



City of Sequin

210 E. Gonzales Street
Sequin TX, 78155

Meeting Minutes

City Council

Tuesday, July 7, 2026

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

Mayor Dodgen called the meeting to order at 5:31 P.M.

2. Invocation - Pastor Brice Mandaville, First Baptist 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

6. Presentation

a. 26-257 Recognition of Texas Woman of Influence Award Recipient Dr. Yvonne De La Rosa. - Donna Dodgen, Mayor

Brenda Flores, Chair of the Texas Women of Influence, introduced Yvonne De La Rosa as the Sequin Area Chamber of Commerce's Texas Woman of Influence Award recipient for 2026. Ms. Flores highlighted De La Rosa's more than 20 years of service as an educator and her academic achievements, which include a bachelor's degree, master's degree, and doctorate from Texas State University. She said that Dr. De La Rosa has focused on the importance of cultural education and preserving community heritage as a means of strengthening communities and shared that De La Rosa has dedicated more than half of her life to preserving cultural heritage and encouraged the community to continue valuing and protecting its history for future generations. Lastly, Mrs. Flores announced that the Sequin Area Chamber of Commerce Women of Influence Conference will be held on Thursday, July 30th, and informed that the event is nearly sold out.

b. 26-278 Presentation of Distinguished Citizen Award to Walter Meriwether for completing all 3 of the city's citizen academies - Citizens Univer"City", Citizens Police Academy and the Citizens Fire Academy. - Donna Dodgen, Mayor

Mayor Dodgen recognized Mr. Walter Meriwether for his participation in and successful completion of all three City of Seguin Citizens Academies. She presented him with the Distinguished Citizen Award in recognition of his outstanding commitment to civic engagement and his dedication to learning about the various facets of municipal government.

- c. [26-279](#) Recognition of the Seguin Economic Development Corporation for earning the Texas Economic Development Council (TEDC) 2026 Workforce Excellence Award for its Seguin Job Shadow Program. - Donna Dodgen, Mayor

Mayor Dodgen recognized the Seguin Economic Development Corporation (SEDC) for receiving the Workforce Excellence Award in recognition of the Seguin Job Shadow Program. She noted that the award reflects the success of the regional collaboration among local school districts and community partners and commended everyone involved for their continued efforts to strengthen workforce development opportunities for students.

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

- a. [26-237](#) Resolution authorizing the City Manager to execute a Chapter 380 Economic Incentive Agreement between the City of Seguin and KTH Texas, Inc. - Alora Wachholz, Director of Economic Development

Director of Economic Development Alora Wachholz presented two proposed economic development incentive agreements related to KTH Texas Inc. and KTH Parts Industries' planned manufacturing facility in Seguin. She described the project as a significant economic development opportunity that will add another manufacturing partner to the community while creating quality jobs.

Wachholz reported that the company plans to construct a facility on approximately 40 acres in the New Quest development off FM 78, representing a capital investment of approximately \$127 million and the creation of 173 full-time jobs. She explained that the facility will manufacture underbody structural automotive parts.

Mrs. Wachholz reviewed the proposed Chapter 380 Economic Development Agreement, which provides a 10-year partial property tax rebate. She explained that because the project is located within Tax Increment Reinvestment Zone (TIRZ) No. 3, a portion of the rebated property taxes will be returned to the TIRZ. Under the agreement, the company would receive a 90 percent rebate during the first five years and an 80 percent rebate during the remaining five years. In exchange, the company must meet minimum capital investment and job creation thresholds and remain current on all taxes and fees. Compliance with the agreement will be reviewed annually.

Additionally, Mrs. Wachholz presented the Seguin Economic Development Corporation (SEDC) Performance Agreement, authorized by the SEDC Board on June 25, 2026. The agreement would provide performance-based incentives from the SEDC Infrastructure Incentive Fund of \$3,000 for each new full-time job created at the new facility, up to 173 jobs, for a maximum incentive of \$519,000. Incentive payments would be made annually, in arrears, for up to five years after the company meets the required performance measures. Eligible positions must average at least 36 hours per week and include benefits. The agreement also requires the company to maintain a minimum of 125 employees and provide average wages comparable to similar positions in Guadalupe County. She emphasized that no incentive payments will be

made until the company satisfies the terms of the agreement.

Mrs. Wachholz stated that the project is projected to generate an estimated \$12.3 million in economic impact over a 10-year period. After accounting for approximately \$4.1 million in incentives, the projected net benefit to the community is approximately \$8.2 million. She noted that communities often continue to realize economic benefits well beyond the initial incentive period and that the project will further strengthen Seguin's growing automotive manufacturing industry cluster.

Chris Millice, President of KTH Texas, Inc. and KTH Parts Industries, Inc., addressed the Council and expressed appreciation for the opportunity to establish the company's fifth manufacturing facility in North America in Seguin. He thanked the City, the Seguin Economic Development Corporation, and the community for their support throughout the site selection process. Mr. Millice stated that the welcoming atmosphere, hardworking people, and quality of life made Seguin an attractive location for investment, and he expressed enthusiasm about becoming a long-term member of the Seguin community.

Councilmember Lievens thanked KTH Texas Inc for its investment in Seguin and stated that the project will contribute to making Seguin an even better place to live, work, and play.

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

Presiding: 1 - Mayor Dodgen

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

b. [26-238](#)

Resolution authorizing the SEDC Executive Director to execute a Performance Agreement between the Seguin Economic Development Corporation and KTH Texas, Inc. - Alora Wachholz, Director of Economic Development Corporation

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

Presiding: 1 - Mayor Dodgen

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

5. Hearing of Residents:

Natasha Davis, of One Hope Church, addressed the Council regarding the upcoming Riverside Pride event. She spoke about the constitutional freedoms of speech and petitioning the government, stating that the nation's founding principles were rooted in Christian morality. She stated that the Separation of Church and State was to keep government out of the church, not church out of the government. She expressed concern that society has shifted from objective to subjective standards of morality and encouraged the Council to uphold biblical principles, particularly regarding marriage

and family, for the benefit of future generations.

Jordan Maldonado spoke about the recent fatal shooting of Katrina Willard at Wal-Mart, expressing concern for the well-being of the community. He encouraged City leadership to exercise integrity and a strong moral compass in its decision-making. He shared his concern with the Seguin Police Department's response to prior domestic violence reports and the handling of the crime scene following the shooting. The speaker stated that earlier intervention may have prevented the tragedy, criticized the treatment of the victim and her family at the scene, questioned decisions regarding the custody of the victim's children, and urged the City to prioritize the safety and well-being of the community.

Steve spoke in opposition to the Riverside Pride event and read a poem titled House of Zion, expressing his belief that marriage is sacred and should be protected according to biblical teachings.

Jacob Davis, of One Hope Church and Guadalupe County, addressed the Council regarding biblical morality and the role of government. He stated that all people are created with dignity but that government should not celebrate conduct he believes is contrary to biblical teachings. He emphasized the importance of objective moral standards grounded in Scripture and expressed concern that societal standards change over time.

James Parker, of One Hope Church, spoke about the importance of biblical truth, religious liberty, and the value of every person. He encouraged the Council to seek God's guidance in decision-making, uphold biblical principles regarding marriage and family, and foster a community grounded in faith while allowing people to express their convictions respectfully.

Councilmember Lievens thanked City staff, volunteers, and the community for the successful Fourth of July celebrations, including the fireworks display, parade, and Freedom Fiesta. He also announced his intention to seek reelection to represent District 3, citing his 35 years of service to the community and his commitment to continue serving residents.

Councilmember Biesenbach thanked everyone involved in the Fourth of July festivities and reflected on his four years of service on the Council. He announced his intention to seek reelection to represent District 7 and asked for the continued support of his constituents.

Councilmember Keller commented on his enjoyment of serving on the Council and highlighted the positive momentum within the City. He announced his intention to seek reelection to represent District 8 and thanked residents for their continued support.

City Manager Parker announced the retirement of Fire Chief Dale Skinner, thanked him for his 13½ years of service, and recognized his contributions to the growth of the Fire Department. He introduced Interim Fire Chief Garrick Herbert, expressing confidence in his leadership. He also thanked City staff and public safety personnel for their work during the Fourth of July weekend, noting the successful coordination of events, the large attendance at the fireworks display, and positive feedback received from the community. He said that within a 1/2 mile radius of the fireworks show, there were 20,000 people watching and he had heard comments that our show was the best in the region.

Mayor Dodgen announced upcoming software upgrades to the City's online payment system, noting that Utility Billing and Municipal Court online payment services would be unavailable beginning at 6:00 p.m. on Wednesday, July 8, with services expected to resume by 8:00 a.m. on Friday, July 10. She advised customers to use the payment drop box or mail payments during the outage. She also announced the City's upcoming Summer Blood Drive, recognized two unpaid interns assisting the Communications Department, and thanked City staff, volunteers, and community partners for the successful Fourth of July events, noting an estimated attendance of approximately 15,000 people at the parade.

7. Consent Agenda

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

Presiding: 1 - Mayor Dodgen

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

- a. [26-280](#) Minutes of the June 16, 2026 City Council Meeting.

These Minutes were approved.

- b. [26-281](#) Check Report June 11, 2026 to June 30, 2026.

The Check Report was acknowledged.

Presiding: 1 - Mayor Dodgen

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

- c. [26-274](#) Resolution authorizing the City Manager to execute a Mutual Termination Agreement for an existing Performance Agreement between the Seguin EDC and Premium Waters, Inc. - Alora Wachholz, Director of Economic Development

This Resolution was approved.

8. Action Items - Discussion and Possible Motion to Approve

- c. [26-269](#) Public Hearing and Ordinance on first reading to consider amendments to the City of Seguin's Unified Development Code, Chapters 1, 2, 3, and 7 (Definitions) to establish a new type of zoning permit to be identified as a Conditional Use Permit, and to add general provisions, processes, regulations, and a fee for Conditional Use Permits. - Pamela Centeno, Director of Planning & Codes

Director of Planning and Development Services Pam Centeno presented a proposed

amendment to the Unified Development Code (UDC) establishing a new Conditional Use Permit (CUP) process. She explained the differences between Limited Use Permits, which are approved administratively, and Specific Use Permits, which require Planning and Zoning Commission (P&Z) approval following a public hearing. She stated that Conditional Use Permits are intended for land uses with the potential for greater impacts and would require recommendations from the Planning and Zoning Commission, public hearings before both the Commission and City Council, public notification requirements, permit expiration after two years unless extended for one additional year, procedures for amendments and revocation, and provisions making permits nontransferable unless otherwise authorized by Council. She noted the proposed permit process originated from discussions regarding data centers but could also apply to other high-impact uses, such as concrete batch plants. She further stated that the Planning and Zoning Commission recommended approval of the ordinance. She informed that the proposed fee for the Conditional Use Permit was \$800.

Mayor Dodgen opened the Public Hearing at 6:46 P.M. There being no public comments, Mayor Dodgen closed the Public Hearing at 6:46 P.M.

Councilmembers discussed the purpose of the Conditional Use Permit process and whether it is necessary, whether it would elude to developers that Seguin is interested in attracting data centers, and how the permit could apply beyond data centers. It was also discussed how a data center would be approved if the proposed conditional use permit was not adopted. City Manager Parker stated the process would provide additional protections by allowing City Council to review uses with greater impacts and establish site-specific conditions. Mrs. Centeno clarified that the amendment creates a process for reviewing certain land uses and does not automatically authorize them.

Mrs. Centeno suggested that Mayor Dodgen open the next item as well.

Mayor Dodgen opened item 8d, a Public Hearing and Ordinance Amending the Unified Development Code to Define and Classify Data Centers as a Land Use.

Director of Planning and Development Services Pam Centeno presented a proposed amendment to define data centers as a land use within the Unified Development Code. She explained that data centers are not currently defined or listed as a land use and that the amendment would establish a definition and identify where they could be considered within the zoning regulations. She stated the proposed amendment was intended to proactively establish a review process and would allow site-specific conditions to be imposed through the proposed Conditional Use Permit process. Ms. Centeno also clarified that no data center development had been proposed in Seguin and that the amendment was intended to prepare the City should such a proposal be submitted in the future.

Councilmember Gaytan asked whether failure to adopt the definition would prevent data centers from locating in the City. Ms. Centeno responded that it would not prohibit future consideration of a data center but noted that staff was seeking to establish a process before a proposal is received.

Mayor Dodgen opened the Public Hearing at 6:55 p.m.

Steven Judah addressed the Council and expressed concern regarding the proposed definition of a data center, particularly the square footage threshold. He encouraged the City to carefully consider the definition to ensure it distinguishes between larger

data centers and smaller server facilities and suggested additional refinement based on technological considerations.

There being no other public comments, Mayor Dodgen closed the Public Hearing at 6:59 P.M.

Following the public hearing, Ms. Centeno explained that the proposed definition, including the square footage threshold, was developed through research and consultation with the City's Information Technology Director to distinguish large data center facilities from typical server rooms.

Councilmember Lievens expressed support for establishing a proactive review process through the Conditional Use Permit, noting it could be applied to other land uses with significant community impacts.

Councilmember Biesenbach stated the Unified Development Code is a living document that can be amended as needed and said the proposal establishes boundaries and standards should a data center proposal be submitted.

Councilmember Carlsson questioned whether creating the definition was premature since no data centers have been proposed. Ms. Centeno responded that all land uses must be identified somewhere within the UDC and emphasized that the proposal would require future data center applications to undergo two public hearings and City Council review with conditions.

Mayor Dodgen noted that the amendment establishes a formal process rather than allowing such uses by right.

Councilmember Eveld expressed concern about the potential impacts of large data centers and stated he would prefer to limit them as much as possible.

Councilmember Gaytan stated he opposed adding data centers as a new land use classification.

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

Presiding: 1 - Mayor Dodgen

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

d. [26-270](#)

Public Hearing and Ordinance on first reading to consider amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix, to add "Data Centers" as a new use, and Chapter 7 (Definitions), to add a definition for data centers. - Pamela Centeno, Director of Planning & Codes

Councilmember Biesenbach suggested that staff further refine the definition with additional input from the City's Information Technology Director.

Councilmember Lievens noted that the Information Technology Director had already been consulted during development of the proposed definition.

Councilmember Gaytan remarked that data centers already exist in Seguin despite the absence of a formal land use definition.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Napier, that this Ordinance be approved on first reading to the City Council, due back on 7/21/2026. The motion carried by the following vote:

Nay: 4 - Councilmember Rea, Councilmember Evelt, Councilmember Carlsson, and Councilmember Gaytan

Aye: 5 - Councilmember Lievens, Councilmember Napier, Councilmember Keller, Councilmember Biesenbach, and Mayor Dodgen

e. [ZC 06-26 CC](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change from Suburban Residential (S-R) to Commercial (C) for the property located at 3033 N. Austin St., Property ID: 52382, (ZC 06-26). Pamela Centeno - Director of Planning & Codes

Director of Planning and Development Services Pam Centeno presented a request to rezone property located near Stempel Street and Austin Street from Single-Family Residential (SFR) to Commercial. She stated that no specific commercial use had been proposed for the property at this time and noted that the Planning and Zoning Commission recommended approval of the request.

Mayor Dodgen opened the Public Hearing at 7:20 P.M.

Stephen Judah addressed the Council and commented on zoning flexibility. He suggested that mixed-use zoning could provide greater opportunities for property owners to operate a business while residing on the property and stated that the location could be suitable for such a use due to the surrounding development.

There being no other public comments, Mayor Dodgen closed the Public Hearing at 7:23 P.M.

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

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Evelt, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Napier, Councilmember Keller, and Councilmember Biesenbach

9. Adjournment

Mayor Dodgen adjourned the meeting at 7:24 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary