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City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, December 2, 2025

5:30 PM

Council Chambers

1. Call to Order

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

2. Invocation - Pastor Megan Elliot, Spirit of Joy Lutheran Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Excused: 2 - Councilmember Joe Rea, and Councilmember Bill Keller

Present: 6 - Councilmember David Eveld, Councilmember Jim Lievens, Councilmember John Carlsson, Councilmember Paul Gaytan, Councilmember Monica N. Carter, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents:

Chester Jenke, President of the Seguin Area Chamber of Commerce, thanked the City for lending one of its employees to be on the Board of Directors for the past few years. He declared that Blaire Friar helped to lead the road to ensure that the Chamber was doing what most complimented what the County, City and region was doing. He thanked her for serving on the Board of Directors from 2022-2025 and presented her with plaque.

Blair Friar, Main Street/Destination Mgmt Director, invited everyone to attend the Holiday festivities this week. She announced that City Staff is working to make the park look fantastic. She invited everyone to attend the Stroll to the Stable and Holiday Parade on December 4th, the Sip and Stroll on December 5th, the Northpole Stroll on Saturday morning, and Yulefest on Sunday.

Jack Jones, Parks and Recreation Director, informed that there are 110 entries for the Holiday Parade and the intent is to host the parade even if it is drizzly. The floats step off at 6:30 P.M. City Manager Steve Parker added that they will announce by noon on Thursday if the Holiday Parade will be cancelled. If it is cancelled due to inclement weather, it will be rescheduled for Thursday, December 11th.

Mayor Dodgen invited everyone to attend the Stroll to the Stable and announced that they are still accepting nativities and Christmas decorations. She reminded that the event takes place at the old Wells Fargo building. She stated that TLU Vespers is Sunday and the Tour of Homes is next weekend. Additionally, she thanked all the

organizations, like Davila's, Reyna's, GRMC, the Community table, among others, that gave out meals and food during the Thanksgiving holidays. Mayor Dodgen also announced that the KWED Toy, Food, and Coat Drive is Friday morning by the Courthouse, Austin St. at the square will be closed Friday night for the Sip and Stroll, and Blue Santa is still taking donations and volunteers for wrapping the gifts.

6. Presentation

- a. [25-671](#) Presentation from the Guadalupe County Veterans Council of Texas to the City of Seguin recognizing efforts by various City departments in support of the Veterans Day Parade and Ceremony, the American Veterans Traveling Tribute, and the Field of Honor. - Jack Jones, Director of Parks and Recreation

Parks and Recreation Director Jack Jones invited the commanding officers and members of the Guadalupe County Veterans Council of Texas, consisting of the American Legion Post 245, Veterans of Foreign Wars Post 8456, Veterans of Foreign Wars Post 9213, Disabled American Veterans Chapter 61, and the American GI Forum Castilla Chapter Castilla Chapter.

The Guadalupe County Veterans Council of Texas thanked the City for their support with their involvement with the 2025 Veterans Day Parade and American's Veteran Traveling Tribute, stating they appreciate the City's leadership, cooperation, access to proper venues, and helping to make the 2025 events successful with over 3,000 people attending.

They thanked Mayor Dodgen for all her support throughout all this year. This is the 50th anniversary of the fall of Saigon. On behalf of DAV Chapter 61, they presented Mayor Dodgen with a plaque with the names of the five Seguin/Guadalupe County residents who died in Vietnam.

Parks and Recreation Director Jack Jones stated that Marlin Howze couldn't attend the meeting but wanted to mention that he was vital in making all this happen. He also thanked the Fire, Police, Public Works, and Parks Departments for all of their work to make the event a success.

7. Consent Agenda

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

Excused: 2 - Councilmember Rea, and Councilmember Keller

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, and Councilmember Biesenbach

- a. [25-672](#) Minutes of the November 18, 2025 City Council Meeting.

These minutes were approved.

- b. [25-673](#) Check Report November 13, 2025 through November 21, 2025.

The Check Report was acknowledged.

- c. [25-663](#) Approval of reports for the quarter ended September 30, 2025 for the following organizations that receive Occupancy Tax funding. - Susan Caddell, Finance Director
- 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

This Action Item was approved.

- d. [25-662](#) Resolution approving the budgets for the following organizations that receive Occupancy Tax funding. - Susan Caddell, Finance Director
- 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

This Resolution was approved.

Enactment No: 2025R-244a-i

- e. [25-658](#) Resolution authorizing the submission of a Flood Infrastructure Fund grant application seeking funding for the development of a Seguin Regional Master Drainage Plan. - Kate McCloud, Grants Administrator & Jennifer Shortess, Assistant Director of Engineering

This Resolution was approved.

Enactment No: 2025R-245

- f. [25-664](#) Resolution authorizing the City Manager to execute a three-year contract in the amount of \$178,761 for Tyler ERP migration. - Shane McDaniel, Chief Information Officer; Susan Caddell, Director of Finance

This Resolution was approved.

Enactment No: 2025R-246

- g. [25-642](#) Ordinance on second reading establishing an all-way stop at the intersection of Saddlehorn Drive and Coral Sky; providing for penalties; providing a severability clause; 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 and Capital Projects

This Ordinance was adopted.

Enactment No: 2025-062

- h. [25-643](#) Ordinance on second reading establishing an all-way stop at the intersection of Coral Way and Field Brook; providing for penalties; providing a severability clause; 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 and Capital Projects

This Ordinance was adopted.

Enactment No: 2025-063

- i. [25-648](#) Ordinance on second reading approving Tax Increment Reinvestment Zone Number 1 Project and Financing Plan. - Alora Wachholz, Deputy Director of Economic Development

This Ordinance was adopted.

Enactment No: 2025-064

8. Action Items - Discussion and Possible Motion to Approve

- a. [25-656](#) Resolution awarding the bid for the construction of the Link Road Water & Wastewater Capacity Upgrades Project to M&C Fonseca Construction Co. Inc.; and declaring an effective date - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

Utilities Engineer Terri Ruckstuhl stated that this project is for Link Road water and wastewater capacity upgrades. The City received 11 sealed bids for the project. The total bid amounts for the eleven bidders ranged from \$8,405,431.25 from M&C Fonseca Construction Co. Inc., of Granite Shoals to \$13,628,716.56 from SJ Louis Construction of Texas, Ltd. of Mansfield. She said that City Staff recommends that M&C Fonseca Construction Co. Inc. be awarded a construction contract for \$8,405,431.25, plus \$844,568.75 in contingencies, for a total amount of \$9,250,000.00. WGA conducted reference checks and found that M&C Fonseca Construction Co. Inc. has completed similar projects to the satisfaction of the Owners and Engineers. The construction completion period is 480 consecutive calendar days. Funding for this project has been secured through certificates of obligation.

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

Excused: 2 - Councilmember Rea, and Councilmember Keller

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, and Councilmember Biesenbach

Enactment No: 2025R-247

- b. 25-666** Resolution of the City Council of the City of Seguin, Texas in support for The Texas Department of Transportation (TxDOT) regional expansion of State Highway 46. - Jennifer R. Shortess, PE, CFM, Assistant Director of Engineering & Capital Projects

Assistant Director of Engineering and Capital Projects Jennifer Shortess stated that project stakeholders have requested the City of Seguin to offer a resolution of support for the SH 46 Expansion Project. Support for the project will aid in addressing increased traffic volume and how continued development will impact it, as well as road safety and multimodal transportation.

Councilmember Carlson asked what the speed limits will be and Mrs. Shortess replied that the City does not regulate speed limits on TxDOT roadway, but that the speed limit would be incorporated into the expansion design.

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

Excused: 2 - Councilmember Rea, and Councilmember Keller

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, and Councilmember Biesenbach

Enactment No: 2025R-248

- c. 25-660** Ordinance on second reading to consider the Voluntary Annexation of approximately 132.993 acres located at 3281 Cordova Rd, situated in the A M Esnaurizar Survey, Abstract 20, in Guadalupe County, Texas Property Ids. 55627 and 55628 (VAN10212025). - Pamela Centeno, Director of Planning & Codes

Director of Planning and Codes Pamela Centeno explained that the property being considered for voluntary annexation is the property for the proposed Texas State Technical College campus. The annexation is being requested by the property owner and the properties surrounding this parcel are already in the City limits.

Mayor Dodgen opened the Public Hearing at 5:58 P.M.

There being no public comment, Mayor Dodgen closed the Public Hearing at 5:58 P.M.

The second reading of this ordinance will take place at the January 20, 2026 City Council meeting.

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

Excused: 2 - Councilmember Rea, and Councilmember Keller

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, and Councilmember Biesenbach

d. 25-661

Ordinance on second reading to consider the Voluntary Annexation of approximately 50.650 acres located near the 1500 block of E Martindale Rd, situated in the M Cherino Survey, Abstract 10, in Guadalupe County, Texas Property Id. 52678 (VAN09162025). - Pamela Centeno, Director of Planning & Codes

Director of Planning and Codes Pamela Centeno informed that the City received a voluntary annexation petition from 1680 Martindale LLC for approximately 50.650 acres located on the east side of East Martindale Road, adjacent to the Navarro Oaks Subdivision. The property is proposed for development as part of a residential subdivision and will be served by City utilities.

Mayor Dodgen opened the Public Hearing at 5:59 P.M.

There being no public comment, Mayor Dodgen closed the Public Hearing at 5:59 P.M.

The second reading for this ordinance will take place at the January 20, 2026 City Council meeting.

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

Excused: 2 - Councilmember Rea, and Councilmember Keller

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, and Councilmember Biesenbach

9. Closed Session

Mayor Dodgen recessed Open Session and convened into Closed Session at 6:00 P.M.

a. 25-668

Section 551.071(2) (Consultation with Legal Counsel) and 551.072 (Deliberation regarding the Purchase and/or Value of Real Property) of the Texas Local Government Code associated with the Cordova Road Project in Guadalupe County, Texas. Possible action may follow in Open Session.

- b. [25-669](#) Section 551.071(2) (Consultation with Legal Counsel) and 551.073 (Deliberation Regarding Prospective Gift) regarding a prospective gift or partial gift to/from the City of Seguin. Possible action may follow in Open Session.
- c. [25-670](#) Section 551.071(2) (Consultation with Legal Counsel) regarding contemplated and/or pending litigation involving the City of Seguin. Possible action may follow in Open Session.

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

Mayor Dodgen reconvened into Open Session at 7:10 P.M.

- a. [25-667](#) Resolution authorizing all appropriate action by the City Manager, staff, attorneys, and consultants, in the negotiation, purchase and possible institution and prosecution of proceedings in eminent domain to acquire utility easement and/or right of way from lands held by various owners of land in the project limits of the Cordova Road Widening Project and within the City of Seguin and/or its extraterritorial jurisdiction, Guadalupe County, Texas; authorizing the City Manager to execute purchase agreements for thirty-eight identified project properties in an amount not to exceed \$4,400,000; declaring each section of this Resolution to be severable one from the other in the even any section is determined to be invalid; and declaring an effective date. - Mark Kennedy, City Attorney

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

Excused: 2 - Councilmember Rea, and Councilmember Keller

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, and Councilmember Biesenbach

Enactment No: 2025R-249

- b. [25-697](#) Authorize the City Manager to negotiate the acquisition of personal property located at 5440 Hwy 123 Bypass in Seguin, Texas, as discussed in Closed Session. - Mark Kennedy, City Attorney

This Action Item was approved.

Excused: 2 - Councilmember Rea, and Councilmember Keller

Presiding: 1 - Mayor Dodgen

Aye: 6 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, and Councilmember Biesenbach

11. Adjournment

Mayor Dodgen adjourned the meeting at 7:12 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary