



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

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Tuesday, February 4, 2025

5:30 PM

Council Chambers

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1. Call to Order

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

2. Invocation - Rev. Canon Stanislaw Fiuk, St. James Catholic Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

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

**Presiding:** 1 - Mayor Donna Dodgen

5. Hearing of Residents:

**Invitation to hear citizens and council members in advance of regular business on items other than what is on the agenda, which shall be limited to five (5) minutes. Due to the Open Meetings Act discussions on matters not on the agenda are not allowed, therefore discussion shall be limited to 1) Statements of specific factual information given in response to any inquiry; 2) A recitation of existing policy in response to an inquiry; 3) A proposal to place the subject on the agenda for a future meeting; 4) For the record, please state your name and address before speaking.**

*Joshua Benevides, 2340 Huber Rd, stated that a piece of his property was taken without his permission, first to be a drainage ditch, but it ended up being a road. The road was only supposed to be utilized by the fire department in case of an emergency, but it is being utilized by the general public. He opined that people who live in Hiddenbrooke are cutting the lock on the gate so that they can use the road to get to and from home. He said that people use the road to run and walk on and he and his wife have found people trespassing into his shed. Additionally, he has seen 18-wheelers driving on the road. He has already had to replace his septic tank and propane tank because an 18-wheeler damaged it when it tried to turn around on his property. He also said that he was told that the retaining pond on the side of his house would be well maintained but it has not been maintained at all. He said he is bringing this issue to council hoping that it will get resolved. He said the Fire Department put a lock on the gate today, but that people drive around the gate. He suggested that existing homeowners be notified when new development is being considered near*

them. He said he has lived there for thirty years but this has become a real hassle and hopes that City Council can help.

Mr. Parker commented that the City has started looking into the issues.

Julian Leal, 849 Prexi Dr., gave the history of settlement in Seguin. He declared that the United States has become a powerful nation and recalled being chastised for his race in Seguin many years ago. He also complained that he has to drive to Gonzales to get his drivers license renewed. He opined that America has always been great and is continuing to get better. He said he doesn't like his citizenship to be challenged but he doesn't want to be deported so he will show his military id when needed.

Kyle Kramm, Director of Main Street/CVB, announced that Downtown Coordinator Christy Hopper has retired after 25 years with his department and 35 years with the City of Seguin. He introduced the new Downtown Coordinator, Charissa McLain. Ms. McLain comes from the film industry and he felt that her skills in organizing film productions would be useful in her role as Downtown Coordinator.

Fire Chief Dale Skinner informed that the Fire Department currently hires Firefighters/EMTs, whereas before they only hired paramedics. Through Senate Bill 2, Seguin was awarded grants to send EMTs to paramedic school. Five students graduated last year and five more are about to graduate this year. Additionally, the just enrolled another six students into paramedic school. He announced that the field training program for new hirers, called new hire orientation, been revamped and is now a four-week long program. He said they have incorporated mental health training into the orientation. He also commented that the Fire Marshall ordered a lock for that gate that Mr. Benevides spoke of and the department is taking some additional security measures to stop the lock from being cut off the gate again.

Councilmember Carlsson requested that residents "Keep it Real" clean and professional and suggested that we do things to make the city look better than it does currently. He suggested that we pick up trash, be respectful of others property, and respect first responders. He commented that he is new to the community but is very proud of the sense of community in Seguin. He commended the Police Department for the apprehension of the road rage incident suspect. He informed that residents could see an interactive map of registered sex offenders in Seguin by visiting [www.sor.dps.texas.gov](http://www.sor.dps.texas.gov). He said he wanted to give a message to drug users of the community and asked them to take accountability for their drugs, be sure they are secure and to protect the children. Lastly, he informed that the Bureau of Land Management will hold a two-day wild horse and burro adoption event in Seguin on February 21-22, 2025 at the Seguin Coliseum.

Mayor Dodgen announced that the Sebastpol House re-opens on Thursday, February 6th after undergoing repairs and invited everyone to stop by and visit from 9 a.m. to 4 p.m. Thursdays through Sundays. Also, Mayor informed that the Seguin Police and Fire departments are accepting applications for the Citizen Academies and encouraged everyone to attend the Regional Job fair happening this Thursday, February 6th from 6 a.m. to 10 a.m. at the Seguin Coliseum. Additionally, she invited everyone to attend the Matador Legends Ballpark ribbon-cutting to be held at 6:30 p.m. on Tuesday, February 18th at 1315 E. Cedar Street and reminded everyone that the unveiling of the second installment in the exhibit, "Roots of Resilience: The African American Experience in Seguin through Art and Legacy," created by renowned National Endowment for the Arts artist Howard Crunk, from 5:30 to 7 pm on Thursday, February 13, 2025 at the Texas Lutheran University Kraushaar Gallery, 517 Prexy Drive in Seguin.

**6. Presentation**

- a. [25-060](#) Recognition of Clarence Smith, Director of Electric Utilities, upon his retirement. - Donna Dodgen, Mayor

**Indexes:**

*Mayor Dodgen recognized Clarence Smith, former Director of Electric Utilities, upon his retirement after 13 years and 1 month of service. She wished him the best in health and happiness in his retirement.*

*City Manager Steve Parker added that Clarence has been a great part of this team, saying that he was impressed with the programs that Mr. Smith has implemented. Many cities outsource the stuff that Seguin does in-house. Mr. Parker stated that the tree trimming program has resulted in minimal outages during storms and Seguin employees are able to go out to help other cities with their outages. Mr. Parker reiterated that he really appreciates everything that Clarence has done for the community and Team Seguin.*

*Mayor Dodgen said that Clarence was vital in re-instituting the staff participating in the lineman rodeo and teams from Seguin do really well.*

*Public Works Director John Donnelly presented Clarence Smith with a personalized sign of the Electric Utilities logo and thanked him for being a great team member.*

- b. [25-078](#) Proclamation declaring the month of February 1-28, 2025 as Career & Technical Education Month in Seguin, Texas. - Donna Dodgen, Mayor

**Indexes:**

*Mayor Dodgen read the proclamation declaring February 2025 as Career and Technical Education Month in Seguin, Texas and urged all citizens to become familiar with the services and programs offered in Seguin. She informed that 85% of students in Seguin are enrolled in at least 1 CTE class.*

- c. [25-075](#) Annual Seguin Police Department 2024 Racial Profiling/Citizen Contact Report. - Jason Brady, Police Chief

**Indexes:**

*Police Chief Jason Brady explained that every law enforcement agency that conducts traffic stops must collect racial profiling data and report it to the State as well as present it to their governing body. Chief Brady gave the Annual Seguin Police Department 2024 Racial Profiling/Citizen Contact Report, highlighting that there were 8,514 traffic stops in 2024 and that the Department received no complaints of racial profiling or biased-based policing in 2024. He also informed that there will be people visiting the department next week to review the Department's policies to ensure they are in compliance with State Law.*

*Councilmember Carlsson commended Chief Brady for his department not receiving any racial profiling complaints. Carlsson asked the percentage of traffic stops that involved residents vs non-residents and Chief Brady answered they could find that out but it would involve looking at different data sets.*

Mayor Dodgen thanked Officer McCann and Chief for compiling the data.

## 7. Consent Agenda

A motion was made by Councilmember Jason Biesenbach, seconded by Councilmember John Carlsson, 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 Carter, Councilmember Keller, and Councilmember Biesenbach

- a. [25-074](#) Minutes of the January 21, 2025 City Council Regular Meeting.

**Indexes:**

This Minutes was approved.

- b. [25-079](#) Check Report January 18, 2025 through January 31, 2025.

**Indexes:**

This Action Item was approved.

- c. [25-056](#) Boards and/or Commission Appointment - Mayor Donna Dodgen  
a. Guadalupe Regional Medical Center Board

**Indexes:**

This Action Item was approved.

- d. [25-061](#) Approval of reports for the quarter ended December 31, 2024 for the following organizations that receive Occupancy Tax funding. - Susan Caddell, Director of Finance  
a. Seguin Conservation Society  
b. Mid-Texas Symphony  
c. Teatro de Artes de Juan Seguin  
d. Seguin-Guadalupe County Hispanic Chamber of Commerce  
e. Seguin Heritage Museum  
f. Guadalupe County Fair Association  
g. Seguin LULAC Council #682  
h. Seguin Art League  
i. The Fields of Huber Ranch, LLC

**Indexes:**

This Action Item was approved.

- e. [25-053](#) 2025 Downtown Street Closures and Sales of Alcohol Requests. - Kyle Kramm, Main Street & CVB Director/HPO.

**Indexes:****This Discussion Item was approved.**

- f. [25-014](#) Resolution authorizing the City Manager to execute a two-year Facilities Use Agreement between the Seguin Little League and the City of Seguin for use of the Little League Complex and “Smokey” Joe Williams Field; and declaring an effective date. - Jack Jones, Director of Parks and Recreation.

**Indexes:****This Resolution was approved.**

Enactment No: RES 2025R-030

- g. [25-015](#) Resolution authorizing the City Manager to execute a two-year Facilities Use Agreement between the All Youth Sports Organization and the City of Seguin for use of the Seguin Softball 4-Plex and Manuel C. Castilla Park; and declaring an effective date. - Jack Jones, Director of Parks and Recreation.

**Indexes:****This Resolution was approved.**

Enactment No: RES 2025R-030

- h. [25-016](#) Resolution authorizing the City Manager to execute a two-year Facilities Use Agreement between the Seguin Youth Soccer Club and the City of Seguin for the use of Park West and the Seguin Softball 4-Plex; and declaring an effective date. - Jack Jones, Director of Parks and Recreation.

**Indexes:****This Resolution was approved.**

Enactment No: RES 2025R-030

- i. [25-017](#) Resolution authorizing the City Manager to execute a two-year Facilities Use Agreement between the Seguin Youth Sports League and the City of Seguin for the use of Manuel C. Castilla Park; and declaring an effective date. - Jack Jones, Director of Parks and Recreation.

**Indexes:****This Resolution was approved.**

Enactment No: RES 2025R-030

- j. [25-018](#) Resolution authorizing the City Manager to execute a two-year Facilities Use Agreement between the Seguin Volleyball Association and the City

of Seguin for use of the volleyball courts at the Seguin Events Complex; and declaring an effective date. - Jack Jones, Director of Parks and Recreation.

**Indexes:**

**This Resolution was approved.**

Enactment No: RES 2025R-030

- k. [25-019](#) Resolution authorizing the City Manager to execute a two-year Facilities Use Agreement with Seguin Texas Adult Softball and the City of Seguin for use of the Seguin Softball 4-Plex; and declaring an effective date. - Jack Jones, Director of Parks and Recreation.

**Indexes:**

**This Resolution was approved.**

Enactment No: RES 2025R-030

- l. [25-020](#) Resolution authorizing the City Manager to execute a Facilities Use Agreement between the City of Seguin, Texas and the Navarro Independent School District for use of the east side of Max Starcke Park and the Starcke Park Golf Course; and declaring an effective date. - Jack Jones, Director of Parks and Recreation.

**Indexes:**

**This Resolution was approved.**

Enactment No: RES 2025R-030

- m. [25-021](#) Resolution authorizing the City Manager to execute a two-year Facilities Use Agreement with Texas Lutheran University for use of the Starcke Park Golf Course and the Seguin-Saegert Pickleball Complex; and declaring an effective date. - Jack Jones, Director of Parks and Recreation..

**Indexes:**

**This Resolution was approved.**

Enactment No: RES 2025R-030

- n. [25-066](#) Resolution authorizing the submission of a Juvenile Justice and Truancy Prevention grant application in conjunction with Seguin Youth Services to fund a truancy reduction, intervention, and prevention program. - Kate McCloud, Grants Administrator

**Indexes:**

**This Resolution was approved.**

Enactment No: RES 2025R-031

- o. [25-071](#) Resolution authorizing the submission of an Urban Area Security Initiative- Regular grant application seeking funding for the Police Department to purchase a speed radar trailer with message board and license plate recognition camera. - Kate McCloud, Grants Administrator

**Indexes:**

**This Resolution was approved**

Enactment No: RES 2025R-032

- p. [25-072](#) Resolution authorizing the submission of an Urban Area Security Initiative- LETPA grant application seeking funding for the Police Department to purchase a Tactical Armored Van. - Kate McCloud, Grants Administrator

**Indexes:**

**This Resolution was approved.**

Enactment No: RES 2025R-033

- q. [25-076](#) Resolution authorizing the submission of a Department of Homeland Security, Federal Emergency Management Agency, Hazard Mitigation Grant Program grant application to fund structural drainage improvement to Walnut Branch Channel. - Kate McCloud, Grants Administrator

**Indexes:**

**This Resolution was approved.**

Enactment No: RES 2025R-034

- r. [25-058](#) Resolution authorizing the City Manager to execute an additional service proposal to the Professional Services Agreement in the amount of \$30,000 with Halff & Associates, Inc. for Professional Services relating to the City's Municipal Separate Storm Sewer System (MS4) Permitting; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering | Capital Projects

**Indexes:**

**This Resolution was approved.**

Enactment No: RES 2025R-035

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

- a. [25-055](#) Resolution authorizing the renovation of the restrooms and the construction of a new range ball shed at Starcke Park Golf Course; and declaring an effective date. - Bruce Allen, Golf Manager

**Indexes:**

*Golf Manager Bruce Allen reminded that when City Council approved the renovation plan for Starcke Park Golf Course, part of that plan included the renovation of the two golf course restrooms. TSG Architects developed a renovation plan and submitted requests for bids in accordance with City policy. Three bids were received, with Sullivan Contracting being the lowest bid at \$332,852. City Staff recommends executing the agreement with Sullivan Contracting Services of Seguin, Texas in the amount not to exceed \$332,852.*

*Mayor Dodgen asking if the range ball shed renovation is included and Mr. Allen confirmed that it was included.*

**A motion was made by Councilmember Keller, seconded by Councilmember Lievens, 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 Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: RES 2025R-036

**b.** [25-073](#)

Resolution authorizing staff to issue a Request for Proposals to all qualified respondents to RFQ # AF-2025-18 - Kyle Kramm, Main Street & CVB Director/HPO

**Indexes:**

*Director of Main Street/CVB Kyle Kramm reminded that the Nolte Project consisted of the redevelopment of the Wells Fargo building that the City purchased in January 2024. He said that using the findings from the community meetings, the City created a general land use plan, which gave guiding parameters for the redevelopment. After the completion of the general land use plan, the search for development teams that will help the City redevelop the site began. The City received statements of qualifications from three firms, two of which were found to be qualified firms that have done similar projects. This resolution authorizes Staff to issue the Request for Proposal to GroundFloor and The Kim Group. The firms responses to the RFP will incorporate detailed plans, pro forma, public private partnership details, and more. The RFP will be issued to the qualified development groups in February and they will have several months to complete their responses.*

**A motion was made by Councilmember Biesenbach, seconded by Councilmember Carter, 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 Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: RES 2025R-037

**c.** [25-052](#)

Resolution authorizing the City Manager to execute an Additional Service Proposal to the Professional Services Agreement in the amount of \$71,520 with Pape-Dawson Engineers for property descriptions for utility



easements and illumination design for the Cordova Road Project CSJ#0915-46-052; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

**Indexes:**

*Director of Engineering and Capital Projects Melissa Reynolds reminded that the City current has a Professional Services Agreement with Pape-Dawson Engineers, Inc. for engineering and design services of the Cordova Road Project. This additional service agreement would be for Pape-Dawson to provide property descriptions for utility easements, as required by the City of Seguin's Franchise Agreement with Guadalupe Valley Electric Cooperative (GVEC). Additionally, illumination design services are proposed for intersection lighting, as current residents on Cordova Rd were not in favor of continuous lighting. As identified in the City's Comprehensive Safety Action Plan, illumination at intersections reduces crashes and provides safety benefits.*

**A motion was made by Councilmember Lievens, seconded by Councilmember Rea, 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 Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: RES 2025R-038

**d. [25-062](#)**

Resolution authorizing the City Manager to execute Change Order No. 16 in the amount of \$88,438.84 for additional costs due to utility upgrades to D&D Contractors, Inc. for the Milam Street Reconstruction Project; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering | Capital Projects

**Indexes:**

*Director of Engineering and Capital Projects Melissa Reynolds stated that in working on the Milam Street Reconstruction project they found a water main that they thought met current standards but uncovered that it is actually cast iron. This change order, with D&D Contractors in the amount of \$88,438.84, would allow the City to take the opportunity to bring it up to current standard by replacing the 2" waterline with a 6" water main at Michna Street and Weinert Street, reconnecting an existing 8" water main to a new 8" water main on Weinert Street, and replacing a 6" cast iron water line with a 8" PVC pipe.*

**A motion was made by Councilmember Keller, seconded by Councilmember Biesenbach, 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 Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: RES 2025R-039

- e. [25-043](#) Ordinance on second reading amending the Seguin Unified Development Code, Chapter 5, Section 5.4; providing for an effective date; providing for publication of this ordinance; and authorizing City Staff to submit this ordinance as a supplement to the Code of Ordinances. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering | Capital Projects

**Indexes:**

*Director of Engineering and Capital Projects Melissa Reynolds explained that the City of Seguin has adopted three different documents which pertain to the requirement to install sidewalks and trails; The Parks, Recreation, Open Space and Trails Master Plan, the Unified Development Code, and the Road Adequacy & Access Technical Guidance. The Parks, Recreation, Open Space and Trails Master Plan identified recommended actions to amend the Unified Development Code. Specifically, consider requiring trail development for commercial developments, as these can be used to connect neighborhoods to the business areas in addition to parks throughout the City. Additional recommendations include amending the UDC to add regulation for incorporating trails as part of the site development process and removing the option for a waiver as the option available to developers who choose not to install the sidewalk is a fee in lieu, not a waiver.*

*Mrs. Reynolds also explained that to be compliant with the American Disabilities Act, passing spaces are required every 200 feet. The inability to track passing space construction has led to non-compliant sidewalks within the City's right-of-way. She declared that City Staff recommends the minor revisions proposed to the Unified Development Code - Section 5.4 in order to promote efficient installation of sidewalks and trails and to create consistency with the Unified Development Code.*

**A motion was made 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 Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: ORD 2025-007

- f. [25-044](#) Ordinance on second reading amending the City of Seguin's Code of Ordinances Appendix C - Fee Schedule, Appendix A - Unified Development Code to amend the sidewalk fee-in-lieu when waiver is granted. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering | Capital Projects

**Indexes:**

*Director of Engineering and Capital Projects Melissa Reynolds stated that the fee-in-lieu for sidewalks in the fee schedule has not be changed since 2014. Using recent sidewalk projects that were funded by the fee-in-lieu, the cost to install sidewalk ranged from \$62 to \$107 per square yard. To get the fee-in-lieu closer to the actual cost to construct the sidewalk the following fee increases were recommended:*

- (1) 4-foot sidewalk fee-in-lieu from \$20.00 to \$35.00 per linear foot
- (2) 5-foot sidewalk fee-in-lieu from \$25.00 to \$45.00 per linear foot
- (3) 6-foot sidewalk fee-in-lieu from \$30.00 to \$55.00 per linear foot
- (4) 10-foot sidewalk fee-in-lieu \$95.00 to per linear foot
- (5) 12-foot sidewalk fee-in-lieu \$115.00 per linear foot

*Mayor Dodgen opened the Public Hearing at 6:38 P.M.*

*There being no public comment, Mayor Dodgen closed the Public Hearing at 6:38 P.M.*

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

**Presiding:** 1 - Mayor Dodgen

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

Enactment No: ORD 2025-008

**g.** [ZC 26-24 CC](#)

Ordinance on second reading to consider a zoning change from Multi-family High Density (MF-3) to Commercial (C) for a property located at the 2600-2700 block of State Highway 46 North, Property ID: 172978, (ZC 26-24). - Pamela Centeno, Director of Planning & Codes

**Indexes:**

*Director of Planning and Codes Pamela Centeno briefed that the City received a zoning change request for property located at the southwest corner of North State Highway 46 and Pecan Parkway, being the 2600-2700 block of North State Hwy 46. The property is undeveloped and is approximately 16.207 acres. Two small portions of the property are already zoned Commercial, but the majority of the tract is zoned MF-3. She stated that the entire tract was zoned Commercial prior to a zoning change in 2022 for a proposed apartment development. The tract has not been developed so the current property owner is requesting a zoning change from Multi-Family High Density (MF-3) to Commercial (C) for future commercial development. Mrs. Centeno informed that the Planning and Zoning Commission recommended approval at their last meeting.*

*Mayor Dodgen opened the Public Hearing at 6:42 P.M.*

*There being no public comment, Mayor Dodgen closed the Public Hearing at 6:42 P.M.*

**A motion was made 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 Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: ORD 2025-009

- h. [ZC 27-24 CC](#) Ordinance on second reading to consider a zoning change from Single Family Residential (R-1) to Commercial (C) for property located at 208 Preston Dr., Property ID: 21433, (ZC 27-24). - Pamela Centeno, Director of Planning & Codes.

**Indexes:**

*Director of Planning and Codes Pamela Centeno stated that the City received a zoning change request for property located at 208 Preston. The property, which is approximately 0.32 acres, is undeveloped. The property owner of this property and the adjacent parcel to the east, also along Preston Drive, has requested to rezone both properties to Commercial. There is a separate zoning change request for the 0.12-acre tract to the east (ZC 28-24). She informed that the original zoning dates back to the 1950's. Some opposition letters were received from the residential properties along Preston Drive, declaring their opposition to commercial development but there was no opposition at the Public Hearing held by Planning and Zoning. Some responses, opposition from letters residential along Preston drive to commercial development. The Planning and Zoning Commission voted to recommend approval of the zoning change.*

*Mayor Dodgen opened the Public Hearing at 6:44 P.M.*

*There being no public comment, Mayor Dodgen closed the Public Hearing at 6:44 P.M.*

*Councilmember Carlsson asked if the developer intends to put more storage units on the property and Mrs. Centeno said that is the intent but once rezoned any use allowed in Commercial zoning would be allowed.*

*Councilmember Lievens asked if it is the owners intent is to replat all the properties together as one property and Mrs. Centeno confirmed that was the intent at this time.*

**A motion was made by Councilmember Keller, seconded by Councilmember Biesenbach, 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 Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: ORD 2025-010

- i. [ZC 28-24 CC](#) Ordinance on second reading to consider a zoning change from Single Family Residential (R-1) to Commercial (C) for the property located on Preston Dr., Property ID: 59022, (ZC 28-24). - Pamela Centeno, Director of Planning & Codes

**Indexes:**

*Councilmember Lievens excused himself from the meeting at 6:46 P.M.*

*Planning and Zoning Director Pamela Centeno stated that this is the property that was adjacent to 208 Preston and that the property owner is seeking to rezone this property to Commercial as well.*

*Mayor Dodgen opened the Public Hearing at 6:46 P.M.*

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

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

**Presiding:** 1 - Mayor Dodgen

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

**Abstain:** 1 - Councilmember Lievens

Enactment No: ORD 2025-011

- j. [ZC 29-24 CC](#) Ordinance on second reading to consider a zoning change from Commercial (C) and Agricultural-Ranch (A-R) to Public (P) for six properties located at the 2600 through 3000 block of N Guadalupe Street, Property IDs: 51463, 51460, 51459, 51255, 51253, and 51251, (ZC 29-24). - Pamela Centeno, Director of Planning & Codes.

**Indexes:**

*Councilmember Lievens returned to the meeting at 6:47 P.M.*

*Director of Planning and Codes Pamela Centeno described a zoning change request for property located at the northwest corner of IH-10 and N. Guadalupe Street, being the 2600-2000 block of North Guadalupe Street. She stated that the property is owned by Guadalupe County and the County has requested to rezone the property to Public as it is the future development site for county-owned and operated government facilities.*

*requested to rezone entire area for public for government facilities. The Planning and Zoning Commission recommended approval of the zone change.*

*Mayor Dodgen opened the Public Hearing at 6:48 P.M.*

*There being no public comment, Mayor Dodgen closed the Public Hearing at 6:48 P.M.*

**A motion was made by Councilmember Biesenbach, seconded by Councilmember Gaytan, 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 Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: ORD 2025-012

## 9. Closed Session

**Mayor Dodgen recessed the Open Session and convened into Closed Session at 6:49 P.M.**

- a. [25-077](#) In accordance with Texas Government Code, Subchapter D, Section 551, the City Council may convene in a closed session to discuss any of the following items, any final action or vote taken will be in public:

Section 551.071(2) and 551.072 - Consultation with Attorney and Deliberation Regarding Real Property; to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person for Real Property located along or near FM 467, Deerslayer Drive, New Braunfels Street and or State Highway 123 associated with the Geronimo Creek Force Main project, Cowey & Elm Creek project, North Guadalupe GLO project in Guadalupe County, Texas. Possible action(s) may follow in Open Session.

**Indexes:**

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

**Mayor Dodgen recessed the Closed Session and reconvened into Open Session at 7:07 P.M.**

- a. [25-097](#) Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Jim Schubert, Melina S. Schubert, and Mike Mercer, related to the acquisition of approximately 1.01-acres of permanent utility easement, and 0.59-acres as a temporary construction easement, for the Geronimo Creek Wastewater Treatment Plant Force Main. - Mark Kennedy, City Attorney

**Indexes:**

**A motion was made by Councilmember Eveld, seconded by Councilmember Biesenbach, 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 Carter, Councilmember Keller, and Councilmember Biesenbach

- b. [25-098](#) Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Tyson Farms of Texas, Inc., formally known as Holly Farms of Texas, Inc., related to the acquisition of approximately 0.360-acres of permanent easement and right of way, for the North Guadalupe GLO Project. - Mark Kennedy, City Attorney

**Indexes:**

**A motion was made by Councilmember Carlsson, seconded by Councilmember**

Keller, 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 Carter, Councilmember Keller, and Councilmember Biesenbach

**11. Adjournment**

**Mayor Dodgen adjourned the meeting at 7:09 P.M.**

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**Donna Dodgen, Mayor**

**ATTEST:**

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**Kristin Mueller, City Secretary**