; and declaring an effective date - Dale Skinner, Fire/EMS Chief

This Resolution was approved.

Enactment No: 2025R-201

- l. [25-579](#) Resolution approving the purchase of 10 Stryker LIFEPAK 35s; and declaring an effective date. - Dale Skinner, Fire/EMS Chief

This Resolution was approved.

Enactment No: 2025R-202

- m. [25-563](#) Resolution approving an Interlocal Agreement between Guadalupe County and the City for free library services to citizens of Guadalupe County; authorizing the City Manager to execute this agreement; and declaring an effective date. - Silvia Christy, Library Director

This Resolution was approved.

Enactment No: 2025R-203

- n. [25-531](#) Ordinance on second reading amending the Fiscal Year 2025 Utility Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance

This Ordinance was adopted.

Enactment No: 2025-053

- o. [25-532](#) Ordinance on second reading amending the Fiscal Year 2025 General Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance

This Ordinance was adopted.

Enactment No: 2025-054

- p. [25-533](#) Ordinance on second reading amending the Fiscal Year 2025 Special Revenue Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance

This Ordinance was adopted.

Enactment No: 2025-055

8. Action Items - Discussion and Possible Motion to Approve

- a. [25-555](#) Public Hearing concerning the creation of Reinvestment Zone Number Two, City of Seguin, pursuant to the provisions of Chapter 311 of the Texas Tax Code. - Mark Kennedy, City Attorney

City Attorney Mark Kennedy introduced Stephanie Leibe, Partner at Norton Rose Fulbright US LLP, and Duane Westerman with SAMCO Capital Markets, Inc.

Stephanie Leibe, informed that this item is the Public Hearing for the creation of the Tax Increment Reinvestment Zone (TIRZ) Number Two. After the Public Hearing, then Council will consider taking action to authorize the creation of the TIRZ.

Mayor Dodgen opened the Public Hearing at 5:59 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 5:59 P.M.

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

Stephanie Leibe, Partner at Norton Rose Fulbright US LLP, informed that the adoption of this ordinance would create the TIRZ and appoint City Council as its Board. The termination date for the TIRZ is December 31, 2084.

Councilmember Lievens thanked Mrs. Leibe for her work and said that he is looking

forward to development on the north side that includes a high quality subdivision, regional park, and fire station.

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

Excused: 2 - Councilmember Carlsson, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Gaytan, Councilmember Keller, and Councilmember Biesenbach

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

Director of Planning and Codes Pamela Centeno explained that this property is the approximate 5 acre tract located at 1819 Friesenhahn Rd. The tract was recently acquired by New Quest, who intends to include it within their overall Planned Unit Development (PUD). Staff presented the zoning change request to the Planning and Zoning Commission on September 9, 2025. Following a Public Hearing, the Commission voted unanimously to recommend approval of the zoning change request from Commercial to PUD.

Mayor Dodgen opened the Public Hearing at 6:03 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:03 P.M.

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

Excused: 2 - Councilmember Carlsson, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Gaytan, Councilmember Keller, and Councilmember Biesenbach

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

Director of Planning and Codes Pamela Centeno explained that this ordinance amends the Unified Development Code (UDC) to include the recently adopted Chapter 6, which moved sign regulations from the Code of Ordinances to the UDC and allow for modification of Chapters 3 and 5. The Planning & Zoning Commission held a public hearing on September 9, 2025 and has recommended approval of the proposed

amendments to the UDC.

Mayor Dodgen opened the Public Hearing at 6:05 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:05 P.M.

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

Excused: 2 - Councilmember Carlsson, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Gaytan, Councilmember Keller, and Councilmember Biesenbach

e. [25-584](#)

Public Hearing and Resolution to consider a General Land Use Plan (GLUP) for the Planned Unit Development (PUD) located at IH-10 and F.M. 78, near the intersection of IH-10 and Friesenhahn Rd, (GLUP 01-25)- Pamela Centeno, Director of Planning & Codes

Councilmember Carlsson arrived and took his seat at the dais at 6:06 P.M.

Director of Planning and Codes Pamela Centeno reminded that New Quest plans to develop 547 acres located between I-10 and FM 78. The properties were rezoned to Planned Unit Development (PUD) in 2009, but the General Land Use Plan (GLUP) previously approved for the development has expired. The developer has submitted a new General Land Use Plan for the proposed development. The GLUP proposes modification to the land use regulations, site development standards, and sign regulations adopted in the UDC. Staff presented the GLUP request to the Planning and Zoning Commission on September 9, 2025. Following a public hearing the Commission voted 8-0-0 to recommend approval of the General Land Use Plan with the condition that there be no light industrial within 1,000 feet of IH-10 in Area D.

Mayor Dodgen opened the Public Hearing at 6:12 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:12 P.M.

Councilmember Lievens commented that he liked the idea of the setback along I-10 frontage for light industrial.

Austin Alvis, President and Chief Development Officer at New Quest, said that he has been working with Economic Development Director Josh Schneuker and his team for ten years or more. He said New Quest is primarily focused on what they can get done today, which is the major retail center with anchors, while having the flexibility to address the markets demand in the other areas. He asked City Council to consider a 500' setback, instead of a 1,000' setback for the light industrial restriction in Area D.

Councilmember Carlsson asked Mr. Alvis what the advantages and disadvantages are of the 500' setback. Mr. Alvis answered the flexibility and ability to monetize portions of the project is important in an investment this large.

City Manager Parker stated it would be in New Quest's best interest to recruit retail and Mr. Alvis confirmed that it would be because New Quest is a long-term holder of retail and he used the Creekside retail center in New Braunfels as an example.

Councilmember Lievens suggested that even with a 1,000' setback, the scope of what is allowed will not be limited because light industrial is permitted in Area A and B. Mr. Alvis reiterated that they really need the flexibility of a 500' setback in Area D to make the land value work for their development plans, but that ultimately he views this project as a long-term partnership with the City and will reapproach City Council in the future if something is not working.

Councilmember Lievens made a motion, seconded by Councilmember Rea, to approve the General Land Use Plan with the condition that there be no light industrial within 1,000' of IH-10 in Area D.

Councilmember Keller asked if City Council really wants to limit them to a 1,000' setback? Councilmember Lievens said he would prefer to save the frontage for retail. Mrs. Centeno said that the depth of Area C is approximately 800'.

Councilmember Biesenbach asked for Mrs. Centeno to show examples of other retail development and their lot depths. Mrs. Centeno showed Home Depot, with a depth of 710' and Walmart of 1,300'. He opined that 1,000' is not that much.

Mr. Alvis informed that the way a 1,000' setback comes across for them is about 200 acres of affected area. The value that change would make to the property would be a deterrent that they did not expect going into this project. He reiterated that a 500' setback would be more manageable and it would be very challenged to get the economics to work if he didn't have the ability to get industrial. He added that he is looking to provide an amenity base of the retail for the industrial that will develop there.

Councilmember Gaytan thanked Mr. Alvis for his explanation and motioned to amend the original motion to be a 500' setback. Councilmember Keller seconded the motion; the motion carried unanimously.

Councilmember Lievens asked if there has been any conversations in the works to put a public use in Area D and Mr. Alvis answered that there has been early conversations to put something there but can't force the issue and right now he needs to focus on the added value of having the flexibility. Lievens also asked if there would be access from FM 464 or just from FM 78 or I-10 and Mr. Alvis answered that there will be access from FM 464.

Councilmember Carlsson asked Economic Development Director Josh Schneuker if there is a more positive impact by adjusting the setback to 500' instead of 1,000' and Mr. Schneuker said that in his opinion the ability to have the flexibility but also get some retail pad sites on the frontage is a win for all parties.

Councilmember Lievens said he understands the concept of the pad sites but said doesn't see why it wouldn't be more beneficial to start the industrial 1,000' from the frontage. Mr. Schneuker replied that in Area C New Quest is already developing 600,000 square feet of retail, and for a market like Seguin that is a substantial amount of retail.

Councilmember Eveld asked if the Planning and Zoning Commission discussed a 500' versus a 1,000' setback and Mrs. Centeno answered that there was not a discussion

for 500' specifically. The discussion was to restrict it for either the 1000' or the entirety of Area D.

A motion was made by Councilmember Lievens, seconded by Councilmember Rea, that this Resolution be approved approval of the General Land Use Plan with the condition that there be no light industrial within 500 feet of IH-10 in Area D. The motion carried by the following vote:

Excused: 1 - Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-204

9. Recess the Seguin City Council Meeting and Call to Order the meeting of the City of Seguin Employee Benefit Trust

Mayor Dodgen recessed the Seguin City Council Meeting and called to order the meeting of the Seguin Employee Benefit Trust at 6:35 P.M.

a. 25-580

Approval of the minutes of the October 15, 2024, meeting of the Seguin Employee Benefit Trust. - Kristy Lehnert, Director of Human Resources

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

Excused: 1 - Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

b. 25-581

Resolution to award bid and authorize the Chairman of the Employee Benefit Trust to execute a contract for Employee Group Health, Dental and Life/AD&D benefits - Kristy Lehnert, Director of Human Resources

Director of Human Resources Kristy Lehnert informed that the City of Seguin's issued a Request for Proposals for a fully insured health plan and the self-funded dental plan. Blue Cross Blue Shield of Texas (BCBSTX) proposal included a 32% increase in the fully insured health plan rates and no increase in the administration fee rate for the self-funded dental plan. Our benefits consultant was able to negotiate a renewal plan with BCBSTX that moved the City from a 32% increase to an 18% increase on the PPO health plan and a 30% increase on the H.S.A. health plan with reduced annual deductible amounts.

With this increase in health insurance premiums to the City, the City is unable to continue to cover the cost of the employee only coverage for all of its employees who elect the PPO health plan, however the City this year is able to continue to cover the cost of the employee only coverage for all of its employees who elect the H.S.A health plan. The payroll deduction amount per employee who elects the PPO health plan will

be \$25.00 per pay period, however the pay payroll deduction amount per employee who elects the H.S.A. health plan will continue to be zero.

To promote the H.S.A. health plan and to assist with the annual deductibles of either \$3,400 for employee only coverage or \$6,800 for employee and dependent coverage, the City will contribute \$80.00 per pay period to the employee's health savings account for anyone who currently participates in the H.S.A. health plan or who decides to participate in the H.S.A. health plan for 2026.

Councilmember Gaytan asked if the \$25 deduction per pay period would apply to all employees or if First Responders would be exempt. Mrs. Lehnert answered that it would apply to everyone on the PPO plan, if Council would like to consider doing something differently they can give her that direction but it would be important to consider the moral and how it could make one employee feel more or less important than another.

City Manager Parker stated that Mrs. Lehnert has worked very hard to keep the increases low and that almost every city in the region has started to charge employees between \$25-40 per pay period. He informed that the long-term goal is to be fully, self-insured plan, but that overall the plans provided are good plans. Additionally, he announced that the Cost of Living Adjustment (COLA) will offset a lot of the increase in premiums for employees.

Councilmember Gaytan suggested that City Council keep these things in mind when planning our budget so that employees are not asked to pay. Mrs. Lehnert answered that the City can choose to do that, but the money is the hard part. This year, the City budgeted for a 12% increase, but it came in at an 18% increase. The City is contributing a tremendous amount of money to health care.

Councilmember Lievens commented that he agrees that the City's insurance program is excellent compared to private insurance options, especially when it is married with the retirement plan and coming on top of the salary surveys.

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

Excused: 1 - Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-205

10. Adjourn the City of Seguin Employee Benefit Trust meeting and Reconvene the City of Seguin City Council Meeting

Mayor Dodgen adjourned the City of Seguin Employee Benefit Trust meeting and reconvened the City of Seguin City Council meeting at 6:46 P.M.

- a. [25-582](#) Resolution authorizing funding of the City of Seguin Employee Benefit Trust for plan year 2026. - Kristy Lehnert, Director of Human Resources

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 Carter

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-206

b. [25-545](#)

Public Hearing and Resolution for permanent closure of a portion of River Oak Drive between the River Oak Drive roundabout and FM 725; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Director of Engineering and Capital Projects Melissa Reynolds explained that this resolution will authorize the permanent closure of a portion of River Oak in response to the realigning of River Oak at Alta Vista as part of the Mays Creek GLO project. The portion that is in a low water crossing will be permanently closed and River Oak will connect to State Hwy 46.

Mayor Dodgen opened the Public Hearing at 6:49 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:49 P.M.

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

Excused: 1 - Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-207

c. [25-570](#)

Resolution supporting the City of Seguin's application to the Texas Department of Transportation's 2025 Transportation Alternatives Set-Aside (TA) Call for Projects. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Director of Engineering and Capital Projects Melissa Reynolds informed that this resolution will authorize the City to submit an application to the Texas Department of Transportation for a grant for sidewalks and shared use paths along FM 466 from Ashby to King.

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

Excused: 1 - Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-208

d. [25-577](#)

Resolution of the City Council of the City of Seguin, Texas awarding a bid in the amount of \$1,550,000.00 to Guerra Underground, LLC for Loves Force Main necessitated by TxDOT's IH-10 Project; authorizing the City Manager to enter into a construction contract with Guerra Underground, LLC; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

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

Excused: 1 - Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-209

e. [25-557](#)

Resolution authorizing the City Manager to enter into an agreement with Ward, Getz, and Associates LLC for the Stremmel Gate Reconstruction Project; and declaring an effective date - Timothy Howe, Director of Utilities

Director of Utilities Tim Howe reminded that his department occupied the new Utility Operations Center in July 2017. This resolution would authorize the City Manager to enter into an agreement with Ward, Getz, and Associates LLC for the Stremmel Gate Reconstruction Project for a total cost of \$130,000, with contingency.

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

Excused: 1 - Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-210

f. [25-558](#)

Resolution authorizing the City Manager to execute a Master Services

Agreement with Freese and Nichols, Inc. related to on-call water and wastewater modeling; and declaring an effective date - Timothy J. Howe, Director of Utilities

Director of Utilities Tim Howe reminded that the City has contracted with Freese and Nichols, Inc. (FNI) for professional services related to on-call modeling of the water and wastewater utility to evaluate new developments and the timing and sizing of infrastructure, helping them to prioritize projects. Staff recommends approval of their professional services proposal in the amount of \$120,000.00. Funds are provided for these professional services through fees collected for water and wastewater modeling services.

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

Excused: 1 - Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-211

g. [25-559](#)

Ordinance on first reading amending the Seguin Code of Ordinances Appendix C - Fee Schedules, Chapter 102, Utilities, Article III, Water Modeling Fee; and Article IV Wastewater Modeling Fee; providing for a severability clause; providing for publication; declaring an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances - Timothy Howe, Director of Utilities

Director of Utilities Tim Howe informed that the "on-call modeling" performed by Freese and Nichols (FNI) of the water and wastewater utility to evaluate new developments and the timing and sizing of infrastructure.

This service has proven critical for the City to plan and execute capital improvement projects to meet the growing demand for water and wastewater service. Developers pay \$2,500 per utility per development for this service. This fee is intended to recover cost of service. Staff evaluated the current fees associated with this service. To date, the City has modeled sixty-three water/wastewater scenarios for various developments which equate to an average cost per task of \$2,907.75. This ordinance increases the fee for this service from \$2,500 to \$3,000 to recover the full cost of providing the service.

A motion was made by Councilmember Gaytan, seconded by Councilmember Eveld, that this Ordinance be approved on first reading to the City Council, due back on 10/21/2025. The motion carried by the following vote:

Excused: 1 - Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

h. [25-567](#)

Public Hearing and Ordinance on first reading to consider the creation of Tax Increment Reinvestment Zone #3, pursuant to Chapter 311 of the Texas Tax Code. - Josh Schneker, Director of Economic Development

Director of Economic Development Josh Schneker informed that the Tax Increment Reinvestment Zone (TIRZ) #3 is being considered for the New Quest Development, a 544 acre mixed-use development off of I-10, west of SH46. Mr. Schneker introduced Natalie Ayala, Consultant with Pettit and Ayala, to explain the proposed details of the TIRZ.

Mr. Schneker also added that the terms have been changed since the publication of the draft ordinances. Section 6 has been edited to read that, "Seventy-five percent for Years 1-10 and fifty percent for years 11-30 of the City's 1% general sales tax rate, as defined by Section 311.0123(b), generated from taxable sales within the Zone" and that amendment would need to be considered before the ordinance is considered.

Mrs. Ayala explained that this ordinance includes three main components, including: (1) identification of the specific boundary of the anticipated TIRZ #3, in this case fully encompassing the NewQuest property tracts as of the current date, (2) the termination date for the TIRZ, and (3) the amount of City participation to be contributed to the TIRZ.

The ordinance includes the participation rate by the City of Seguin of 50% of the City's property tax and 75% for Years 1-10 and 50% for years 11-30 of the City's 1% general sales tax rate, as defined by Section 311.0123(b), generated from taxable sales within the Zone. This participation is reflected in preliminary Project and Finance Plan, which is attached as Exhibit C within the ordinance document. She informed that a TIRZ is not a new tax and that the tax base is always the year that the TIRZ is created. She informed that this ordinance sets the boundary of the TIRZ and the term of the TIRZ to 30 years.

Mrs. Ayala detailed that the next steps would be that once this ordinance is adopted, it would be considered at Commissioners Court, a development agreement would be executed, and then the TIRZ created.

Mayor Dodgen opened the Public Hearing at 7:07 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:07 P.M.

Councilmember Biesenbach made a motion, seconded by Councilmember Keller, to amend Section 6 of the Ordinance to reflect: "75% for Years 1-10 and 50% for Years 11-30 of the City's 1% general sales tax rate, as defined by section 311.0123(b), generated from taxable sales within the Zone," and, subject to approval at the second reading, motion to approve the creation ordinance for the TIRZ #3, pursuant to Chapter 311 of the Texas Tax Code; the motion carried unanimously.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Carlsson, that this Ordinance be approved with amendments on first reading to the City Council. The motion carried by the following vote:

Excused: 1 - Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

i. [25-578](#)

Resolution approving a non-binding term sheet between the City of Seguin and GFNT, LLC. for the proposed redevelopment of The Nolte Project; authorizing the City Manager to execute the term sheet; and providing future considerations of a definitive Property Conveyance and Development Agreement. - Josh Schneuker, Director of Economic Development

Director of Economic Development Josh Schneuker informed that the City has been negotiating with GFNT, LLC, the developer working to redevelop the Nolte building. The attached Term Sheet memorializes the current understanding between the parties regarding the conveyance of the property, development program, financial model, feasibility milestones, and obligations of both parties. Mr. Schneuker stated that it is important to note that the Term Sheet is non-binding and serves solely as a framework for negotiations and does not obligate either the City or the Developer to complete the Project until such time as a definitive PCDA is executed and approved by City Council. The developer is responsible for all design and the City is responsible for funding an updated hotel market study by CSL.

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

Excused: 1 - Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-212

11. **Closed Session:**

Mayor Dodgen convened into Closed Session at 7:13 P.M.

a. [25-585](#)

Section 551.087 (Deliberation Regarding Economic Development Negotiations) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

To deliberate the offer of a financial or other incentive to a business prospect.

- Project Vaquero
- Project Vast

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

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

Mayor Dodgen reconvened into Open Session at 7:25 P.M.

- a. [25-589](#) Resolution declaring a necessity for the acquisition of a 1.615 acre right-of-way on a tract of land out of that calculated 174.46 acre portion of a called 175 acre tract of land described in a deed executed on January 28, 1992 from Clarence Krackau and wife, Lorine K. Krackau, to Lynnette K. Cranford, Jerry W. Krackau, and Charles R. Krackau, recorded in Volume 978, Page 416, Official Public Records of Guadalupe County, Texas, further described in Volume 311, Page 570, Deed Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, 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 reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use and related appurtenances along Cordova Road, and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

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

Excused: 1 - Councilmember Carter

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2025R-213

13. **Adjournment**

Mayor Dodgen adjourned the meeting at 7:27 P.M.

CERTIFICATE

ATTEST:

Kristin Mueller, City Secretary