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City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, January 6, 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. Canon Stanislaw Fiuk, St. James Catholic Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Excused: 3 - Councilmember Joe Rea, Councilmember Paul Gaytan, and Councilmember Monica N. Carter

Present: 5 - Councilmember David Eveld, Councilmember Jim Lievens, Councilmember John Carlsson, Councilmember Bill Keller, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents:

Gina Renner, 103 Trinity Lane, suggested that City Council consider making a change in the law that she opined would better serve the community. She said that she and her neighbors have been victims of someone abusing the ability to anonymously report code enforcement violations. She estimated that each call costs the City \$5k-6K per call fielded and stated that all the complaints in her neighborhood are made by the same resident. She suggested that anonymous complainers be limited to three complaints since she believes that most of the complaints could be resolved without City involvement if the complainer could . She declared that she is speaking not only for herself, but for all the people who have been picked on for years. Ms. Renner said that she does not know how to ask for City Council to initiate changing the rule, but would like them to consider it since she has had to tolerate one neighbor saying unpleasant things for 15 years.

Chief Jason Brady informed that City Staff met with TxDOT today because there was an increase in accidents in the construction zone on I-10. There have been 74 accidents on I-10 in Seguin this year and 69 of them were in the construction zone. He explained that each accident costs an extraordinary amount of resources because City Staff works the wrecks and there is potential for loss of life. He said the provided film of a vehicle traveling the zone during the day and night at the speed of 55 mph. He said the City and TxDOT are working together to see what can be done to remedy, to include looking at lighting and striping remedies and a better design of construction

area. He also said they are looking at what can be done to increase enforcement right before the construction area.

City Manager Steve Parker said attended the meeting with TxDot and was proud of City Staff for being so well prepared. He said it is not about placing blame -- it is about working together to come up with a way to improve safety.

Mayor Donna Dodgen said that it will help everyone to come up with creative ways and processes to handle not only this situation, but other situations overall and will be helpful for everyone.

Councilmember Lievens asked when there will be a follow up or action items as a result of the TxDot meeting and Chief Brady responded that they are monitoring the data and will know how some of the changes impacted things by March. Mayor Dodgen clarified that they have already made some improvements, done some striping and other things already.

Councilmember Carlsson informed that the water supply transfer from Springs Hill to Seguin Utilities occurred in Mill Creek. Some areas went 13 hours without water. He thanked Utility Director Tim Howe's team. He also added that the responses he has received from adding some stop signs in his district were interesting. Lastly, he suggested that residents get involved so that they don't act like they don't know what is going on. He said he understands because he is a retire marine and loves to complain.

Mayor Dodgen congratulated City Manager Steve Parker on his six year work anniversary.

6. Presentation

a. 25-727

Presentation regarding various field and facility improvements to be made on behalf of the Seguin Little League by Leadership Seguin 2026 at the ball field complex located at Max Starcke Park East. - Jack Jones, Parks and Recreation Director

John Huerta and Forrest Fletcher presented the 2026 Leadership Seguin proposed project. Mr. Fletcher explained that Leadership Seguin is about coming together to be educated and inspired to be the best leaders that they can be. He explained that this years project is to renovate the Seguin Little League Fields at Max Starcke Park. Each year, the Little League Association has over 1,300 participants. The proposed renovations include the potential for dug out upgrades, mobile batting cages, renovated PA and press box equipment, and bathroom renovations. Depending on the package selected, the renovations are budgeted to cost between \$60k-\$85k. Mr. Huerta said that funds will be raised for the project through a golf tournament that they will host at the Bandit Golf Course on Thursday, March 5, 2026. There will be sponsorship opportunities and fundraising opportunities for and throughout the tournament.

City Manager Steve Parker said that the proposed renovation project was reviewed by the Parks and Recreation Advisory Board and the Little League Board and both approved.

Councilmember Lievens said that the Leadership Seguin graduates are encouraged to run for City Council. He commented that he and Mayor Dodgen are graduates of

Leadership Seguin.

b. [25-729](#) 2024-2025 Seguin Economic Development Corporation Annual Report. - Alora Wachholz, Director of Economic Development

Alora Wachholz, Economic Development Director, gave a brief summary of last Fiscal Year for the Seguin Economic Development Corporation. She said that FY24-25 was a wonderful year for the City and she thanked Marketing and Events Manager Brittney Watson for the being the glue that holds the department together and informed that Mrs. Watson was the one responsible for designing and creating the report. Mrs. Wachholz mentioned that copies of the report will be available at the Seguin Library.

Mrs. Wachholz reported that SEDC had over 40 marketing and recruitment events, 125 new project leads, 26 workforce events, helped 4,400 people find jobs, \$7M in capital investment projects, and awarded 29 grants through the BIG grant program this year. Additionally, TxFAME Lonestar Chapter held their first cohort graduation on May 2, 2025 and ten students graduated from the two-year work-while-you-learn program. She informed that they held two Government Industry Tours, completed the Industrial Real Estate Feasibility Study with Pape Dawson, hosted a Small Business Resource Fair in conjunction with the Main Street Department. Two very big wins for SEDC was the Chick-Fil-A infrastructure grant that helped bring a Chick-Fil-A to Seguin as well as purchasing the 133 acres that will be the future home of the Texas State Technical College.

Councilmember Biesenbach commented that he loves touring the industries and learning about businesses that he is not familiar with. He thanked SEDC for hosting the industry tours and encouraged them to continue hosting them.

7. Consent Agenda

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

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

a. [25-724](#) Minutes of the December 16, 2025 City Council Meeting.

These Minutes were approved.

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

b. [25-732](#) Check Report December 11, 2025 through December 30, 2025.

The Check Report was acknowledged.

c. [25-711](#) Board and Commission Appointments. - Donna Dodgen, Mayor
a. Construction Board of Adjustments and Appeals
This Action Item was approved.

d. [25-713](#) Approval of the 2026 Downtown Street Closures and Sale of Alcohol Requests. - Blaire Friar, Director of Main Street & Destination Seguin.
This Action Item was approved.

e. [25-706](#) Resolution authorizing the City Manager to execute Change Order No. 6 with D&D Contractors, Inc. for the North Heideke Street Drainage Improvement Project (a GLO CDBG-MIT Grant Project) for a decrease of \$593,023.46; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects
This Resolution was approved.
Enactment No: 2026R-001

f. [25-708](#) Resolution authorizing the City Manager to execute contract amendments 6 & 7 to the Professional Services Agreement in the cumulative amount of \$116,568.29 with BGE, Inc. for additional utility coordination and design revisions for the Rudeloff Road Phase II Project; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects
This Resolution was approved.
Enactment No: 2026R-002

g. [25-709](#) Resolution approving a Maintenance and Field Service Agreement between the City of Seguin and Stryker Medical for the provision of providing service and maintenance for the department's cardiac monitor fleet; and declaring an effective date. - Dale Skinner, Fire/EMS Chief
This Resolution was approved.
Enactment No: 2026R-003

h. [25-719](#) Resolution authorizing the purchase of one new 2027 12-yard dump truck for the Drainage Department from Doggett Freightliner in the amount of \$161,500, and declaring an effective date. - Adam Rossing, Director of Public Works
This Resolution was approved.
Enactment No: 2026R-004

i. [25-720](#) Resolution reviewing the City of Seguin Investment Policy in order to conform to Public Funds Investment Act, Texas Government Code Annotated Chapter 2256. - Susan Caddell, Director of Finance

This Resolution was approved.

Enactment No: 2026R-005

j. [25-721](#) Resolution reviewing and adopting the list of brokers/dealers authorized to engage in investment transactions with the City of Seguin. - Susan Caddell, Director of Finance

This Resolution was approved.

Enactment No: 2026R-006

8. Action Items - Discussion and Possible Motion to Approve

Mayor Dodgen announced that item 8i has been pulled from the agenda at the request of the applicant.

a. [25-707](#) Resolution awarding three FIX-IT Façade grants for downtown projects. - Blaire Friar, Director of Main Street & Destination Seguin

Main Street/Destination Management Director Blaire Friar explained that the Façade Grant is funded each year in her budget. 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. The total allocated for the award of the four proposed grants is \$23,400. A second call for projects will be released to award the remaining funds as there is \$35,000 budgeted this year.

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

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-007

b. [25-725](#) Resolution authorizing and approving publication of notice of intention to issue certificates of obligation. - Susan Caddell, Finance Director

Duane Westerman, with SAMCO Capital Markets, Inc., said approving this resolution would declare the City's intent to sell certificates of obligation bonds. Projects included in the bonds are for General and Utility Fund projects. For the General Fund, the issuance is for \$39,000,000, and for the Utility Fund the issuance is for \$31,000,000, for a total issuance of \$70,000,000. This would provide the funding for the capital improvement projects approved during the budgeting process by utilizing future utility system revenues and property tax revenues. Mr. Westerman gave an overview of the 75 day timeline and explained that the funds are scheduled to be delivered by the end of March 2026.

Mr. Westerman also explained that the next agenda item is a reimbursement resolution, authorizing the City to start to pay for the capital improvement projects and then reimburse itself when the proceeds from the bond are received.

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

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-008

c. [25-726](#)

Resolution establishing the City's intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various City improvements from the proceeds of tax-exempt obligations to be issued by the City for authorized purposes. - Susan Caddell, Finance Director

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

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-009

d. [25-728](#)

Resolution approving and authorizing the execution of a Reimbursement Agreement relating to the Walnut Springs Public Improvement District; and resolving other matters related thereto. - Susan Caddell, Finance Director

Stephanie Leibe, with Norton Rose Fulbright, explained that this resolution memorializes the reimbursement for public improvements that were agreed upon during the formation of the Walnut Springs Public Improvement District. The developer has requested that bond financing be delayed to sometime in 2026, but need the reimbursement agreement executed so that they can move forward with private financing. If assessments are never levied, the reimbursement agreement never becomes effective.

Councilmember Lievens asked if this would impact the development timeline and Ms. Leibe confirmed that it would not. Mayor Dodgen added that this would aid the developer in securing private financing.

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

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-010

e. [ZC 21-25 CC](#)

Ordinance on second reading to consider a Zoning Designation to Single Family Residential (R-1) for a 50.620-acre property located at the 1500 Block of E Martindale Rd, Property ID 52678, (ZC 21-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno stated that there are five zone change requests on this agenda. This zone change designation request is for property located in the 1500 block of Martindale Road. The property is presently going through the voluntary annexation process, with the first reading of the annexation approved on December 2, 2025. The property is approximately 50.62 acres and is located across from the Navarro Oaks residential subdivision. Mrs. Centeno informed that this item was presented to the Planning and Zoning Commission on December 9, 2025.

Following a Public Hearing, the Commission voted 6-3-0 to recommend approval of the zoning designation request to Single-family Residential (R-1).

Mayor Dodgen opened the Public Hearing at 6:36 P.M.

Doug Mannel, 124 Spanish Oak, commented that it is not a good idea to try to build on top of spring fed tanks. He informed that he has a spring fed tank in his backyard and when the City put new sewer lines in, they had to put special dams in as well as fix the spring back. He questioned why an environmental study cannot be completed before City Council votes to zone this property. He said that he is also concerned about the traffic that this will cause on Martindale Rd as the road is already in bad condition.

Logan Leatherwood, 1430 E. Martindale Rd, said she has an immense concern for wildlife losing their habitat and for the increased traffic flow that this development and the new elementary school will cause on Martindale Rd. At full build out, this development would increase car traffic by about 500 cars and that is not including the new school traffic. She opined that cars will not be able to pull out onto Hwy 123 with no traffic control device and traffic will back up badly. She said she understood that if the City did not annex and zone the property it could still be developed, but it would be developed under the County development rules. She asked if the general public can be involved in how this property is developed and for Council to consider restricting the number of houses allowed per acre and have the road improved and sidewalks added. She wants to know what can be done to make this process better for the residents who already live on Martindale Rd.

City Manager Parker explained that this development can and will happen outside of the City limits if the annexation is not approved. The City has more strict development standards than the County and has worked diligently over the last 4-5 years to add more standards. The County has less impervious coverage and setback requirements. He declared that City Staff does a really good job now that the most restrictive standards are in place. TCEQ requires the City is to provide water and wastewater services, which really ties the hands of City Staff.

Trevor Tast, representing the developer for this property, informed that annexing this property with an R-1 zoning designation meets the Future Land Use Plan. He added that NISD is required to expand Martindale Rd from a 2 lane to a 3 lane roadway.

Additionally, the low water crossing would be fixed by this developer and they can ensure that there is enough water and sewer capacity to accommodate the development.

Terry Ploetz, 1637 E. Martindale, said his property abuts the northern end of the subject property and that the only water he has on his property is a spring fed tank and water well. He said he is concerned that the City would inadvertently cut off his water source once they start moving utilities.

Linda Fancette, 228 Lone Oak, commented that she has a beautiful view of the subject property. It is gorgeous and she would be incredibly sad to see it turned into 215 homes. She said she understands that progress is unavoidable, but begged City Council to consider the condition of the road, with two 90 degree turns and no street lights, it is very dark. She said the sewage system in the neighborhood stinks already in the low areas. She stated that she assumes this development would in someway connect to hers and would put them at great risk. She agreed that the real problem was with the condition of Martindale Rd because it has no easy way in or out. She asked the City Council to look at it in more detail before making a decision.

There being no other public comments, Mayor Dodgen closed the Public Hearing at 6:41 P.M.

Councilmember Lievens declared that he has some serious concerns about this and has brought them up in recent conversations with Director of Engineering and Capital Projects Melissa Reynolds. He said with the new Navarro Elementary school scheduled to open in fall of 2027, the realignment of Martindale Rd and TxDOT's work scheduled on Hwy 123, he is surprised the traffic does not trigger a traffic light at Martindale and Hwy 123; He voiced that his main concern is timing of all this development and the construction of the roadways. He said he is a believer of property owners rights and them being able to do what they want with the property they own, but he used the increased traffic at Academy as an example of how the street backs up with traffic. He also said that he agreed with everything City Manager Parker has stated about the City having more strict development requirements than the County.

Director of Planning and Codes Pamela Centeno said that annexation is happening right now, and Staff would recommended an R1 zoning because that is what is called for in the Future Land Use Plan. She confirmed that the does not annex, it would be developed with subdivision regulations only.

Director of Engineering and Capital Projects Melissa Reynolds explained that the Martindale Road Capital Improvement Project is scheduled to begin construction this year if they are able to acquire small strips of property project. She clarified that NISD is required to develop a third lane, perimeter, and sidewalks. A red light at the intersection of Martindale and Hwy123 is not funded by TxDOT or the City.

Councilmember Lievens commented that City Staff is wonderful and that he believes a police presence will be necessary to direct traffic once the new elementary school is open.

Councilmember Carlsson stated that he agreed with Councilmember Lievens and he appreciates the residents coming to share their thoughts on the issue. He suggested that the residents speak to their county representatives if they have not already. Carlsson then asked how residents can be apart of the decision. Director of Planning and Codes Pamela Centeno explained that the development cannot move forward

without zoning because restrictions are zoning based. Mrs. Centeno replied that this is the public process that residents can participate in - the public hearing and anytime there is a community input meeting. The public hearings and community input meetings are turned into plans that the City adopts and uses as guidelines for zone change request. Councilmember Carlsson said that while Councilmember Lievens made valid points, he believes that the City will mitigate a plan and there is enough time to make adjustments.

Councilmember Lievens said that he is still concerned with the timing of the projects and believes that this is a dangerous intersection.

A motion was made that this Zoning Ordinance be approved on first reading to the City Council, due back on 1/20/2026. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Nay: 2 - Councilmember Evedl, and Councilmember Lievens

Aye: 3 - Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

f. ZC 22-25 CC

Ordinance on second reading to consider a Zoning Change from Agricultural-Ranch (A-R) to Single-Family Residential (R-2) for the property located at the 1700-1900 block of Rudeloff Rd., Property ID: 52806 (ZC 22-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno informed that this zoning request is for a vacant property located in the 1700-1900 block of Rudeloff Rd. The applicant is proposing to develop a residential subdivision on the 68-acre tract. The property is located within the Suburban Residential district of the Future Land Use Plan, which supports low-to-medium density residential land uses. Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025 and following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Single-Family Residential (R-2).

Mayor Dodgen opened the Public Hearing at 7:05 P.M.

Jake Pflum, 2972 Grove Trace, stated that he was highly in favor of the proposed development. As a resident of the Village of Mill Creek, he suggested that the residential traffic would take much less of a toll on roads than heavy trucks. He said he had a hard time seeing the negatives with this development and believes this to be a perfect area for a single-family development.

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

Councilmember Carlsson said that Mr. Pflum made good points, but he personally does not like the idea of a traffic light. He asked how many homes are proposed in this development. Mrs. Centeno answered there are 189 units proposed and Mrs. Reynolds commented that there are not plans for a traffic signal at his neighborhood, only at Huber and Rudeloff.

Councilmember Lievens stated that he can appreciate not wanting light industrial at the

subject property and declared that he will continue to campaign for more commercial and retail zoning on the Navarro ISD side of Seguin.

There being no other comments, Mayor Dodgen closed the Public Hearing at 7:09 P.M.

A motion was made that this Zoning Ordinance be approved on first reading to the City Council, due back on 1/20/2026. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

g. ZC 23-25 CC Ordinance on second reading to consider a Zoning Designation to Public (P) for a 132.993-acre property located at 3281 Cordova Rd, Property ID's 55627 and 55628 (ZC 23-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno explained that this is the zone change request the properties at the corner of Cordova Rd and SH 46. The properties are presently going through the annexation process, with the first reading of the annexation approved on December 2, 2025. The properties are approximately 132.993 acres and are the site of the proposed Texas State Technical College. Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing, the Commission voted 9-0-0 to recommend approval of the zoning change request to Public.

Mayor Dodgen opened the Public Hearing at 7:13 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:13 P.M.

A motion was made by Councilmember Keller, seconded by Councilmember Keller, that this Zoning Ordinance be approved on first reading to the City Council, due back on 1/20/2026. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

h. ZC 24-25 CC Ordinance on second reading to consider a Zoning Change from Public (P) to Single-Family Residential (R-1) for the property located at the 700 block of Jefferson Ave., Property ID: 108755, (ZC 24-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno informed that this zone change request is for a vacant property located in the 700 block of Jefferson Avenue. The applicant is proposing to develop single-family residential lots on the 2.53-acre tract located next to Jefferson Elementary. Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing

the Commission voted 9-0-0 to recommend approval of the zoning change request to Single-Family Residential (R-1).

Mayor Dodgen opened the Public Hearing at 7:16 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:16 P.M.

A motion was made by Councilmember Carlsson, seconded by Councilmember Biesenbach, that this Zoning Ordinance be approved on first reading to the City Council, due back on 1/20/2026. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

i. [ZC 25-25 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Light Industrial (LI) for a property located south of Beechcraft Ln & Rudeloff Rd., Property ID: 52966, (ZC 25-25). - Pamela Centeno, Director of Planning & Codes.

This Zoning Ordinance was withdrawn at the request of the applicant.

j. [ZC 26-25 CC](#) Ordinance on second reading to consider a zoning change from Public (P) to Neighborhood Commercial (NC) for a property located at 919 N. Guadalupe St., Property ID: 22893, (ZC 26-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno informed that the City received a zoning change request for a developed lot located at 919 N. Guadalupe Street. The property has been zoned Public since 2002 and has been the site of Seguin Youth Services, a nonprofit organization. The applicant has requested a zoning change to Neighborhood Commercial for use of the existing building as a dance studio. Neighborhood commercial uses include small scaled, limited impact commercial, retail, and personal services uses and are often located near residential areas. Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 8-0-1 to recommend approval of the zoning change request to Neighborhood Commercial.

Mayor Dodgen opened the Public Hearing at 7:18 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:18 P.M.

Councilmember Eveld asked why it was ever zoned Public to begin with and Mrs. Centeno replied that it was used by a nonprofit organization in the past.

A motion was made that this Zoning Ordinance be approved on first reading to the City Council, due back on 1/20/2026. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

k. 25-734 Resolution authorizing and approving an Amended and Restated Certificate of Formation and Bylaws of the Seguin Public Facility Corporation. - Mark Kennedy, City Attorney / Summer Greathouse, Legal Counsel

Summer Greathouse, with Bracewell, reminded that she serves as outside counsel for the Seguin Public Facility Corporation (PFC). She informed that the Lily Springs project is set to close next week on the land and that financial closing will occur in thirty days. Additionally, she explained that it was recently discovered that the Seguin PFC Certificate of Formation included a provision that proposed to dissolve the PFC if it had not taken actions in support of workforce housing within five years of its creation. Since a provision like this is not applicable and not legal, this action will remove the provision to comply with the law and ratify the previous decisions of the PFC.

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

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-011

9. Recess the Regular City Council Meeting and convene the Seguin Public Facility Corporation meeting

Mayor Dodgen recessed the Regular City Council Meeting and convened the Seguin Public Facility Corporation Meeting at 7:21 P.M.

a. 25-735 Resolution of the Seguin Public Facility Corporation authorizing and approving an Amended and Restated Certificate of Formation and Bylaws of the Seguin Public Facility Corporation; Approving and Ratifying Certain Actions of the Seguin Public Facility Corporation; and Addressing Other Matters in Connection Therewith. - Mark Kennedy, City Attorney / Summer Greathouse, Legal Counsel

Summer Greathouse explained that this resolution of the Seguin Public Finance Corporation ratifies the appointment of Rick Cortes as their Executive Director as well as ratifies all the actions taken in the fall.

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

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

10. Adjourn the Seguin Public Facility Corporation meeting and convene into the Regular City Council Meeting Closed Session

Mayor Dodgen adjourned the Seguin Public Facility Corporation Meeting and convened into City Council Closed Session at 7:23 P.M.

a. [25-670](#) Section 551.071(2) (Consultation with Legal Counsel) regarding contemplated and/or pending litigation involving the City of Seguin. Possible action may follow in Open Session.

b. [25-714](#) Sections 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, consultation with attorney/staff and deliberation regarding the purchase and/or value of real property associated with the Rudeloff Road Phase II Project in Guadalupe County, Texas. Possible action may follow in Open Session.

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

Mayor Dodgen reconvened into Open Session at 7:54 P.M.

26-018 Authorize the City Manager to execute a Settlement Agreement between the City of Seguin and Forrest Mims, Et Al, as negotiation at mediation in December 2025 and presented by legal counsels in Closed Session -- related to District Court Cause No. 17-1304-CV-B Styled "Forrest Mims, Et Al vs. City of Seguin, Texas". - Mark Kennedy, City Attorney

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

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

a. [25-715](#) Resolution declaring a necessity for the acquisition of a 0.0647 right-of-way out of that called 57.141 acre tract of land described in a deed executed on April 20, 2018 to Lassig Farms, LLC - Cordova Series, a separate series established by Lassig Farms, LLC, A Manager-Managed Texas Limited Liability Company, recorded in Document 201899008974 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, partially in the City of Seguin, all

in Guadalupe County, Texas, being more particularly described by metes and bounds 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 Eveld, that this Resolution be approved. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-012

b. 25-716

Resolution declaring a necessity for the acquisition of a 0.0890-acre right-of-way and a 0.0953-acre permanent utility easement out of a calculated 11.141 acre portion of that called 18.175 acre tract of land described in a deed executed on January 9, 1992 to Chris D. Bernhard and wife, Judith M. Bernhard, recorded in Volume 976, Page 955 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20 of Guadalupe County, Texas, being more particularly described by metes and bounds 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: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-013

d. [25-718](#) Resolution declaring a necessity for the acquisition of a 0.0708-acre right-of-way and a 0.0603-acre permanent utility easement out of that called 7.034 acre tract of land (Tract 1) described in a deed executed on October 8, 2021 to George Frans Du Preez and Catharina Margaretha Brand, a married couple, recorded in Document 202199035495 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, of Guadalupe County, Texas, being more particularly described by metes and bounds 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 Keller, that this Action Item be approved. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-015

c. [25-717](#) Resolution declaring a necessity for the acquisition of a 0.0093-acre right-of-way out of a that Lot 3 (called 1.607 acres) and Lot 4 (called 1.302 acres), Santana Subdivision recorded in Volume 8, Page 79 of Map Plat Records of Guadalupe County, Texas, described in a deed executed on April 28, 1992 to Jesus Valdez, Jr. and wife, Rosaria Valdez, recoded in Volume 988, Page 946 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, being more particularly described by metes and bounds and shown in Exhibit "A", attached hereto and incorporated herein for all purposes, for the purpose of the reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use and related appurtenances along Cordova Road, and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

This Resolution was withdrawn

Enactment No: 2026R-014

26-019

Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Seguin 59 LLC, related to the acquisition of a 6.056 acres of right-of-way and approximately 0.6936 acres of permanent easement for the Rudeloff Road Phase II Project, as presented in Closed Session. - Mark Kennedy, City Attorney

This Action Item was approved

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

12. Adjournment

Mayor Dodgen adjourned the meeting at 8:00 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary