210 E. Gonzales Street
Seguin TX, 78155

City of Seguin

Meeting Minutes

City Council

Tuesday, July 21, 2026 **5:30 PM** **Council Chambers**

1. Call to Order

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

2. Invocation - Pastor Rudy Salazar Jr., Emanuel's Lutheran Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

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

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents:

Mark Hernandez addressed the Council regarding a prior incident involving former Seguin Police Officer Godinez. Mr. Hernandez stated that at a previous meeting on April 7, he spoke about an incident in which he alleged Officer Godinez used excessive force against his child, resulting in a concussion. He stated that approximately 43 days later, Officer Godinez was involved in another excessive force incident that led to disciplinary action by another officer and ultimately to his termination. Mr. Hernandez expressed that the community does not want officers who engage in misconduct serving in the department. He stated that speaking out against misconduct should not be viewed as being anti-police and emphasized that allowing bad officers to remain on the force harms the reputation of good officers. Mr. Hernandez apologized to Officer Tracey Wilson for the tone he used during a prior traffic stop discussion and commended several officers for their professionalism and service. He encouraged the City and Police Department to increase transparency, strengthen community outreach, and host more public engagement events to build trust between residents and law enforcement.

Michael Taylor, President and CEO of Habitat for Humanity of San Antonio, invited the community to participate in the 3rd Annual Build for Better Dash on Saturday, August 1, from 9:00 a.m. to 11:00 a.m. Participants will assist in constructing wall panels that will be used on future homes. Mr. Taylor stated the event will begin with breakfast tacos and welcome remarks from the Mayor and will introduce Habitat's new Guadalupe County Director. He reported that approximately 40 volunteers have registered but hopes to double that number. He shared that construction of the Ramirez family home at 329 W. Shelby Street will begin August 29. The home will be *financed through Habitat's 0% interest mortgage program, making homeownership more affordable. Mr. Taylor thanked the City for its continued partnership, noting Habitat has completed 21 homes over the past five years, currently has ten lots in inventory, and continues working toward its long-term goal of constructing 46 homes on the Jefferson Street tract.*

Steve spoke in opposition to the proposed Pride event and requested that the City terminate its agreement with the event organizer. He stated that this was his fourth time addressing the Council on the matter. During his remarks, he compared homosexuality to schizophrenia, expressing his belief that both are mental illnesses, and argued that the event promoted behavior he opposed. He asserted that the Council had allowed the event organizer to define what constitutes First Amendment free speech and urged Councilmembers not to "leave their convictions at the door" when making decisions. He referenced historical events, including the Boston Tea Party and the signing of the Constitution, noting that actions now viewed favorably were once considered illegal. He concluded by encouraging the Council to have the courage to take action, stating that only "one brave warrior" was needed to do what others would not.

Mike Diaz requested that all planning and decision-making related to the Riverside Pride event be conducted in public. He asked that discussions include the event's security plan, costs for additional public services, organizer compliance requirements, protection of participants and demonstrators, authority for approving safety plans, and accountability should issues arise. Mr. Diaz stated his request was not intended to prejudge the event but to promote transparency, public understanding, and open discussion.

Forrest Fletcher announced that he has officially filed as a candidate for the District 5 City Council seat. Mr. Fletcher shared his family's reasons for seeking public office and highlighted his long history of community involvement. He discussed his service through local organizations, including the Brighter Future Foundation, Brighter Futures Golf Academy, Youth Leadership Seguin, Seguin Education Foundation, Seguin Area Chamber Foundation, Main Street Program, Rotary Club, Leadership Seguin, and numerous community fundraising efforts. He also noted his family's investment in opening a downtown business, the Listening Room, and announced they will become the community adopter for Jefferson Elementary School. Mr. Fletcher stated that, if elected, he would remain accessible, listen to constituents, ask difficult questions, and work collaboratively to build a brighter future for Seguin.

Josh Benevides, 2340 Huber Road, spoke regarding repeated vandalism of a neighborhood gate. He stated that the electronic lock, which costs approximately $500 to replace, has been damaged multiple times and has now been replaced seven times. Mr. Benevides reported that the previous Saturday a Tesla truck crashed through the gate after the lock had been cut. He stated the vehicle was identifiable within the neighborhood and asked what actions would be taken regarding the incident. He expressed concern over the ongoing repair costs borne by tax payers.

Library Director Silvia Christy announced there is still time to register for the Summer Reading Program before the August 6 deadline. She reported that the program has reached more than 2,300 participants and encouraged the public to continue attending the remaining summer activities.

Parks and Recreation Director Jack Jones announced the final Movie in the Park event will be held Friday at Park West. The free event will include face painting, *Hawaiian leis, beaded bracelets, and a showing of the live action Lilo & Stitch.*

Councilmember Biesenbach shared that he had been stranded in Concan due to recent flooding and asked the community to keep the affected areas in their thoughts. He expressed regret for missing the recent police badge pinning ceremony and congratulated the pinned officers, stating they will serve the community well. He also congratulated City crews who participated in the Texas Lineman's Rodeo and thanked them for representing Seguin.

City Manager Steve Parker commended City staff for their preparedness during the recent heavy rainfall event. He stated that although Seguin received significant rainfall, the City's drainage improvements performed well. He thanked Melissa Reynolds, Adam Rossing and their respective teams for their hard work, as well as the City Council, for supporting infrastructure improvements that helped minimize flooding impacts.

Mayor Donna Dodgen congratulated J.R. Cruz on his performance at the Texas Lineman's Rodeo held at Nolte Island and recognized all participating City utility crews for representing Seguin well. She also announced that the Seguin Police Department and Seguin Fire Department are partnering with the Housing Authority to host a Back-to-School Bash. Donations of school supplies and backpacks are being accepted at both the Police and Fire Departments through August 6.

6. Presentation

a. 26-284 Recognition of City of Seguin Water Utilities employees for representing the City at Texas Water and the American Water Works Association National Hydrant Hysteria and Meter Challenge. - Donna Dodgen, Mayor

Mayor Donna Dodgen presented certificates of recognition to the Hydrant Hysteria team of John Montoya, Josh Moreno and their coach Josh Trent, as well as Meter Madness competitor Tommie McCormick for their outstanding performances at the Texas Water Utilities Association competition and the national competition. The Hydrant Hysteria team earned first place at the Texas competition and placed fourth out of eleven teams at the national competition. Tommie McCormick won first place in Texas and placed eighth out of twenty-six competitors at the national level. Mayor Dodgen commended the recipients for their hard work, teamwork, and professionalism in representing the City of Seguin. She also thanked their coaches, the new team lead Utilities Director Terri Lynn Ruckstuhl for their support and contributions.

No action was taken on this item.

b. 26-304 Presentation on the Biggest Small-Town 4th of July Celebration. - Lindsay Hajek, Assistant Director of Main Street & Destination Seguin

Assistant Director of Main Street & Destination Seguin Lindsay Hajek presented a recap of the City's Fourth of July celebration and highlighted the impact of the America's 250th anniversary events. She reported attendance estimates of approximately 20,000 for the Fireworks Fiesta, 15,000 for the Flag Raising Ceremony and Parade, and 5,000 for the Freedom Fiesta. Mrs. Hajek noted that approximately 49% of attendees at the Fireworks Fiesta and Parade were visitors from outside the area.

Mrs. Hajek also presented visitor trend data, reporting that Seguin's average daily visitor count is approximately 34,000, while the Fourth of July festivities increased *visitation to between 42,000 and 53,000 visitors over the two-day celebration. She reported hotel occupancy reached 83.6% during the holiday period and 93.9% on July 4, demonstrating the event's significant regional tourism impact. Visitor data indicated attendees traveled from throughout Texas, including the San Antonio, Dallas, College Station, and Houston areas.*

Mayor Donna Dodgen noted that attendance data was not available for the Field of Honor due to limitations in collecting visitor information at that location. Ms. Hajek explained that the City's visitor analytics dashboard relies on anonymized cell phone location data and that privacy regulations prohibit geofencing certain locations, including churches and educational facilities.

No action was taken on this item.

c. 26-287 Presentation on Alamo Area Metropolitan Planning Organization (AAMPO) updated Vision and Goals. - Melissa Reynolds, PE, MPA, CFM, Assistant City Manager | City Engineer

Melissa Reynolds provided a presentation regarding the Alamo Area Metropolitan Planning Organization (AAMPO), its role in transportation planning, and the importance of project readiness in securing future transportation funding. She began by discussing the recent half-day training orientation and encouraged participants to review the provided materials and reach out with any questions. She also discussed recent leadership changes, the organization's vision, and the challenges facing transportation funding.

Ms. Reynolds explained that Metropolitan Planning Organizations (MPOs) were established through the Federal-Aid Highway Act of 1960 and that there are currently 24 MPOs throughout Texas. She explained the relationship between MPOs, the Texas Department of Transportation (TxDOT), and local governments, noting that MPOs provide a system of checks and balances, help allocate transportation funding, and support regional transportation planning. She compared the MPO project approval process to the City Council's budget approval process.

Ms. Reynolds highlighted Seguin's representation within AAMPO, noting that Mayor Donna Dodgen serves on the AAMPO Policy Board and that she serves on the Technical Advisory Committee. She explained that AAMPO develops long-range transportation plans, including 20- to 50-year planning horizons, supports the Transportation Improvement Program (TIP), and allocates transportation funds through a competitive call-for-projects process.

Ms. Reynolds discussed future funding challenges, including increased demand due to rapid population growth and limited funding availability. She noted that these challenges are not unique to MPOs, as TxDOT is also experiencing similar funding constraints. She emphasized the importance of partnerships, including SAMCO, in advocating for additional transportation funding opportunities. She encouraged local entities to have more shovel-ready projects, demonstrate local commitment, and explore creative approaches to project development.

Mrs. Reynolds discussed the concept of changing the project development process by moving from a traditional "funnel" approach to preparing projects earlier in the process. She suggested the City invest in preliminary work, including right-of-way acquisition and preliminary design, before funding calls are issued, explaining that future funding decisions may focus less on which project has the best application and more on which project is most ready to move forward.

Councilmember Carlsson asked about identifying risks, determining whether a quantifiable funding amount is available before advancing a project, and developing a project prioritization list. Ms. Reynolds explained that projects must first be included in the Metropolitan Transportation Plan (MTP) and that additional information will become available once ongoing studies are completed. She stated that while the City may not be able to quantify available funding at this stage, being prepared is important. She noted that the City does not need to fully fund engineering upfront but should position projects for future opportunities.

Councilmember Carlsson also asked what factors typically require the most time during project development. Ms. Reynolds explained that timelines vary by project but noted that roadway projects often involve environmental requirements and unknown conditions, with utility relocations being another significant factor.

Councilmember Lievens asked whether environmental approvals have an expiration period. Ms. Reynolds confirmed that environmental clearances generally have a five-year shelf life. Councilmember Lievens expressed concern about the risk of approvals expiring. Ms. Reynolds explained that once a project has received environmental clearance, renewing the clearance is typically easier. She clarified that her comments applied to MPO-funded local projects and not TxDOT projects.

Mayor Donna Dodgen emphasized the importance of being prepared, noting that transportation funding will become increasingly limited and communities must be creative and ready to move projects forward. Ms. Reynolds reiterated that the process is less about competition and more about readiness. Mayor Dodgen stated that smaller communities have not always had the same advantages and emphasized the opportunities available to Seguin due to its preparation and partnerships.

Councilmember Biesenbach thanked Ms. Reynolds for condensing the presentation and stated that it was very informative. Mayor Dodgen noted that the transportation funding process is complex and commended Ms. Reynolds for her understanding of the process and her work on behalf of the City.

No action was taken on this item.

d. 26-288 Presentation and possible direction to staff for the Walnut Springs Bank Stabilization Design Alternatives. - Melissa Reynolds, PE, MPA, CFM, Assistant City Manager | City Engineer

Melissa Reynolds presented design alternatives for the Walnut Springs Bank Stabilization Project. She explained that the Walnut Springs spillway experienced failures several years ago, including failures of the butter block and retaining wall. A Preliminary Engineering Report (PER) was completed in 2024, which identified concerns regarding soil stability in the area and the need for additional investigation before final design. Ms. Reynolds reported that 40-foot deep borings were conducted and the findings were more favorable than initially anticipated, allowing project funding to potentially extend further into wall repairs.

Mrs. Reynolds explained that similar wall failures have occurred in other park areas, including near Nolte Island by the library. She presented two design options for the Walnut Springs stabilization project: a limestone block wall similar to the existing structure with an improved foundation, or a concrete wall.

For the limestone block wall option, Ms. Reynolds noted that the benefits include the *use of natural stone and a design consistent with the existing aesthetic. Challenges include natural variations in stone color and appearance, slower construction due to material delivery and storage requirements, and an estimated cost of approximately $1.2 million to $1.5 million for both sides of the bridge.*

For the concrete wall option, Mrs. Reynolds explained that the wall could be designed to resemble stacked rock while providing reduced long-term maintenance, preventing infiltration, allowing for faster construction, and eliminating the need to deliver and store large quantities of stone. She noted that the estimated cost remains under evaluation but is anticipated to be approximately $1.5 million to $1.8 million.

Councilmember Carlsson asked about safety concerns related to graffiti, water seepage, and potential cracking behind a concrete wall. Mrs. Reynolds stated that both options would provide similar structural performance. He also asked about the need for railings. Mrs. Reynolds explained that railings would only be required near sidewalks.

Councilmember Lievens asked about safety considerations related to the limestone block wall, including whether the blocks could encourage climbing activity. He questioned whether the blocks would be scalable and stated that a concrete wall may be preferable from a safety standpoint.

Mrs. Reynolds also discussed incorporating natural channel design elements into the project. She explained that this approach would include moving the centerline of the stream away from the walls, slowing sediment movement, and providing additional stream protection. The estimated cost for the natural channel design improvements is approximately $120,000.

Councilmember Gaytan expressed support for the natural channel design recommendation, stating that it would be in the City's best interest to help prevent erosion and sediment buildup. He asked for Parks and Recreation Director Jack Jones' input regarding the wall options.

Mr. Jones stated that the decision was primarily a preference issue but noted that stamped concrete could be designed to resemble stone. He commented that children may be more likely to climb a block wall and less likely to climb a vertical concrete wall.

Councilmember Gaytan expressed support for the concrete wall option due to reduced climbing concerns. He stated he was excited to move forward with the project.

Mayor Donna Dodgen asked whether incorporating natural channel design would assist with flooding. Mrs. Reynolds explained that while it would not eliminate flooding, it could help mitigate impacts by slowing water movement and reducing sediment buildup.

Councilmember Biesenbach discussed the importance of tying the project into existing features and asked that the City consider a design that complements the surrounding area. He stated he was not opposed to concrete walls but noted the challenges of maintaining the area.

No action was taken on this item.

7. Consent Agenda

A motion was made by Councilmember Bill Keller, seconded by Councilmember John Carlsson, that the following items were approved on the Consent Agenda.. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

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

a. 26-299 Minutes of the July 7, 2026 City Council Meeting.

These Minutes was approved.

b. 26-316 Check Report July 1, 2026 to July 15, 2026.

The Check Report was acknowledged.

c. 26-296 Board and Commission Appointment. - Donna Dodgen, Mayor
a. Historic Preservation and Design Commission

This Action Item was approved.

d. 26-315 Authorize the purchase of 5 Intelligent Transport Ventilators from Hamilton Medical, Inc. for a total of $138,187.72. - Garrick Herbert, Interim Fire Chief

This Action Item was approved.

e. 26-297 Resolution authorizing submission of a grant application in response to the Department of Justice (DOJ) FY2026 Bridging Immigration-Related Deficits Experienced Nationwide Grant Program seeking funding for Evidence & Forensic Specialist position. - Kate McCloud, Grants Administrator

This Resolution was approved.

Enactment No: 2026R-115

f. 26-301 Resolution authorizing submission of a grant application in response to the Department of Justice (DOJ) FY2026-2027 COPS Hiring Grant Program seeking funding for six School Resource Officer positions. - Kate McCloud, Grants Administrator

This Resolution was approved.

Enactment No: 2026R-116

g. 26-283 Resolution authorizing the City Manager to execute an order form with Trimble Inc. for the migration from Cityworks AMS to Trimble Unity Suite and multi-year software subscription not to exceed $423,350 through November 2029. - Shane McDaniel, Chief Information Officer

This Resolution was approved.

Enactment No: 2026R-117

h. [26-269] Ordinance on second 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

This Ordinance was adopted.

Enactment No: 2026-029

i. [26-270] Ordinance on second 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

This Ordinance was adopted.

Enactment No: 2026-030

j. [ZC 06-26_CC] Ordinance on second 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

This Zoning Ordinance was adopted.

Enactment No: 2026-031

8. Action Items - Discussion and Possible Motion to Approve

a. [26-305] Public Hearing and Ordinance on first reading to consider the dissolution of the Convention and Visitors Bureau (CVB) Board. - Blaire Friar, Director of Main Street & Destination Seguin

Director of Main Street and Destination Seguin Blaire Friar presented an ordinance for the dissolution of the Convention and Visitors Bureau (CVB) Board and provided background regarding the current structure of tourism initiatives. She explained that Destination Seguin staff has continued to manage tourism efforts under the oversight of the City Council and City Manager, including the annual budget process, tourism initiatives, and funding requests presented through the Hotel Occupancy Tax (HOT) Committee.

Mrs. Friar stated that the CVB Board has not met since 2022 and that the Board did not have authority over purchasing or financial functions. She explained that the Board is not required by law and that staff has continued performing the functions historically associated with the CVB.

Mayor Dodgen opened the Public Hearing at 7:00 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:00 P.M.

Councilmember Gaytan asked why the CVB Board had not met since 2022. Mrs. Friar explained that current staff believed the dissolution of the board had been completed already and that the department had moved toward an annual reporting process. She stated that no formal action had been taken by the Board or Commission directing staff to continue or discontinue meetings, resulting in a gradual transition away from regular meetings. She also noted that the Board had experienced difficulty obtaining a quorum and previously met on a quarterly basis.

Councilmember Gaytan asked who was responsible for calling the meetings and Mrs. Friar responded that the department was responsible for coordinating meetings. He stated that the inability to obtain a quorum should not be the reason meetings were not held and expressed concern that the City had not continued calling meetings. He stated that dissolving the Board would remove an opportunity for public input and recommendations, which he felt was an important component of the process.

Mrs. Friar explained that a majority of tourism funding comes through Hotel Occupancy Tax revenues and is reviewed through the HOT Committee. She stated that Destination Seguin staff manages tourism-related expenditures, including items such as trade shows, and tracks those activities internally.

Mayor Donna Dodgen asked about the original intent of establishing the CVB Board and Mrs. Friar explained that the Board was established in 2011 when the City assumed responsibility for CVB functions previously managed by the Chamber of Commerce. She stated that a nonprofit board structure continued through a committee format, with oversight provided by a CVB Director and Main Street Director. She noted that reduced meeting activity was also related to staff capacity, as the department was managing multiple boards with limited personnel.

Councilmember Gaytan clarified that his comments were not intended as criticism but rather as an observation regarding the process.

City Attorney Mark Kennedy recommended that staff return with additional information before they vote on the second reading. Councilmember Gaytan stated that he would prefer to have additional facts and information before the first vote.

Councilmember Lievens asked whether Board members had been appointed since 2022 and Mrs. Friar confirmed that no appointments had been made since that time.

Councilmember Monica asked if, in Mrs. Friar's opinion, Destination Seguin staff currently performs the functions the Board would otherwise provide and Mrs. Friar responded that it does. Mrs. Friar also noted that, in her experience working with other destination organizations, she has not encountered another municipality where a CVB oversees these functions in the same manner.

Councilmember Lievens requested they be provided with information regarding which cities have CVB boards and which do not.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Gaytan, that this Ordinance be postponed to the City Council,

due back on 8/4/2026. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Nay: 1 - Councilmember Napier

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

b. [26-276](26-276)

Resolution authorizing the sale of City-owned property generally located at South Erskine and East Washington Streets, as depicted and described in the City of Seguin Ordinance No. 2026-022 passed and adopted on May 5th, 2026. - Mark Kennedy, City Attorney

Real Estate Attorney Connie Real presented a resolution authorizing the sale of abandoned City owned right-of-way located near Erskine and Washington Streets. She explained that interested property owners approached the City regarding the acquisition of the right-of-way. An agreement was reached following an appraisal and survey of the property, with all associated costs paid by the applicants. Mrs. Real stated that the parties are prepared to close the transaction as soon as possible and noted that this is the first right-of-way abandonment of this type for the City of Seguin.

City Attorney Mark Kennedy reminded that City Council previously discussed the property in executive session and provided direction indicating that it would consider the abandonment and sale of the right-of-way.

Mrs. Real further explained that the property serves as a drainage area and that it is in the City's best interest to no longer own or maintain the right-of-way.

A motion was made by Councilmember Biesenbach, 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

Enactment No: 2026R-118

c. [26-306](26-306)

Resolution of City Council authorizing the City Manager to execute a Development Agreement between the City of Seguin, and RODG Aspire Seguin 2 PropCo, a Texas limited liability company, and Tack WCR, a Texas limited liability company, related to the development of approximately 350 acres near the intersection of SH123 and Friedens Church Road. - Mark Kennedy, City Attorney

City Attorney Mark Kennedy presented the proposed Canvas development, a Red Oak Development master-planned community located north of Geronimo Creek behind the former Navarro High School. The mixed-use development includes elevated residential neighborhoods, neighborhood commercial uses, trails, parkland, and significant open space.

Mr. Kennedy explained that the Planning & Zoning Commission previously *recommended approval of the Planned Unit Development (PUD) and associated General Land Use Plan with the condition that no structures be constructed within the designated conservation area. Council was asked to consider approval of the Development Agreement, creation of a Public Improvement District (PID), and establishment of a Tax Increment Reinvestment Zone (TIRZ).*

The development encompasses approximately 354 acres and is planned to include approximately 1,323 single-family homes and 16 acres of neighborhood commercial development. Portions of the property are currently outside the city limits and will be voluntarily annexed as development progresses.

Mr. Kennedy explained that the proposed PID would fund eligible public improvements with a maximum assessment rate of $1.304 per $100 of assessed valuation, consistent with the Walnut Springs PID, and a maximum PID reimbursement of $95 million. The proposed TIRZ would capture 50 percent of the tax increment generated within the district to help finance eligible improvements. The development also includes significant public amenities, including trails and parkland with a minimum developer investment of $3 million.

Mr. Kennedy noted several revisions to the Development Agreement, including tying impact fee calculations to preliminary plat approval, reflecting the developer's decision to submit preliminary plats.

Tom Staub, CEO of Red Oak Development, introduced the Canvas community and discussed the company's philosophy of creating distinctive, community-focused developments. He stated that Seguin's staff had been exceptional to work with and complimented their professionalism and business-minded approach throughout negotiations.

Mr. Staub described the site's natural features, including mature trees and Geronimo Creek, and stated that the development was intentionally designed to preserve those assets while creating a community centered on outdoor living, connectivity, and neighborhood amenities. Planned amenities include a clubhouse, swimming pool, trails, parks, and spaces that encourage community interaction. He noted that the development would feature approximately five builders offering 30 to 40 floor plans on a variety of lot sizes rather than a traditional cookie-cutter subdivision.

Mr. Staub also discussed Red Oak's TEACH Initiative, which provides financial assistance for teachers' down payments on homes and, when funds are not utilized by educators, benefits public safety employees. He stated that approximately $400,000 would be contributed through the initiative for the Canvas development.

Luke Caraway, President of ViewPoint Land Solutions, provided additional details regarding the project. He stated that the development team focused on four primary objectives: housing diversity, elevated public amenities, meaningful connectivity, and delivering a high-quality community that exceeds expectations. Larger lots would represent at least 20 percent of the development.

He highlighted more than $3 million in planned park improvements, including a 12-foot regional trail, programming for community events such as farmers markets, outdoor movies, and fitness classes, along with potential future tiered amenities including pickleball courts, bicycle pump tracks, additional trails, or open-air pavilions. He noted that the trail system would provide connectivity to Navarro ISD schools and that, under the Development Agreement, the homeowners association would ultimately maintain *the parks and trail system. He stated that market demand for the project had been independently verified and reiterated that the development would provide housing opportunities allowing residents to move into larger homes without leaving Seguin.*

Mr. Caraway concluded by emphasizing the community benefits, including the TEACH Initiative, significant park and trail investments, continued partnership with the City, and Red Oak's goal of creating a development that benefits the entire community.

Mr. Staub concluded his presentation by describing Canvas as "the intersection of life and art" where residents could "paint their life story."

Councilmember Lievens thanked Mr. Staub and Mr. Caraway for their presentation and noted that the project reflected years of discussion and collaboration. He stated that the development team had listened to community feedback by preserving the creek corridor, protecting natural features, and avoiding a traditional cookie-cutter subdivision. He expressed confidence that Canvas would be a phenomenal development for Seguin.

Councilmember Gaytan asked about the anticipated home sizes for the entry-level price range. Mr. Staub responded that homes priced between approximately $325,000 and $380,000 would generally range from 1,400 to 2,000 square feet, with larger homes offered at higher price points. Councilmember Gaytan also asked whether the development would include a homeowners association, and Mr. Staub confirmed that it would. Mr. Caraway added that the HOA would maintain the parks and trail system as required by the Development Agreement.

Councilmember Biesenbach asked about the eminent domain provisions included in the Development Agreement. Mr. Caraway explained that potential right-of-way acquisition could be necessary near the 90-degree turn on Link Road if roadway realignment is required. Melissa added that the Traffic Impact Analysis had not yet been completed, but future roadway improvements between Link Road and SH 123, including possible traffic signals, could require additional right-of-way if agreements with adjacent property owners cannot be reached.

Councilmember Lievens commented that potential Link Road improvements were one of the most attractive aspects of the project and thanked the developer for considering those future needs.

Councilmember Biesenbach also asked about project phasing. Mr. Caraway stated that development would begin in the central portion of the property with access from SH 123. Each phase is anticipated to include approximately 200 to 250 homes, with construction lasting 12 to 18 months and an estimated two-year sellout for each phase.

Councilmember Gaytan asked about another Red Oak development in Flagstaff, Arizona. Mr. Staub described that project as a higher-end community featuring homes valued between approximately $1.2 million and $1.4 million, extensive amenities, and significant investment in horizontal infrastructure.

Stephanie Leibe of Norton Rose Fulbright, serving as bond counsel, stated that her firm had reviewed the Development Agreement, PID documents, and TIRZ creation documents and had provided comments. She indicated they were available to answer any questions. Duane Westerman, with SAMCO Capital Markets, also confirmed that his firm had reviewed the documents and provided comments.

Councilmember Carlsson expressed appreciation for the presentation and asked about the City's authority over portions of the development located outside the current city limits. Mr. Kennedy explained that the property would be voluntarily annexed as development progresses because the developer wishes to receive City services. Mr. Kennedy estimated the completed development would add approximately 3,500 residents and Mr. Staub suggested that construction could begin in the second quarter of next year.

Councilmember Lievens noted that the development had already been presented to the Navarro ISD Board of Trustees and had received positive attention in the community. He asked when residents could expect to move into the neighborhood. Mr. Caraway stated that homes could begin being occupied by late 2028.

Councilmember Eveld asked about the school district's response to the project. Mr. Caraway stated that Navarro ISD had been supportive and was particularly excited about the trail system connecting to schools.

Councilmember Keller asked whether flooding along Geronimo Creek presented concerns for the project. Mr. Caraway responded that the floodplain would continue to be studied as engineering advances and that preliminary evaluations had already considered the creek and floodplain conditions.

A motion was made by Councilmember Lievens, seconded by Councilmember Eveld, that this Action Item 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

Enactment No: 2026R-119

9. Adjournment

Mayor Dodgen adjourned the meeting at 8:29 P.M.

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Donna Dodgen, Mayor

ATTEST:

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Kristin Mueller, City Secretary