



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, June 2, 2026

5:30 PM

Council Chambers

1. Call to Order

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

2. Invocation - Elder Roger Fisher, Crossroads Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

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

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents:

Donna Brawner spoke in opposition to the drag queen event being held at Seguin Coliseum. She said that 6-75% of Seguin residents list Christianity as their main belief and are not happy about the event being held in Seguin. She said that only 5-7% of people in the nation are gay. She argued that heterosexual people have rights too and that this event does not serve a moral purpose or have a positive effect in our community. She detailed that she would be amenable to the activities scheduled in the morning, but none of the events in the afternoon.

Lynette Leanox spoke in strong opposition of the Riverside Pride event stating that it is more than just this event, it is about the safety and rights of everyone in our community. She said that she should not be threatened, bullied, or harassed. She informed that since voicing her concerns at the last meeting she has received death threats, personal attacks, and forced into a near vehicle accident. She has endured increasing hostility and announced that the Mayor has as well. She said this isn't just a disagreement over idea when threats and intimidation begin to occur. She opined that no movement should be of more value than the wellbeing of others and that a healthy community supports both sides. She declared that the true test of values is how we treat people with whom we disagree. She said the rights of one group should not come before another persons right to feel safe and respected and that their behavior should not be condoned.

Rebecca Brond spoke in opposition to the Riverside Pride festival. She said she fears that Seguin will be opening Pandora's box, risking that similar festivals will want to come here and could take over the parks and downtown. She announced that Seguin shouldn't be a place to celebrate who you have sex with because that is what this

event is all about.

Nina Covalier spoke in opposition of the Riverside Pride event. She asked that the City Council place this issue on future agenda because they have a responsibility to the public safe, including protestors. She suggested that a persons safety is not something to take lightly. She said she has never been to a Pride festival before so she doesn't know what it is about. She asked that children not be exposed to this event at all, it is an adult theme and has nothing to do with the children.

Dominique spoke in support of the Riverside Pride event and drag queen show. She shared that at a 2008 Pride event the first thing she recalls seeing is a mom wearing a shirt that said "Free Mom Hugs" because so many of people who attended did not have a mom to hug them. She declared that love is so much more than sex and feeling accepted is so much more important than anyone realizes. She said it is hard to feel like you are in your community when it accept what you are as well. She announced that she is married to a man, has a daughter, and attended a Pride festival and all they did was dance to pink pony club with a bunch of people who like glitter and music. She said they had a really good time and if you are someone who would not like it, don't go, but do not ruin it for everybody else. She asked that City Council not take away an opportunity for people to see themselves reflected in their community. She said she is not a Christian but people would never catch her protesting against them. People have the right be who they are and to feel safe while doing it.

Krista McCollough spoke in support of the Riverside Pride event. She said that she is a mother, business owner and cares about every community member. She said she values freedom and respect when we disagree and there should not be violence. She said the nature of living in a free society is that everyone does not have to agree. She said they should be allowed to celebrate openly and that many if the oppositions arguments are fear based and there is not evidence to support it and are full of illogical fallacies. She said parents make choices at what their kids can attend all the time. Parents who choose to let their kids attend should be allowed that right. She declared that she wants to live in a Seguin where every resident knows they belong here. She said that we should meet fear with facts and prejudice with understanding. She said the attendees of this event are not outsiders, but are family members, business owners, and friends - they pay taxes here and deserve the same dignity. She suggested that the true measure of values is how we treat people who are different than us. She asked City Council to look beyond fear and assumptions and religious rhetoric.

Megan Elliot spoke in support of the Riverside Pride event. She informed that she spoke at last meeting as a pastor and religious leader but would like to speak tonight as a resident of Seguin, noting that she has lived in Seguin for 10 years. She said she loves this city but has a never ending anxiety because she worries if someone will not allow her kid to play with their kid because of who she is. She said she is afraid that her Pride flag will get burnt down, and she faces threats of violence and protest. She said she knows whether she lives or dies she belongs to Jesus, but is in a constant state of risk assessment and risk management. She explained that she stays in Seguin because she loves the community and wants to continue serving here. She said that Pride to her means a space where fear and anxiety can be set aside because it is a space that is welcoming and affirming.

Tina Webber spoke in support of the Riverside Pride event. She informed that she relocated to Texas from Missouri last year and has volunteered at a Pride festival before she moved. She said she has been married to her husband for 20 years, has 5 children and 3 grandchildren, all whom have been taken to a Pride festival. She

agreed that threats towards anyone is absolutely not okay, but unfortunately that marginalized group of people have dealt with those things their entire life. She said Pride is not about sex, it is about love and acceptance and someone wanting to share their life with people of like minds who love the same way that they do.

Debbie spoke in opposition of the Riverside Pride event because of the safety concerns that accompanies it. She said New Braunfels wouldn't let them have it there, so why should Seguin let them have it here. She said that the event may be subject to violence and she didn't raise her daughter on a maybe. She said that the organizer needs to be able to show residents and City Council how they are going to keep the event safe.

Hailey Arnold spoke in opposition to the Riverside Pride event declaring that it is not right to have that in a public space for children to see and is worried about the safety of Seguin.

Christy Baker spoke in support of the Riverside Pride event. She said that she spent many years volunteering with homeless young people and almost half of that population are of members of the LGBTQ community because they learn that their parents unconditional love is conditional. She said that young people who have one single affirming adult are nearly 40% less likely to commit suicide than those without. She also informed that Alamo Empire Association has provided the most support for the group that she works with that goes into the community looking for homeless kids. She said churches wouldn't let them in because they hand out condoms, but the drag queens welcomed them and raised thousands of dollars for them. She said she has gone to so many drag shows but none that she wouldn't have taken her mother or children to attend. She said that a lot of the opposition comes from fear and not understanding, but love drives out fear.

Steve spoke in opposition of the Riverside Pride event. He asked the Lord to protect the City and protect his family. He said that he is a representative of God and will be used to provide warning and read Matthew 18:16. He said that the City is at crossroads and he is the second witness. He said 2 of 3 cities perished in Bible, and he rebuked the false witnesses provoking name of God. He said that from the word of the Lord, Psalm 2:3-12, that their way will lead you to destruction. He said the Deuteronomy 30 says that the Lord will bless if but if you are not obedient you will be destroyed. He read Matthew 10:34 , "Do not think I have come to bring peace to the earth, but a sword." He said that Sodom and Gamora perished because of the celebration of sin but Ninevah prospered because of their repentance from it. Steve also read Deuteronomy 4:2, "Do not add or subtract from what I command you." and Leviticus 18:21-22, "Do not give any children to sacrifice to Molech... You shall not lie with a male as with a woman; it is an abomination." He said you do not have God's permission to sacrifice and told City Council to choose life.

Mike Diaz spoke in opposition of the Riverside Pride event. He said that there is not way that mutilating children is love. He said that as a Christian resident, he is deeply concerned about Pride event. He said it is not about hatred, but about truth. He used the versed Genesis 1:27 and Genesis 2:24 to address sexual conduct outside of God's design. He said that Romans 26 and 27 and 1 Corinthians 6:9-11 illustrate how Jesus can wash, sanctify, and change people's hearts. He said it about repentance, redemption, and truth. He suggested that it is false teaching to say that you were made this way. Everyone faces temptations and desires and they do not define our righteousness. He said scripture calls all of us to submit our lives the Jesus. He declared that just because the City Attorney says that the City cannot deny the rental, the discussion should not end. Mr. Diaz said that this is a child safety issue, a mental health issue, and that exposing children to transgender identity messaging when they

are so impressionable is indoctrination. He said even if the law says the organizers have the right to have these events at the Seguin Coliseum, the problem is safety. He said that he will give data on violence and the City's responsibility to keep residents safe at the next meeting. He asked that the cost of safeguarding this event be paid by the event organizers, not the tax payers. He requested that City Council put this item on the next agenda so that the City Council, City Attorney, and City Manager can address it in the open, not behind closed doors, because it is a public and controversial topic.

Patrick spoke in support of the Riverside Pride event. He thanked City Council for their time and suggested that we all already know the correct answer. He thanked everyone who came out and chose love. He specifically thanked Spirit of Joy Lutheran Church and Guadalupe County Democrats. He said that it takes bravery to stand up to bullying. He thanked City officials for a kind and productive meeting, and said there is not a "straight Pride event" because they are not being oppressed.

James Parker spoke in opposition of the Riverside Pride event. He announced that he is the pastor of One Hope Church and apologized for the things that are being handled the wrong way. He said that the things being handled wrong is because of sin, but the recognition of Pride is also sin. He said he would like to address what is right and wrong and what is truth and what is lies. He said the only standard if the Word of God, and it should be the plum line for discerning right and wrong -- not personal opinions, not political trends, only the authority of the scripture. As Christians, we should be looking at what things from a Biblical world view. What culture celebrates is not always what God honors, and we are called to stand on the truth even when truth becomes unpopular. He quoted Genesis 1:27 and Matthew 19:4 and said that gender, sexuality, and marriage are not inventions of culture, but of God's created order. We should not hate people, but give them dignity and compassion without celebrating things that contradict the authority of God. He stated that Romans 8 gives government their authority, civic responsibility, stewardship before God and declared that the decisions this Council makes matter deeply. He asked that City Council keep in mind what is right according to the truth and what kind of values we promote in Seguin. He said woe to those that call good evil and evil good and said Seguin cannot allow culture become our constant because God's word remains constant. He asked that Council seek wisdom and discernment and uphold what is good and true. Lastly, he said that Jesus told us that we had to be born again because we are all born into sin, but we are born again to strive to be more like Him each and every day.

Julian Leal said that not too long ago a real fine bridge was built on San Antonio St to drain excessive amounts of rainfall off the street. He explained that the problem is that when they built it, they blocked off his access to the gate in his back yard and would like the City to take responsibility and get him access back to his gate. Additionally, he said that we are all human here and if the LGBTQ community wants to have their own party, let them have it -- it is all a matter of freedom.

Robert Gutierrez said that he has listened to arguments like this his whole life. He said that he was in Vietnam and it was not a fun place to be. He came back, but some people didn't. He said we are in a war right now and some people are not going to come back. He said that some people will suffer from it and some people will enjoy it, and City Council is responsible for that decision. He said if City Council chooses to allow diversions from God's Word, they will be responsible for the deaths that come from that. He said, in his opinion, City Council should not allow the event.

Jim Ransdale spoke in opposition of the Riverside Pride event. He thanked Mayor and City Council for their time and declared that we will reap what we sow. He said

he is a resident of Seguin and loves his town and would like to respond to comments made by the organizers of the event and explain why faith families feel it is wrong. He quoted Matthew 19:4-5 and said his opposition is not out of hatred, but out of the sincere conviction that following God's design is what is best for the community. He said Senate Bill 12 prohibits a municipality from authorizing a sexual oriented show on public property and he said by allowing the Riverside Pride event, the City is accepting a heavy burden and liability. He said Christ likeness is speaking the truth in love and he hopes City Council uses their authority to protect public places.

Watson spoke in opposition of the Riverside Pride event. He said he moved to Seguin 24 years ago and he said families moving to Seguin today are looking for a nice, quiet community to raise families. They are not moving here to find something like this. He asked City Council to stop Seguin from becoming little California.

Jacqui Large spoke in support of the Riverside Pride event. She said her three oldest children are part of the LGBTQ community and they deserve the right to celebrate who they are. She said while she appreciates the Bible verses share, this country was built on freedom of religion. This country is not government by the Bible and City Council should not turn a blind eye to people who do not fall under that umbrella. He said there is no date to support that this event would be a safety issue, and she does not agree that all young families do not want it here. She declared she is a young family and she wants the event to happen here. She suggested that people not attend if their Bible tells them not to attend. She testified that she escaped a highly abusive marriage and was never helped by a Christian organization, it was organizations that fell under the rainbow umbrella that provided help. She said the concerns mentioned tonight are disingenuous and asked City Council to do the right thing and represent everyone in the community.

Larry Gibson spoke in support of Riverside Pride. He open in prayer and then shared that he welcomed his first daughter into the world last December. He announced that he is the pastor of Springs of Life Church in San Marcos and is LGBTQ affirming. He explained that Genesis 1 states that all people are made in God's image and that in Ezekiel the Bible talked about the sin being pride, excess food, and not aiding the poor and needy that made Sodom and Gomorrah fall, not homosexuality. He also quoted Matthew 11 to indicate that the lack of hospitality is the reason that Sodom fell. He declared that people believing that homosexuality is a sin is misunderstanding of Bible. He said the 1st Amendment is the freedom of expression, and people should feel safe to do that. He said he is proud of town for welcoming the Pride event. He said that the water tower in Seguin says, "It's Real", and suggested we be real in love, in welcoming, and affirming of people. He said he wouldn't want to deny that welcome to anybody.

Gary spoke in support of the Riverside Pride event. He said he comes from a long line of community of people that are proud to be from Seguin, German, Texan, and LGBTQ. He says we should serve more than just certain individuals and book clubs interests. He said he would be proud to be part of the City if we allowed this event to happen. He said it is more than just culture and the City needs to be inclusive and welcoming.

Robert spoke in support of the Riverside Pride event. He stated that we are celebrating the 250th anniversary of our independence and should remember that all people are created equal. He announced himeself as a retired United Methodist pastor and a mental health case worker. He suggested that there will be more people dressed up to go to HEB and Walmart that day than there will be at that drag show because it is going to be on Halloween. He said kids will be too busy trick-or-treating to go to the drag show. Lastly, he said that we are all one in Christ, neither slave nor

free.

Curt spoke in opposition of the Riverside Pride event, not just because of the Biblical stuff but because of the safety concerns. He would like to know what the City will do about security for the event and asked tht the City attorney take that into consideration. He used what happened in New Braunfels as an example. He informed that he moved to Seguin from California and is not willing to sacrifice his grandchildren to degradation and lower moral standards. He said he wants a strong, family oriented community and that Pride always goes before the fall. He suggested that City Council take a look inside themselves to make this decision, but he understands that they do not want to get in legal trouble.

Steve spoke in opposition of the vent. He testified that he grew up in a small town in Missouri and was personally pressured by someone in the LGBTQ community. He said some of these people seem very nice, and most probably are, but there are some that are not and you never know what is going to come out of it.

Jacob Novosad spoke in support of the event. He presented that Marble Falls Texas Pride Fest will be held on June 13th at Johnson Park. Wimberley, Texas shut down their Main Street for the 7th annual Pride March on September 20th last year. And in Sherman, Texas, a town that voted 77% Republican in their last election while Guadalupe County voted 65% republican, held the Sherman, Texas Pridefest on June 13th, proving that Pride festivals are being held on public property. He suggested that if the City if going to perform an analysis on the negatives that this event will bring to the City, it should also perform an analysis on the economic benefits that it would bring. Attendees will shop at our stores, eat at our restaurants, and stay in hotels. He opined that relying on Senate Bill 12 would be a precarious choice because it has been repealed and is up for debate and making its way back through the court system. Additionally, he said the City would be opening setting a messy precedent by cancelling the event. He asked what the intent of the opposition is, is it really about preserving children's innocence or is it about attempting to deny the gay community their rights to peaceful expression.

Kelly Novastad spoke in support of the Riverside Pride event and declared that she agreed with everything that her husband just said. She said that 95% of individuals against the Pride event referenced their faith. She said she is in full support of church and state separation and full support of the Pride festival. She said it is Halloween so there will be other things to do if they don't to go to the event. She also suggested to the individuals talking about safety that their thought process is interesting since the threat is coming from them. Lastly, she said that she recalled learning in school how tax monies were used for security for desegregating schools and she doesn't think that was a waste of taxpayer funds. She reiterated that she is in full support of the Riverside Pride event and this community.

Library Director Silvia Christy and Assistant Library Director Hannah Farmer invited everyone to participate in the Summer Reading Program. Ms. Christy announced that registration opened last week and there are already 1,288 participants registered. They are 277 registrations shy of beating last year's registration number of 1,565. The theme this year is America and dinosaurs. The kick-off party is scheduled for Saturday, June 6th and there is a Plan B if the weather doesn't not cooperate. Ms. Farmer said that reading for fun helps to prevent the summer reading slide, and sharing stories through events helps to bring communities together. They have many events scheduled and encouraged everyone to participate. They also thanked Assistant City Manager Tim Howe for the safety vests they will use for the event Saturday.

Director of Main Street and Destination Seguin Blair Friar invited everyone to attend the Seguin Main Street Summer Concert Series. It kicks off this Sunday evening at 7:00 P.M. in Central Park so bring your lawn chairs and blankets to come listen. She also thanked the sponsors of the event, Schertz Bank and Trust, Niagara, CMC Steel Texas, Guadalupe Regional Medical Center, Guadalupe Trading Co., GVEC, Seguin Electric Company, Inc., The Seguin Gazette, TQI Industries, and TRC Infrastructure Inc.

Parks and Recreation Director Jack Jones announced that they will be showing the Cars movie for Movies in the Park this Friday at Park West. There will be food trucks present and the movie will start at sunset. The weather may be an issue so check the City's website and social media pages for updates.

Councilmember Biesenbach recognized the BrickPizza for teaming up with Beyond 22. They sold 100 18" pizzas for \$10 each and donated \$1,000 to Beyond 22 and the pizzas sold out in an hour. He also thanked the Seguin Fire Department, Guadalupe County Fire and New Braunfels Fire Department for responding to the fire at Niagara. He encouraged citizens to complete the Citizens Fire Academy so they can become alumnus and help with rehabilitation for the fire fighter's in the heat.

Councilmember Gaytan thanked all the residents who shared opinions today and had courage to do so. He said that City Council is listening.

Councilmember Eveld renewed his request to have a presentation by the City Manager or City Attorney on whether the City is required to allow the Riverside Pride event at the Seguin Coliseum and address how the safety concerns will be addressed, and if those concerns could affect the decision to have the event. He also asked the presentation to address the spiritual ramifications of this event.

Councilmember Carlsson said that this is the 82nd anniversary of D-Day and that it is known that 22 veterans commit suicide every day. He also commented that there were no hate crimes reported in Police Chief Brady's annual report.

Councilmember Keller announced that the Starcke Park Golf Course is now open and the reviews are great. The course is full and people will be coming from all over to play. He reiterated that Seguin deserves nice things.

Police Chief Brady reminded that there are tickets available for the Father Daughter Dance on June 13th at the Seguin Coliseum. He said that growing up in a household without a father increases the likelihood of a person committing crime. He encouraged those interested in the event to look at Facebook or the City's website for more information.

City Manager Steve Parker formally introduced Tim Howe and Melissa Reynolds as new Assistant City Managers. He explained that after the interviews Mr. Howe and Mrs. Reynolds stood out as top candidates. Tim Howe took form Deputy City Manager Rick Cortes' position and will oversee Utilities, Parks and Recreation, Public Works, Facilities, and Golf. Melissa Reynolds will continue in her role as Director of Engineering and Capital Projects as well as oversee Planning and Codes, Main Street, and the Library.

Mr. Parker said they opened the position to external candidates and they both stood out as the right choice, which makes him feel proud as a leader of the organization to have this type of talent grown here in Seguin.

Mayor Dodgen reiterated that the Starcke Park Golf Course is open and that Bruce Allen and Gabby Rangel did a wonderful job with the grand opening, ribbon cutting,

and tournaments this weekend. Mayor Dodgen also congratulated Councilmember Paul Gaytan for receiving the Juan Seguin Award from the Seguin Hispanic Chamber of Commerce. Lastly, Mayor announced that the United Way of Comal and Guadalupe County has a new board and will be taking applications in December and are accepting money now. She was happy to see the resurgence of United Way in our community.

6. Presentation

- a. [26-234](#) Presentation by GroundFloor Development & TBA Douglas regarding the status of The Nolte Project. - Alora Wachholz, Director of Economic Development

Director of Economic Development Alora Wachholz informed that representatives from TDA Douglas and Groundfloor Development were here to give an update on the status of the Nolte redevelopment project, one of the most important projects that this council will undertake.

Jeff Blight, Architect with TBA Douglas, reminded that he has worked with the City to do a site study, gather community input, create development standards, solicit for proposals for development, and finalize term sheets for the Nolte building, which has been identified it a catalytic downtown site. Currently, the City is working to finalize the development agreement with the developer.

Councilmember Carlsson had connectivity issues and left the meeting at 7:16 P.M.

Matt Holley, Chief Operating Officer of Groundfloor Development, stated that this City is expecting this project to be an economic generator and a cultural hub for Seguin and Groundfloors proposal reflected that. He said the Nolte project consists of one full city block on the southside of Central Park. It includes a 148,000 sqft building with a hotel as the primary asset but will also include retail, meeting space, restaurants, and bars. This project has been a very intentional process and was designed specifically for this City. The intent is to integrate the historic buildings that are currently there into the development of an upscale, 100 room boutique hotel. Mr. Holley informed that they have letters of intent from the Hilton and Marriot flags for their upscale brands. He said that there will be about 14,000 sqft of programmed event space and a 3,500 sqft ballroom, with breakout rooms and an interior courtyard that can serve as a wedding venue. Mr. Holley said they are excited about the significant food and beverage operation and an upscale restaurant will be included in the development. The economic impact of the development is estimated at \$16.88M and will create approximately 150 jobs.

Peter French, with Groundfloor Development, echoed the sentiment that Seguin deserves nice things and opined that this project will be transformative for Seguin. He said this public private partnership will help to brand downtown and improve the culinary brand downtown by providing operational excellence and design leadership. He informed that they are looking at a 36 month timeline with construction beginning in Quarter 4 of 2027 and a grand opening and ribbon cutting is anticipated in Quarter 3 of 2029.

Councilmember Gaytan thanked the three gentleman for their presentation and announced that he is the councilman for downtown and was raised in downtown Seguin. He acknowledged Hill Starcke's presence in the crowd and stated that Mr. Starcke is a descendant of the Nolte family and Nolte bank. Councilmember Gaytan said that he wants this project to be successful and continued transparency and more information will be helpful to move this project forward. He told Mr. French that he still

has a lot of questions but that tonight's meeting might not be the appropriate place to ask them so he will hold them for another time.

Councilmember Biesenbach declared that he is looking forward to seeing some progress on the project. He said the beginning part of the process was done out in the open for the community to see, but lately the stuff happening has been done quietly because it takes a lot of work on the backside, so it is nice to give the community an update.

City Manager Parker announced that there will be a Closed Session where City Council will get briefed on the key components of the development agreement, and then the development agreement will get considered in Open Session. He said that he is very excited to be working on this project with a great developer and that he was very impressed with the food and beverage person and he is ready to get this project moving too.

7. Consent Agenda

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

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

- a. [26-245](#) Minutes of the May 19, 2026 City Council Meeting.

This Minutes was approved

- b. [26-244](#) Check Report May 14, 2026 to May 27, 2026.

The Check Report was acknowledged.

- c. [26-247](#) Board and Commission Appointments. - Donna Dodgen, Mayor
a. Building and Standards Commission

This Action Item was approved.

- d. [26-246](#) Resolution requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith. - Tim Howe, Assistant City Manager

This Resolution was approved.

Enactment No: 2026R-098

- e. [26-233](#) Resolution approving an amendment to the Fiscal Year 2025-2026 SEDC Budget. - Alora Wachholz, Director of Economic Development

This Resolution was approved.

Enactment No: 2026R-099

- f. [26-224](#) Ordinance on second reading amending Chapter 106, Article III, Division 3, Section 106-151 of the Code of Ordinances of the City of Seguin regarding Maximum Permissible Tow Fees for Police-Authorized Tows; providing for a penalty; providing a savings clause; providing for publication; and establishing an effective date. - Jaime "Rusty" Suarez, Assistant Chief of Police

This Ordinance was adopted.

Enactment No: 2026-028

8. Action Items - Discussion and Possible Motion to Approve

- a. [26-230](#) Resolution adopting the Tourism Master Plan as the City's official framework for tourism-related initiatives, marketing strategies, and capital improvements. - Blaire Friar, Director of Destination Seguin.

Director of Main Street and Destination Seguin Blaire Friar presented the Tourism Master Plan.

She explained that Seguin is growing and facing increased regional competition. The Tourism Master Plan helps to identify what gaps Seguin has and where they can target for new developments by providing a strategic roadmap for her and other departments to align on. She said that Seguin's culture and heritage is what makes Seguin unique. Also, she explained that the consultants conducted stakeholder interviews, toured Seguin, and then layered what they found with a market analysis.

Mrs. Friar said that they learned that Seguin has strong assets, like a strong downtown and culture opportunities, but also learned that visitors do not stay long in Seguin. She added that there is a strong resident support for tourism growth and that lodging and entertainment and convention and meeting space are a need in Seguin. They will also work on things that they can achieve now, like activating space and improving wayfinding, while the hotels and events, and ultimately major attractions are long term goals. Mrs. Friar also explained that by adopting the Tourism Master Plan, it does not commit to any funding, it just establishes a framework and guideline for staff.

Councilmember Gaytan commented that Seguin hotels are at a 50% occupancy rate and that he was concerned with those numbers and he could not see how a boutique hotel with higher prices is what is needed. He opined that we want something that Seguin does not have the demand to build and suggested that idea to create the demand is a dice roll. He said he wished he would have known the occupancy rates earlier. Mrs. Friar replied that there were a lot of factors causing the lower occupancy rates, specifically the construction on i-10. She said that they will focus on how they can fill low periods and generate weekday business but also having a diverse product does help attract more people to stay in Seguin and not leak out to a place that offers a nicer property, like New Braunfels. Councilmember Gaytan asked if the thought was if we build it they will come and Mrs. Friar confirmed that it was. Councilmember Gaytan also commented that it is important to diversify restaurant options to prevent people from leaving Seguin to eat seafood or italian food.

City Manager Parker said that was a great point. He explained that when one of the two hotel chains arrived to tour Seguin, they were very negative. But after seeing everything that Seguin has to offer, they both ended up submitting a letter of intent. The proposed Nolte development will speak to some of the issues and both hotel chains thought that a higher end boutique would do well because Seguin is missing that in the current market.

Mayor Dodgen said it was nice to see that what we think is needed and what we want is actual factual and what needs to happen. Mrs. Friar agreed and commented that another high priority is the gap in family entertainment.

Councilmember Lievens said that he also strongly believes if we build it they will come. He suggested that a lot of the growth on the north side of i-10 still go to New Braunfels for things instead of come to Seguin. He said that the people are here, more are coming, and the disposable income is increasing. He said that Seguin has built quality events and does deserve nice things, but wondered what the City is doing to promote what it does to its residents and the region.

Councilmember Keller commented that residents north of i-10 need to come south of i-10 to know.

Mayor Dodgen said that she had family in from Florida last weekend and they spend Sunday afternoon shopping, having coffee, and eating downtown.

Mrs. Friar stated that they are working on a local campaign to share what the City is doing already.

Councilmember Lievens said he did not mean to exclude anyone south of i-10. He said he hopes that the Chick-fil-a is doing well and that he hopes all the businesses opening stay open and get proper support from people here in Seguin.

Councilmember Gaytan said that Mrs. Friar is good job of promoting downtown. He said that his law office on the corner of Nolte and Camp and provides a birds eye view of what's going on downtown, so he sees when the town is busy and when it is not. He commented that we are really busy when Burnt Bean is open but that doesn't always equate to the other downtown stores being busy because the clientele is not always the same.

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 Carlsson

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2026R-103

b. [26-223](#)

Resolution of the City Council of Seguin, Texas approving the Five Year Capital Improvement Plan and Financial Forecast, and declaring an effective date - Susan Caddell, Director of Finance

Finance Director Susan Cadell explained that in the past, when City staff participated in rating agency presentations, we were being asked if the City prepared and

maintained a long-term financial plan. The rating agencies indicated that such a plan is a positive indicator for cities with higher credit ratings. A long-term financial plan helps demonstrate the City's dedication to sound financial management to the bond rating agencies. City Council approved the initial Five-Year Plan in 2016. In January of 2018, Standard and Poor reviewed our ratings, and upgraded our rating from AA- to AA. One of the factors they pointed out in upgrading our rating was the fact that City Council had approved a Five-Year Plan.

Mrs. Caddell informed that this Five-Year Plan is for 2026-2030 and is a dynamic document and is used to demonstrate dedication to sound financial management. She stated the assumptions made for to create the plan and that the main goals were to maintain financial viability and a minimum of a three month fund balance. She gave key highlights of the General Fund and Utility Fund.

City Manager Steve Parker said that the upcoming budget year will be a tight year and that staff is working diligently to keep their budgets low.

Mayor Dodgen said that this document provides a roadmap to know what all we need as a City.

Councilmember Gaytan asked if both sides of the bridge/retaining wall behind his house are funded and Assistant City Manager Melissa Reynolds confirmed both sides were in design, are currently under budget, and construction is hoping to start before the first of next year. Councilmember Gaytan asked for a project timeline update at a future meeting.

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

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2026R-100

c. [26-220](#)

Resolution authorizing the City Manager to execute Change Order No. 1 with D&D Contractors, Inc. for the Mays Creek Phase II Drainage Improvement Project (a GLO CDBG-MIT Grant Project); and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Assistant City Manager

Assistant City Manager Melissa Reynolds said that this is the last kick off of the General Land Office projects, Phase 2 of Mays Creek. She explained that the original plan was to reroute all traffic from Guadalupe River Drive to Alta Vista, through the newly completed roundabout. However, after meeting with the neighborhood and the contractor, it was decided that Guadalupe River Dr. traffic could be rerouted to a temporary detour road through a low water crossing area while the contractor builds a bridge on Guadalupe River Dr. that can handle a 100-year event. Construction of the temporary detour will shave two months off the construction timeline and provide a more convenient solution to residents by allowing continued access both ways. This change order is to approve the detour costs.

A motion was made by Councilmember Napier, seconded by Councilmember

Rea, that this Resolution be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2026R-101

d. [26-231](#)

Resolution authorizing the City Manager to reinstate the wastewater impact fees at \$1,213 and tap fees at \$470.00 which may be payable on the customer's utility bill for homeowners who had on-site sewage facilities at the time public infrastructure was installed; and declaring an effective date. - Tim Howe, Assistant City Manager

Assistant City Manager Tim Howe declared that from an environmental stand point, public wastewater treatment is preferred over private septic systems. He explained that the City may install public infrastructure in neighborhoods that have historically had septic systems. The resolution that was lowering those fees has expired and he would like to reinstate those fees at \$1,213 for wastewater and \$470 for a tap fee for homeowners that had septic systems at the time public infrastructure was installed. He explained that the current wastewater install fee is \$9,250 and the current tap fee is \$500, so this would save the homeowner a substantial amount of money if they do have to decommission their septic system.

Councilmember Lievens commented that he loved the reduced rates but said that he may be in a neighborhood that could be targeted and didn't see the need for it. Mr. Howe clarified that the City does not have projects planned, and it is only required if their septic system fails, but that he is aware of two neighborhoods in Seguin that has had to connect because of system failure.

Councilmember Rea asked if the City had given a grant for this in the past and Mr. Howe confirmed that they have for homeowners that decommissioned.

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

Excused: 1 - Councilmember Carlsson

Presiding: 1 - Mayor Dodgen

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

Enactment No: 2026R-102

9. Closed Session

Mayor Dodgen convened into Closed Session at 8:30 P.M.

a. [26-236](#)

Sections 551.071(2) (Consultation with Legal Counsel) and 551.087

(Deliberation Regarding Economic Development Negotiations): (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; and (2) To deliberate the offer of a financial or other incentive to a business prospect. Possible action may follow in Open Session.

- Project Reserved

- Project Vast.

- Negotiations associated with 101 E. Nolte Street, Seguin, Texas

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

Mayor Dodgen reconvened into Open Session at 9:16 P.M.

11. Adjournment

Mayor Dodgen adjourned the meeting at 9:17 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary