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City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, February 3, 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 Rene Torres, The Door Christian Fellowship Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Excused: 1 - Councilmember Paul Gaytan

Present: 8 - Councilmember Joe Rea, Councilmember David Eveld, Councilmember Jim Lievens, Councilmember John Carlsson, Councilmember Monica N. Carter, Councilmember Bill Keller, Councilmember Jason Biesenbach, and Mayor Donna Dodgen

5. Hearing of Residents:

City Manager Steve Parker happily announced the 9,500 acres of Springs Hill territory, up Hwy123 to Link Rd, has been fully transferred to the City of Seguin. He said that there are long lasting benefits to the City, more users lowers the average cost of water. The third and final phase of the transfer was completed on Monday, almost 60 days ahead of schedule. He thanked Utilities Director Tim Howe, Utilities Engineer Terri Ruckstahl and Water/Wastewater Maintenance Manager Josh Trent, the IT Department and Fleet Department. He said that this team goes above and beyond to get stuff done. The residents that were transferred from Springs Hill to Seguin will save about \$15 per month on average. He explained that this project took a lot of coordination, planning and had a tight timeline and he gave staff kudos for a job well done.

Utilities Director Tim Howe stated that his department could not have done it without the support of City Manager Steve Parker, Deputy City Manager Rick Cortes, and City Attorney Mark Kennedy as they have been negotiating this deal since 2021. He also said he they could not have done it without the support of City Council because in October 2022 City Council approved major capital improvement projects that made the transfer possible.

Mayor Dodgen recognized Sergeant Julian Barrera and Sergeant Steven Trinidad for recently completing the Institute for Law Enforcement Administration's 27th Texas Sergeant Academy, hosted by the Beaumont Police Department. It is a two-week program that focuses on leadership, accountability, communication, critical incident response, and team building. She said that this training strengthens the Police

Department and benefits the entire community. She thanked them for their leadership and service.

Police Chief Jason Brady said that this presentation shows the level of support that officers get from this community. He said Seguin officers get some of the best training, even more than what is required by law. He said that the residents of Seguin deserve the best officers and the officers deserve the best sergeants.

Mayor Dodgen said that she has had leaders from other cities say that the Seguin Police department is incredible and runs beautifully.

Sergeant Julian Barrera thanked the City for sending them to the academy. He said it took them off the streets for two weeks, but is a long-term investment. He said it was a blessing to be able to attend and then to be welcomed back home. He says he tells people that Seguin Police Department is a "unicorn agency" and he is grateful to be working here.

Mayor Dodgen announced that there will be three new cadets graduating from the AACOG Police Academy in February, two of them are second generation Seguin police officers. She also announced that Wilson Pottery will be placed in the gallery of the San Antonio Airport for the first time. There is an unveiling event on Monday, February 9th at 10:30 A.M. in Terminal A, Level 1, by the Southwest Airline ticket counter. Lastly, Mayor Dodgen informed that the City did receive approval for the \$2.3M in appropriations for the Boys & Girls Club. She said that they are so excited to be awarded it because they worked hard for this for a year and a half. She said they will be requesting more for other projects as well. She thanked Grants Administrator Kate McCloud for pulling it all together and being diligent in telling representatives what Seguin needs. working hard for this for 1.5yrs, will be requesting more. Mayor reminded that City Council voted to lower taxes a few years back by one cent instead of two cents to start banking money to add to the \$2.3M. T

City Manager Steve Parker added that the idea started as a vision of City Council, then everybody jumped on board and luckily we were able to get awarded.

6. Consent Agenda

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

Excused: 1 - Councilmember Gaytan

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Carter, Councilmember Keller, Councilmember Biesenbach, and Mayor Dodgen

a. [26-036](#) Minutes of the January 20, 2026 City Council meeting.

These Minutes were approved.

b. [26-037](#) Check Report January 14, 2026 through January 28, 2026.

The Check Report was acknowledged.

- c. [26-031](#) Approval of reports for the quarter ended December 31, 2025 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
- This Action Item was approved.**
- d. [26-033](#) Receive, for the purposes of City Council records, the fully-executed Amended and Restated Development and Utility Agreement, Terms Sheet, and Economic Development Agreement between the City of Seguin, Texas, City of Seguin TIRZ No. 3, Guadalupe County Municipal District No. 3, and/or A-L 97 IH 10-SH 46, L.P. - Alora Wachholz, Director of Economic Development
- This Action Item was approved.**
- e. [26-026](#) Resolution authorizing the submission of a Project Safe Neighborhoods grant application seeking funding for surveillance equipment. - Kate McCloud, Grants Administrator
- This Resolution was approved.**
- Enactment No: 2026R-025
- f. [26-014](#) Resolution authorizing the submission of a Rifle Resistant Body Armor grant application seeking funding for 15 rifle-resistant body armor vests. - Kate McCloud, Grants Administrator
- This Resolution was approved.**
- Enactment No: 2026R-026
- g. [26-023](#) Resolution authorizing a contract amendment to the professional services contract with BGE, Inc. for the Mays Creek Drainage Improvements Project (a GLO-MIT Grant); authorizing the City Manager to execute contract amendments with providers; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects
- This Resolution was approved.**
- Enactment No: 2026R-027

- h. [26-010](#) Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 86, Solid Waste, to add a Household Hazardous Waste Service and associated monthly per-household fee; providing for implementation through the City's Solid Waste Franchise Agreement; providing a severability clause; providing for publication; providing an effective date; and authorizing City Staff to submit this Ordinance as a supplement to the Seguin Code of Ordinances. - Rick Cortes, Deputy City Manager

This Ordinance was adopted.

Enactment No: 2026-008

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

- a. [26-007](#) Resolution approving a First Amendment to the Term Sheet between City of Seguin and GFNT, LLC. - Alora Wachholz, Director of Economic Development

Director of Economic Development Alora Wachholz explained that the original feasibility period was February 13, 2026 for the non-binding term sheet for Ground Floor Development. This was to give ample time for the update of certain financial analysis to be done. But once they started to updating the analysis, they learned that its focus was on a downtown, larger convention center and hotel and it didn't really apply to this project, so a new study that is more inline with what this development would look like needs to be completed. The developer has requested the extension of the feasibility period to April 10, 2026. TDA Douglas and City Staff recommend the extension.

Mayor Dodgen said that the timeline for this project was aggressive to begin with.

City Manager Steve Parker gave kudos to Main Street/Destination Mgmt Director Blair Friar and Economic Development Director Alora Wachholz for giving such great tours when the hoteliers came to look at Seguin. He said they did a great dog and pony show that helped to convince them to come to Seguin and amplified the enthusiasm to make this project a go. He said that this study will help to make sure that we are developing it right and that it is in the best interest of the community and developer. Mr. Parker said that Parks and Recreation Director Jack Jones helped with the tour too.

Mayor Dodgen agreed that the tours were really well done.

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

Excused: 1 - Councilmember Gaytan

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Carter, Councilmember Keller, Councilmember Biesenbach, and Mayor Dodgen

Enactment No: 2026R-028

- b. [26-024](#) Resolution awarding a bid in the amount of \$1,968,887.72 to D&D Constructors, Inc. for the Mays Creek GLO Phase II Drainage Project (a GLO CDBG-MIT Grant Project, Contract No. 22-085-008-D236); authorizing the City Manager to enter into a construction contract with D&D Constructors, Inc; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

Director of Engineering and Capital Projects Melissa Reynolds announced that this is the second and final phase of construction for the last project of the \$40M of GLO projects. She reminded that the reroute of River Oaks Drive was phase one of this project, creating the first roundabout in Seguin. Phase two is to put in a bridge at Guadalupe River Drive. She said that they are planning another public meeting in April for a full project update and are anticipating a road closure in the summer for construction of the bridge.

Mrs. Reynolds stated that there were five responsive bidders. The lowest bid came in under the engineer's estimate and was made by the same contractor who completed phase one of the project, D&D Constructors and it is recommended that the project be awarded to them in the amount of \$1,968,887.72

Councilmember Lievens asked how long this section of road section is scheduled to be closed and Mrs. Reynold responded through the summer.

Councilmember Carlsson said thanked Mrs. Reynolds and her team for their excellent work and for saving money.

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

Excused: 1 - Councilmember Gaytan

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Carter, Councilmember Keller, Councilmember Biesenbach, and Mayor Dodgen

Enactment No: 2026R-029

- c. [26-029](#) Resolution to reimburse Guadalupe Valley Electric COOP (GVEC) for costs of utility relocation for the Cordova Road widening project. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Director of Engineering and Capital Projects Melissa Reynolds informed that the Cordova Road project is scheduled to start late this year or early next year and is waiting to complete the right-of-way acquisition.

Utility relocation is the next task to be completed before project is let for construction. GVEC is one Utility company that requires their infrastructure to be relocated and they are requesting reimbursement for costs associated with the relocation of their infrastructure along Cordova Road Project location, from Hwy 46 to SH 123. GVEC has already executed design work to begin the relocation of their underground infrastructure to facilitate the construction on the Cordova Road Project. Mrs. Reynolds informed that this is the first of a few times that they will be requesting approvals of agreements for utilities to be relocated. She said they have a tight schedule for the project and are

pushing as fast as they can. They will bring the other half of the GVEC relocations and then the agreements with the other utility companies. This reimbursement request is for approximately \$1.4M.

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

Excused: 1 - Councilmember Gaytan

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Carter, Councilmember Keller, Councilmember Biesenbach, and Mayor Dodgen

Enactment No: 2026R-030

d. [26-025](#)

Resolution authorizing the City Manager to execute a Professional Service Agreement between the City of Seguin and Guidepost Energy LLC, for services related to ERCOT's Demand Response Facilitation services; and declaring an Effective Date. - Timothy Jay Howe, Director of Utilities

Utilities Director Tim Howe explained that ERCOT developed the Emergency Response Service (ERS) program to allow electricity customers to voluntarily support grid reliability during emergency conditions. Customers enroll through contracts that specify response times and availability, and they are compensated for both readiness and performance. Guidepost is a Qualified Scheduling Entity (QSE) and facilitates the program for customers who elect to participate. This agreement establishes Guidepost as the QSE for the City of Seguin for all facilities who may elect to participate in ERCOT's ERS program.

Councilmember Lievens stated that he had a lengthy conversation with Deputy City Manager Rick Cortes about this item. He asked if this program was offered to everyone or if it is only to a select number of business customers. Mr. Cortes replied that currently they are targeting high load commercial establishments but there are programs that as we integrate systems, that will be able to offer it to residential users. Councilmember Lievens asked if Mr. Cortes is on this program at his home and Mr. Cortes confirmed that he is and that GVEC offers a similar program.

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

Excused: 1 - Councilmember Gaytan

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Carter, Councilmember Keller, Councilmember Biesenbach, and Mayor Dodgen

Enactment No: 2026R-031

e. [26-030](#)

Resolution authorizing the City Manager to enter into an agreement with Estacado Construction for the interior refresh of the Public Works warehouse offices; providing for a contingency; and declaring an effective date. - Randy Kell, Facilities Director

Director of Facilities Randy Kell explained that they City received 5 responsive bids for

the Public Works warehouse office refresh project. The scope of work includes a 10'x14' Directors office, an IT closet, new paint, lighting, and flooring, roof and HVAC repairs. He informed that Public Works is currently being housed in a barn adjacent to the Rodeo Arena. Estacado Construction was the lowest bidder and staff recommends award to them in the amount of \$153,523, which includes a 15% contingency. This project is being funded from a project line in 2023.

Councilmember Keller asked what the timeline was for this project and Mr. Kell responded two to three months is anticipated but there is an asbestos survey that has to be performed first. The outcome of that will dictate the schedule. The main concern is if there is asbestos in the floor glue it will have to be remediated.

Mayor suggested to councilmembers if they have not visited the Public Works facilities, they should go tour them. Mr. Kell commented that they are pretty bad shape and one has the roof falling in at places.

Councilmember Lievens asked if this is the first project that Estacado Construction has done for the City and Mr. Kell confirmed that it is, but that he was impressed with their detail and thoroughness during the pre-bid meeting. The packet they submitted was good quality and he thinks this is a good small project for them to prove themselves on.

Councilmember Biesenbach said that right after the 2022 election, council was given a tour of those facilities because there was discussion at that time of Public Works and Parks and Recreation Departments getting a better facility. He commented that he was happy to see that small improvements are being made.

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

Excused: 1 - Councilmember Gaytan

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Carter, Councilmember Keller, Councilmember Biesenbach, and Mayor Dodgen

Enactment No: 2026R-032

f. [ZC 01-26 CC](#)

Ordinance on second reading to consider a Zoning Change from Single-Family Residential (R-1) to Neighborhood Commercial (NC) for the property located at the 15700 Blk of FM 725, Property IDs: 58174 & 58287, (ZC 01-26). - Pamela Centeno, Director of Planning and Codes

Director of Planning and Codes Pamela Centeno informed that the City received a zoning change request for a 16 acre portion of a 162 acre tract of land located at 15700 FM725, across from the Arroyo Ranch residential subdivision. The request is to change the zoning of the 16 acres of frontage from R-1 to Neighborhood Commercial, which allows for residential development. Council previously approved a development agreement for a proposed development on the 162.423 acres of land, with proposed residential lots larger than the typical minimum lot sizes in other R-1 zoned subdivisions. Per the approved development agreement, the lot sizes for the residential lots in the proposed development will be no less than 10,000 sq ft, which is twice the size of the minimum lot size requirement of 5,000 sq ft in the R-1 and R-2 single family residential zoning district. The applicant is requesting a zoning change for the 16 acres of land fronting FM 725. The Planning and Zoning Commission voted

unanimously to recommend approval of the request.

Mayor Dodgen opened the Public Hearing at 6:08 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:08 P.M.

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

Excused: 1 - Councilmember Gaytan

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Carter, Councilmember Keller, Councilmember Biesenbach, and Mayor Dodgen

- g.** [ZC 02-26 CC](#) Ordinance on second reading to consider a Zoning Change - from Agricultural Ranch (A-R) to Commercial (C) for the property located near the northeast corner of SH 46 and Rudeloff Rd., Property ID: 121704, (ZC 02-26). - Pamela Centeno, Director of Planning and Codes

Director of Planning and Codes Pamela Centeno informed that the City received a zoning change request for a 0.18 acre portion of portion of a larger tract located at the northeast corner of SH46 and Rudeloff Rd. The proposed use for that corner is a gas station. The zone change request is to account for the proposed future expansion of SH 46. The Planning and Zoning Commission voted unanimously to approve this request.

Mayor Dodgen opened the Public Hearing at 6:10 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:10 P.M.

Councilmember Lievens asked if the footprint of the SH46 expansion was current and Mrs. Centeno replied that information came from the applicant and is the latest information they got from TxDOT. Lievens asked if additional retail is planned to the north of this property and Mrs. Centeno stated that the frontage is already zoned commercial.

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

Excused: 1 - Councilmember Gaytan

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Carter, Councilmember Keller, Councilmember Biesenbach, and Mayor Dodgen

8. Closed Session

Mayor Dodgen convened into Closed Session at 6:12 P.M.

- a.** [26-032](#) Section 551.074 (Personnel Matter) regarding the Annual Evaluation of the City Manager and amending the Employment Agreement. - Mayor

Donna Dodgen

- b. [26-038](#) Sections 551.071(2) (Consultation with legal Counsel) and 551.072 (deliberation regarding the Purchase and/or Value of Real Property) of the Texas Government Code, consultation with attorney/staff and deliberation regarding the purchase and/or value of real property associated with the Rudeloff Road Phase II Project in Guadalupe County, Texas. Possible action may follow in Open Session.

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

Mayor Dodgen reconvened into Open Session at 8:05 P.M.

- a. [26-043](#) Authorize the City Manager to execute a settlement agreement between the City of Seguin and Esher Ltd., a Texas limited partnership, as presented by legal counsel in closed session. - Mark Kennedy, City Attorney

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

Excused: 1 - Councilmember Gaytan

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Carter, Councilmember Keller, Councilmember Biesenbach, and Mayor Dodgen

- b. [26-057](#) Authorize the Finance Director to provide a one-time Merit Incentive Payment to the City Manager in the amount of \$8,103.49, his regular pay and benefits shall continue.

Councilmember Biesenbach stated that he consistently notices Mr. Parkers presence in the community. Mr. Parker provides that same level of commitment internally. He said that Mr. Parker exhibits strong leadership and gave the example of him giving City Staff an extra paid holiday on the Friday after Thanksgiving. He thanked Mr. Parker for being a great City Manager.

Mayor Donna Dodgen thanked Mr. Parker for being a great partner, for volunteering, and for being the one to always asks what can we do and how can we make it work. She said that he is involved, transparent, open, and thanked him again for being a good partner. She said that he deserves to be paid well because he meets high expectations.

City Manager Steve Parker said that he appreciates all of City Council and his team. What has been accomplished over the last six years is incredible. Its a product of a great team working together and a council that is rowing in the same direction. Everyone works together and contributes to this amazing work environment.

This Action Item was approved.

10. Adjournment

Mayor Dodgen adjourned the meeting at 8:15 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary