



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public & Virtual Meeting Agenda City Council

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Tuesday, January 6, 2026

5:30 PM

Council Chambers

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This meeting can be viewed live at:

[https://cityofsequintx.granicus.com/MediaPlayer.php?  
publish\\_id=feea154f-62e0-46f3-a627-cbe9cdebef8](https://cityofsequintx.granicus.com/MediaPlayer.php?publish_id=feea154f-62e0-46f3-a627-cbe9cdebef8)

1. **Call to Order**
2. **Invocation - Rev. Canon Stanislaw Fiuk, St. James Catholic Church**
3. **Pledge of Allegiance/Salute to the Texas Flag**
4. **Roll Call**
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.*

6. **Presentation**

- a. **25-727** Presentation regarding various field and facility improvements to be made on behalf of the Seguin Little League by Leadership Seguin 2026 at the ball field complex located at Max Starcke Park East. - Jack Jones, Parks and Recreation Director

**Attachments:** [Memo regarding various improvements to the Little League Fields](#)  
[Seguin Little League Presentation R3](#)

- b. **25-729** 2024-2025 Seguin Economic Development Corporation Annual Report. - Alora Wachholz, Director of Economic Development

**Attachments:** [2024-2025 Annual Report](#)

7. **Consent Agenda**

- a. [25-724](#) Minutes of the December 16, 2025 City Council Meeting.  
**Attachments:** [CC Minutes 12162025](#)
- b. [25-732](#) Check Report December 11, 2025 through December 30, 2025.  
**Attachments:** [Check Report 12112025 - 12302025](#)
- c. [25-711](#) Board and Commission Appointments. - Donna Dodgen, Mayor  
a. Construction Board of Adjustments and Appeals  
**Attachments:** [Board Appointments - December 16, 2025](#)  
[BoardApplications.CCAgenda.01062026\\_Redacted](#)
- d. [25-713](#) Approval of the 2026 Downtown Street Closures and Sale of Alcohol Requests. - Blaire Friar, Director of Main Street & Destination Seguin.  
**Attachments:** [Memo Street Annual Closures 2026](#)
- e. [25-706](#) Resolution authorizing the City Manager to execute Change Order No. 6 with D&D Contractors, Inc. for the North Heideke Street Drainage Improvement Project (a GLO CDBG-MIT Grant Project) for a decrease of \$593,023.46; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects  
**Attachments:** [2026-01-06 Memo GLO Heideke CO](#)  
[2026-01-06 Resolution Heideke Drainage CO 6](#)  
[GLO Heideke Change Order No. 6](#)
- f. [25-708](#) Resolution authorizing the City Manager to execute contract amendments 6 & 7 to the Professional Services Agreement in the cumulative amount of \$116,568.29 with BGE, Inc. for additional utility coordination and design revisions for the Rudeloff Road Phase II Project; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects  
**Attachments:** [2026-01-06 Memo Rudeloff II CA 5 and 6](#)  
[2025-01-06 Resolution Rudeloff PSA Amendment 6 and 7](#)  
[BGE Rudeloff II PO#18901 Amendment #6 - signed](#)  
[BGE Rudeloff II PO#18901 Amendment #7 - signed](#)
- g. [25-709](#) Resolution approving a Maintenance and Field Service Agreement between the City of Seguin and Stryker Medical for the provision of providing service and maintenance for the department's cardiac monitor fleet; and declaring an effective date. - Dale Skinner, Fire/EMS Chief  
**Attachments:** [Council Memo Stryker Service Agreement 12-17-2025](#)  
[Resolution \(Stryker\)](#)  
[City of Seguin EMS 7 Yr Annual 11228634 \(3\)](#)
- h. [25-719](#) Resolution authorizing the purchase of one new 2027 12-yard dump truck

for the Drainage Department from Doggett Freightliner in the amount of \$161,500, and declaring an effective date. - Adam Rossing, Director of Public Works

**Attachments:** [Council Coversheet Public Works Dump Truck 1.6.2026](#)  
[Resolution\(Dump.Truck\)\(BuyBoard\)](#)  
[DOGETT FREIGHTLINER QUOTE](#)

- i. [25-720](#) Resolution reviewing the City of Seguin Investment Policy in order to conform to Public Funds Investment Act, Texas Government Code Annotated Chapter 2256. - Susan Caddell, Director of Finance
- Attachments:** [City of Seguin Investment Policy memo 2026](#)  
[Investment Policy Review Resolution 2026](#)  
[City of Seguin Investment Policy 2026](#)
- j. [25-721](#) Resolution reviewing and adopting the list of brokers/dealers authorized to engage in investment transactions with the City of Seguin. - Susan Caddell, Director of Finance
- Attachments:** [Approval of Brokers List memo 2026](#)  
[City of Seguin Resolution Broker list 2026](#)

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

- a. [25-707](#) Resolution awarding three FIX-IT Facade grants for downtown projects. - Blaire Friar, Director of Main Street & Destination Seguin
- Attachments:** [Council Memo - FY2026 Facade Grants](#)  
[Resolution - Awarding FY2026 Facade Grants](#)  
[FY2026 Facade Grants Summary](#)
- b. [25-725](#) Resolution authorizing and approving publication of notice of intention to issue certificates of obligation. - Susan Caddell, Finance Director
- Attachments:** [City Council memo for approval of issuance 2026 Bonds](#)  
[Notice of Intention Resolution](#)
- c. [25-726](#) Resolution establishing the City's intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various City improvements from the proceeds of tax-exempt obligations to be issued by the City for authorized purposes. - Susan Caddell, Finance Director
- Attachments:** [Reimbursement Resolution](#)
- d. [25-728](#) Resolution approving and authorizing the execution of a Reimbursement Agreement relating to the Walnut Springs Public Improvement District; and resolving other matters related thereto. - Susan Caddell, Finance Director
- Attachments:** [Resolution \(1\)](#)

- e. [ZC 21-25 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Designation to Single Family Residential (R-1) for a 50.620-acre property located at the 1500 Block of E Martindale Rd, Property ID 52678, (ZC 21-25). - Pamela Centeno, Director of Planning & Codes.  
**Attachments:** [Staff Memo ZC 21 25](#)  
[ZC 21-25 Ordinance](#)  
[ZC 21-25 Planning Commission Report & packet](#)  
[ZC2125 ExhibitA CC](#)
- f. [ZC 22-25 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Change from Agricultural-Ranch (A-R) to Single-Family Residential (R-2) for the property located at the 1700-1900 block of Rudeloff Rd., Property ID: 52806 (ZC 22-25). - Pamela Centeno, Director of Planning & Codes.  
**Attachments:** [Staff Memo ZC 22 25](#)  
[ZC 22-25 Ordinance](#)  
[ZC 22-25 Planning Commission Report & packet](#)  
[ZC2225 ExhibitA CC](#)
- g. [ZC 23-25 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Designation to Public (P) for a 132.993-acre property located at 3281 Cordova Rd, Property ID's 55627 and 55628 (ZC 23-25). - Pamela Centeno, Director of Planning & Codes.  
**Attachments:** [Staff Memo ZC 23 25](#)  
[ZC 23-25 Ordinance](#)  
[ZC 23-25 Planning Commission Report & packet](#)  
[ZC2325 ExhibitA CC](#)
- h. [ZC 24-25 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Change from Public (P) to Single-Family Residential (R-1) for the property located at the 700 block of Jefferson Ave., Property ID: 108755, (ZC 24-25). - Pamela Centeno, Director of Planning & Codes.  
**Attachments:** [Staff Memo ZC 24 25](#)  
[ZC 24-25 Ordinance](#)  
[Planning Commission Report and packet](#)  
[ZC2425 ExhibitA CC](#)
- i. [ZC 25-25 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Light Industrial (LI) for a property located south of Beechcraft Ln & Rudeloff Rd., Property ID: 52966, (ZC 25-25). - Pamela Centeno, Director of Planning & Codes.

**Attachments:** [Staff Memo ZC 25 25](#)  
[ZC 25-25 Ordinance](#)  
[Planning Commission Report and packet\\_ZC25 25](#)  
[ZC2525 ExhibitA CC](#)

- j. [ZC 26-25 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Public (P) to Neighborhood Commercial (NC) for a property located at 919 N. Guadalupe St., Property ID: 22893, (ZC 26-25). - Pamela Centeno, Director of Planning & Codes.

**Attachments:** [Staff Memo ZC 26 25](#)  
[ZC 26-25 Ordinance](#)  
[Planning Commission Report and packet](#)  
[ZC2625 ExhibitA CC](#)

- k. [25-734](#) Resolution authorizing and approving an Amended and Restated Certificate of Formation and Bylaws of the Seguin Public Facility Corporation. - Mark Kennedy, City Attorney / Summer Greathouse, Legal Counsel

**Attachments:** [Council Memo 1-6-2026 \(Seguin PFC\)](#)  
[Seguin City Council Resolution \(Amend PFC Cert.Bylaws\)](#)  
[Lily Springs - Approval Resolution\(10766221.3\)](#)  
[A&R CERTIFICATE OF FORMATION Seguin PFC](#)

9. **Recess the Regular City Council Meeting and convene the Seguin Public Facility Corporation meeting**

- a. [25-735](#) Resolution of the Seguin Public Facility Corporation authorizing and approving an Amended and Restated Certificate of Formation and Bylaws of the Seguin Public Facility Corporation; Approving and Ratifying Certain Actions of the Seguin Public Facility Corporation; and Addressing Other Matters in Connection Therewith. - Mark Kennedy, City Attorney / Summer Greathouse, Legal Counsel

**Attachments:** [Council Memo 1-6-2026 \(Seguin PFC\)](#)  
[Resolution of Seguin PFC - approving AR Certificate\(10933909.1\)](#)  
[A&R CERTIFICATE OF FORMATION - for Seguin PFC](#)  
[Verification - Seguin PFC Certificate](#)

10. **Adjourn the Seguin Public Facility Corporation meeting and convene into the Regular City Council Meeting Closed Session**

*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:*

- a. [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.

- b. [25-714](#) 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.

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

- a. [25-715](#) Resolution declaring a necessity for the acquisition of a 0.0647 right-of-way out of that called 57.141 acre tract of land described in a deed executed on April 20, 2018 to Lassig Farms, LLC - Cordova Series, a separate series established by Lassig Farms, LLC, A Manager-Managed Texas Limited Liability Company, recorded in Document 201899008974 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, partially in the City of Seguin, all in Guadalupe County, Texas, being more particularly described by metes and bounds shown in Exhibit "A", attached hereto and incorporated herein for all purposes, for the purpose of the reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use and related appurtenances along Cordova Road, and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

**Attachments:** [Resolution No \(Cordova Rd.P1\)](#)  
[Exhibit A - P1 Fee Simple Survey](#)

- b. [25-716](#) Resolution declaring a necessity for the acquisition of a 0.0890-acre right-of-way and a 0.0953-acre permanent utility easement out of a calculated 11.141 acre portion of that called 18.175 acre tract of land described in a deed executed on January 9, 1992 to Chris D. Bernhard and wife, Judith M. Bernhard, recorded in Volume 976, Page 955 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20 of Guadalupe County, Texas, being more particularly described by metes and bounds and shown in Exhibit "A", attached hereto and incorporated herein for all purposes, for the purpose of the reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use and related appurtenances along Cordova Road, and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

**Attachments:**   [Resolution No. \(Cordova RdP41\)](#)  
[Exhibit A Easement P41](#)  
[Exhibit A Fee Simple Survey P41](#)

- c.      [25-717](#)      Resolution declaring a necessity for the acquisition of a 0.0093-acre right-of-way out of a that Lot 3 (called 1.607 acres) and Lot 4 (called 1.302 acres), Santana Subdivision recorded in Volume 8, Page 79 of Map Plat Records of Guadalupe County, Texas, described in a deed executed on April 28, 1992 to Jesus Valdez, Jr. and wife, Rosaria Valdez, recoded in Volume 988, Page 946 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, being more particularly described by metes and bounds and shown in Exhibit "A", attached hereto and incorporated herein for all purposes, for the purpose of the reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use and related appurtenances along Cordova Road, and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

**Attachments:**   [Resolution No. \(Cordova Rd.P20\)](#)  
[Exhibit A P20 - Survey](#)

- d.      [25-718](#)      Resolution declaring a necessity for the acquisition of a 0.0708-acre right-of-way and a 0.0603-acre permanent utility easement out of that called 7.034 acre tract of land (Tract 1) described in a deed executed on October 8, 2021 to George Frans Du Preez and Catharina Margaretha Brand, a married couple, recorded in Document 202199035495 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, of Guadalupe County, Texas, being more particularly described by metes and bounds and shown in Exhibit "A", attached hereto and incorporated herein for all purposes, for the purpose of the reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use and related appurtenances along Cordova Road, and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

**Attachments:**   [Resolution No. \(Cordova RdP42\)](#)  
[Exhibit A Easement Survey P42](#)  
[Exhibit A Fee Simple Survey P42](#)

## 12.      **Adjournment**

**CERTIFICATE**

I certify that the above notice of meeting was posted in the outside display case at the front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 30th day of December 2025 at 4:00 p.m.

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**Kristin Mueller**  
**City Secretary**

All items on the agenda are eligible for possible discussion and action. The City Council reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.