

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155



It's real.

Public & Virtual Meeting Agenda City Council

Tuesday, January 6, 2026

5:30 PM

Council Chambers

This meeting can be viewed live at:

[https://cityofsequintx.granicus.com/MediaPlayer.php?
publish_id=feea154f-62e0-46f3-a627-cbe9cdebefd8](https://cityofsequintx.granicus.com/MediaPlayer.php?publish_id=feea154f-62e0-46f3-a627-cbe9cdebefd8)

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\(Dump.Truck\)\(BuyBoard\)](#)
[DOGGETT 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](#) Ordinance on second 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](#) Ordinance on second 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](#) Ordinance on second 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](#) Ordinance on second 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](#) Ordinance on second 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.

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.

CITY OF SEGUIN



To: City of Seguin Mayor and City Council
From: Jack Jones, Director of Parks & Recreation
Through: Steve Parker, City Manager
Rick Cortes, Deputy City Manager
Date: January 6, 2026
Subject: 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.

Historical Background

For over 25 years, the Seguin Chamber of Commerce's Leadership Seguin program has cultivated and inspired future leaders in our community. Through this wonderful program, class participants develop meaningful connections, gain insights into Seguin, and work together to address local needs while honing their leadership skills. A core part of Leadership Seguin is developing and leading a project to benefit the community and raising funds for the completion of the selected project. The City of Seguin has been the beneficiary of several past successful Leadership Seguin Class projects including:

- 2024-2025 Large Picnic Pavilion at Manuel C. Castilla Park
- 2023-2024 Public Art Large SEGUIN Letters at Walnut Springs Park
- 2018-2019 Little League Shade Structures at Max Starcke Park East
- 2016-2017 Improvements/ADA Compliance at the Juan Seguin Burial Site
- 2015-2016 Remodeling of the Seguin Fire Museum near Fire Station 3
- 2013-2014 Wave Pool Renovations at Max Starcke Park East

Action Requested

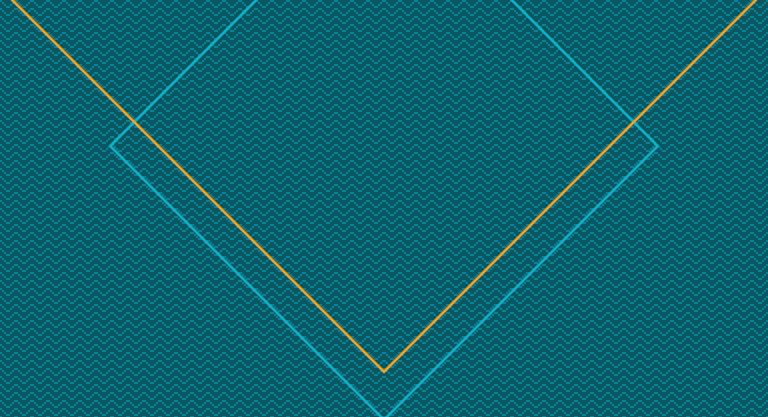
The Leadership Seguin Class of 2026 has officially kicked off their 9-month leadership program. The Class will complete various field and facility improvements to be made on behalf of the Seguin Little League at the ball field complex located at Max Starcke Park East. The Leadership Class will present the various improvements to the Parks and Recreation Advisory Board at their regular meeting on January 5, 2026, for comment and possible action. No formal action is required by City Council.

Procurement Methodology & Funding Source

The Leadership Seguin 2026 Class will fundraise to pay for the project.

Staff Recommendation

City staff and the Seguin Little League have reviewed and are in support of the project as presented by Leadership Seguin 2026.



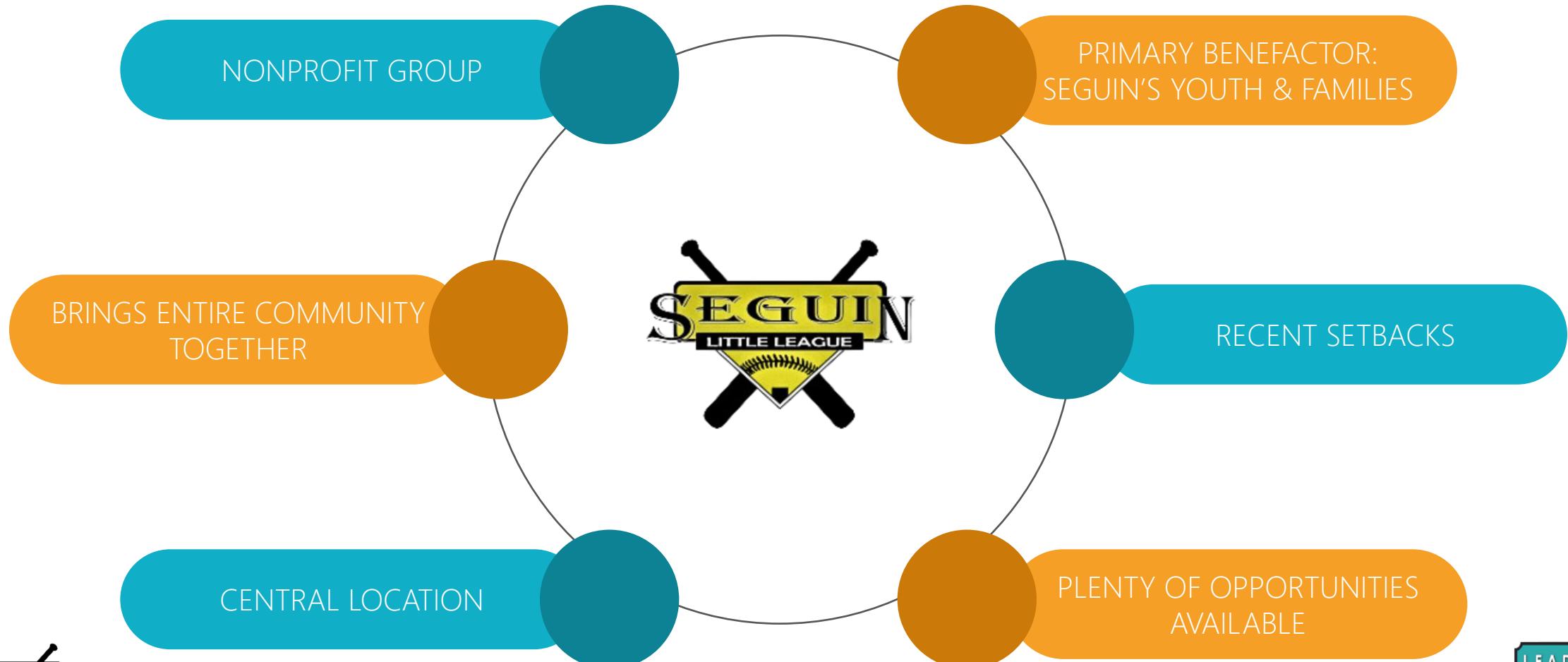
Seguin Little League Fields

Leadership Seguin 2026



Lead business, leaders, community.

Stakeholder Analysis



Stakeholder Analysis

- Fall Season Average: ~500 kids
 - Combined baseball, softball, and Challenger League
- Spring Season Average: ~800 kids
 - Combined baseball, softball, and Challenger League
- Seguin Little League Statement:
 - Current Top Needs: Dugout Upgrades, Bathroom Renovation, Mobile Batting Cages, New Catching Gear/Equipment Bags, New PA System/Press Box Equipment. – Stephanie Tipton, Treasurer and Cheyenne Terry, President



Project Proposals

Package #1

- Dugout Updates
 - Roof Repairs
 - 2nd Field Entry Point
 - New Bat/Helmet Racks
 - New Benches
 - Raise Slab 2~3"
- Restroom Remodel
 - New Fixtures
 - New Paint
- EST. REQUIRED BUDGET
\$60,000

Package #2

- Includes Package #1
- New Sports Equipment
 - Recently acquired new equipment last year
 - Lost and damaged in the July 5th Flooding
- Mobile Batting Cages
 - Existing cages are in disrepair
 - SLLA prefers mobile instead of remodel
- EST. REQUIRED BUDGET
\$75,000

Package #3

- Includes Package #1 & #2
- Challenger League Sponsorship
- Press Box Equipment
 - New Press Box Equipment and PA
 - Not Included in New Press Box Construction Underway
- EST. REQUIRED BUDGET
\$85,000

Package chosen will depend on Golf Tournament Fundraiser Profit



Field Current Standings.



Image 1: Dugout Helmet and Bat Rack



1/5/2026

Field Current Standings.



Image 2: Dugout Pole Column Damage, Dugout Leaning



1/5/2026

Field Current Standings.



Image 3: Dugout Roof Damage, Severe



1/5/2026



Real business, leaders, community.

Field Current Standings.



Image 4: Dugout Roof Damage, Severe



1/5/2026



Real business, leaders, community.

SEGUIN
CHAMBER



The Bandit Golf
Course

Leadership Seguin

Class of 2026

Golf Tournament

Thursday
March 5th 2026

8:30am Shotgun Start

Benefiting



LEADERSHIP
SEGUIN

36 Teams
4 Man Scramble



Sponsorship Opportunities

\$10,000 – Platinum Leadership Sponsor (2 Max)

Three 4-person golf teams, Business name or logo (your choice) engraved on the project plaque, Logo recognition as the event sponsor on tournament advertising and website, Logo recognition as the event sponsor on tournament signage, Logo on promotional gift for players and Premium golf shirts for your teams

\$5,000 – Gold Community Sponsor (4 Max)

Two 4-person golf teams, Business name engraved on the picnic pavilion project plaque, Logo recognition as a platinum sponsor on tournament advertising and website, logo recognition as a platinum sponsor on tournament signage

\$2,500 – Silver Community Sponsor (8 Max)

One 4-person golf team, Business name engraved on the picnic pavilion project plaque, Logo recognition as a gold sponsor on tournament advertising and website, Logo recognition as a gold sponsor on tournament signage

\$1,250 – Bronze Community Sponsor (14 Max)

Business name engraved on the picnic pavilion project plaque, Logo recognition as a silver sponsor on tournament advertising and website, Logo as a silver sponsor on tournament signage

\$700 – Team Entry

Register your own 4-person team to play in the scramble. Includes green fees, cart, lunch, contests, and prize eligibility.

More Sponsorship Opportunities

\$2,500 – Hole-in-One Contest Sponsor (2 Max)

One 4-person golf team, Logo recognition as a Hole in One sponsor on tournament advertising and website, Logo at Tee Box and Hole in One sign on Green, Opportunity for company representative to have a tent and prize at assigned Hole in One hole and present to winner

\$1,000 – Longest Drive Sponsor / Closest to the Pin Sponsor (2 Max)

Logo recognition as Longest Drive sponsor on tournament advertising and website, Logo at Tee Box and Longest Drive sign in fairway, Opportunity for company representative to have a tent at Longest Drive hole and present prize to winner

\$2,500 – Food Sponsor (2 Max)

Logo recognition as food sponsor on tournament advertising and website, Logo recognition at breakfast or lunch station (first sponsor, first choice), Opportunity for company representative to serve/network at breakfast or lunch (first sponsor, first choice) and Recognition as food sponsor on players sheet

\$1,500 – Beverage Sponsor (1 Max)

Logo recognition as beverage sponsor on tournament advertising and website, Logo recognition on tournament beverage cart and Recognition as beverage sponsor on players sheet

\$500 – Community Project Sponsor

Name on Plaque for Community Project. Recognition on Social Media and Website. Shout out at Awards Ceremony

\$300 – Hole Sponsor

Name on Sign Placed at Tee Box.

On the Course Fundraising Options

- **Mulligan/Bryson Drive Package - \$100/Team**

2 Mulligans Per Player / Get to hit 2nd shot from designated spot on Par 5 (400 yard drive)

- **Tee Off to Funny Songs - \$20 Per Song**

Have a Speaker on Tee Box
Distract and Laugh

- **Prize on the Green - \$20 Per attempt**

Line up Prizes on Green
Whatever Putted Ball Hits They Win

- **Them or Us Gamble - \$20 Per Team**

Blind Draw Poker Chip Out of Bag, 1 - Nothing, 1 - Add a Stroke, 1 - Take a Stroke away, Must pick Keep or Give to Other Team Prior to Picking Chip

- **Blue Ball Challenge - \$20 Per Team**

Team gets 1 Blue Ball and must alternate who plays it on each hole if not lost enters into 60ft Putt Draw for 10k

- **Spin The Wheel Club Selector - \$20 per spin**

Every Team spins wheel for free and has to use that club the entire hole.
Par 5. Respins are \$20

Silent/Live Auction

With Donated Items

Gun Raffle - \$20 Per Ticket

Guns or Similar Item

SEGUIN
CHAMBER



The Bandit Golf
Course

Leadership Seguin

Class of 2026

Golf Tournament

Thursday
March 5th 2026

8:30am Shotgun Start

Benefiting



LEADERSHIP
SEGUIN

36 Teams
4 Man Scramble



S
E
D
C

Annual Report

Fiscal Year 2024-2025



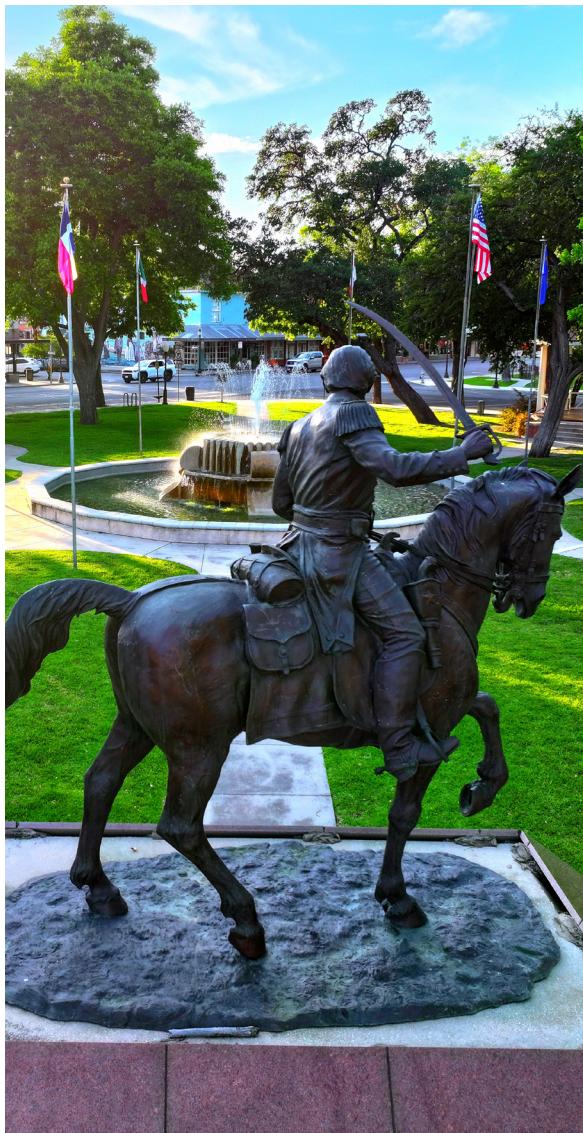
ECONOMIC
DEVELOPMENT
CORPORATION

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ABOUT THE SEGUIN EDC



The Seguin Economic Development Corporation (SEDC) was established in 1994 as a Type A Economic Development Corporation governed by Chapters 501, 502, and 504 of the Texas Local Government Code to create, attract, retain, and expand business opportunities for Seguin and its residents. The SEDC's primary revenue source is a quarter-cent sales tax that is designated specifically for the SEDC. The SEDC may use Type A revenue for the funding of land, buildings, equipment, facilities expenditures, targeted infrastructure, and improvements that are for the creation or retention of primary jobs. The SEDC is governed by a five-member Board of Directors comprised of community leaders that reside within the city of Seguin or its extraterritorial jurisdiction.



MEET OUR STAFF



Josh Schneuker
Executive Director



Alora Wachholz,
CEcD, MEDP
Deputy Director



Jessica Dersen
Industry and Workforce
Development Manager



Brittney Watson
Marketing and Events
Manager

MEET OUR BOARD



Don Keil
President



Elaine Bennett
Vice President



Tess Coody-Anders
Treasurer



Robert Meservey
Secretary



Eddie Davila
Assistant Secretary

MISSION

“To strengthen and grow the City of Seguin’s economic base and increase the standard of living for all its citizens by providing development support and resources for business attraction, retention and expansion with the ultimate goal of creating primary jobs and capital investments. This mission includes the promotion of workforce enhancement and other business development initiatives that provide economic diversification and stabilization.”

A letter from Our Board President

It is my pleasure to present the Seguin Economic Development Corporation's Annual Report for Fiscal Year 2024–2025. This year has been one of meaningful progress, strengthened partnerships, and continued momentum as we work together to shape a vibrant economic future for Seguin. Our community's steady growth is a direct reflection of the dedication of our local leaders, the resilience of our businesses, and the trust placed in us by the people we serve.

Seguin's economic landscape continues to evolve in exciting ways. The SEDC worked closely with City partners to advance infrastructure improvements, including utility expansion projects and roadway enhancements that support existing companies and future development. This foundational work ensures that our community remains competitive and well-prepared for the next wave of investment. Among the highlights of the year is the announcement that Chick-fil-A is officially coming to Seguin—an addition that reflects both strong market demand and

our commitment to supporting amenities that enhance quality of life for residents.

Throughout the year, the SEDC team remained focused on strategic, sustainable development. Workforce initiatives, business retention and expansion outreach, and community engagement efforts all played a key role in reinforcing Seguin's pro-business environment.

Looking ahead, the SEDC remains committed to fostering growth that honors Seguin's heritage while preparing for its future. With new projects underway, strengthened infrastructure, and a foundation built on collaboration, we are well-positioned to continue driving positive economic impact for our community.

On behalf of the SEDC Board of Directors, thank you for your ongoing support, engagement, and confidence. It is an honor to serve this community, and we look forward to continuing this important work together.

DON KEIL
Seguin EDC Board President



Seguin Comprehensive Economic Development Strategy (CEDS)

Vision: Seguin is recognized throughout Texas and the US as a destination for business and talent because of its vibrant quality of life, prosperous economy and access to economic opportunity.

In March 2023, the City of Seguin and Seguin Economic Development Corporation (Seguin EDC) engaged Ernst & Young LLP (EY) to help the City and Seguin EDC develop their first ever Comprehensive Economic Development Strategy (CEDS).

The purpose of this CEDS is to align the City, Seguin EDC, and other partners behind a shared vision of Seguin's future, and to create a cohesive action plan that ensures everyone is working collaboratively to achieve that

vision. The Plan leveraged Seguin's assets and strengths to identify areas of improvement within the local economy, all based on research and findings from stakeholder engagement. This plan serves as a guide for the next three years, not just for the City and Seguin EDC, but for all partners that contribute to overall economic development efforts in areas like business attraction, retention, and expansion, workforce development, quality of life, education and training, and more.

Goal 1: Establish a partnership-based approach to comprehensive workforce development.

Goal 2: Proactively work to recruit and retain targeted businesses to accelerate economic diversification and create accessible opportunities for Seguin residents.

Goal 3: Work with partners to enhance Seguin's quality of life by improving and marketing existing amenities, encouraging entrepreneurship and attracting targeted retail, restaurant and entertainment operations.

Goal 4: Enhance Seguin's reputation through internal efforts to improve community pride and external efforts to promote Seguin as a destination for businesses, talent, and families.



MARKETING & RECRUITMENT

The SEDC engages in a variety of marketing activities designed to enhance our targeted industry recruitment efforts. Led by SEDC staff or conducted in collaboration with economic development marketing partners, these initiatives include both in-person and virtual out-of-market campaigns (roadshows), in-bound campaigns (FAM tours), attendance at targeted industry events and trade shows, and engagement with various site selection

organizations. These efforts significantly increase the SEDC's visibility among site selection consultants, industrial developers, industrial real estate brokers, and companies in our target industries, ultimately driving lead generation, new capital investments, and the creation of primary jobs with competitive wages within the City of Seguin.

Recruitment Initiatives



CRE luncheon

The SEDC kicked off the year with a strong turnout at its annual Commercial Real Estate Luncheon in January, bringing together developers, real estate professionals, and community partners to explore Seguin's growing market.

The event was a clear success, with 123 tickets sold, 115 attendees, and overwhelmingly positive feedback.



Guadalupe County Growth Summit

In February, the San Antonio Business Journal hosted the first Guadalupe County Growth Summit at the Seguin Coliseum, with the SEDC serving as Presenting Sponsor. The event brought together leaders from across the county for panel discussions on workforce, infrastructure, and economic development, showcasing Seguin as a key hub for regional collaboration and growth.



Area Development

San Antonio hosted an Area Development Consultants Forum Annual Workshop at the Westin Riverwalk in March. This was a boon for the region, who typically has not been invited to be a Forum host, and was largely instigated by the greater:SATX Regional Economic Partnership. Executive Director Schneuker and Deputy Director Wachholz were in attendance at the event, which was limited to 150 attendees and provided economic developers with the opportunity to connect and network with site selectors from across the nation.



IAMC

In March, Deputy Director Wachholz attended the Spring Forum of the Industrial Asset Management Council (IAMC) in Sacramento, California. IAMC is the leader in connecting industrial developers, site locators, brokers, and economic development partners across the U.S. in ways that educate, innovate, and help celebrate industrial projects of all kinds. More than 750 professionals attended this event and were able to learn about topics ranging from automation and innovation in industry, to tariff damage control in our modern economic climate.



Team Texas

Team Texas is the member-based business attraction program of the Texas Economic Development Council that provides its members with valuable opportunities to connect with industry leaders and site consultants. Executive Director Josh Schneuker attended Consultant Connect, which offered a platform where economic developers and consultants can come together to share insights, build relationships, and strengthen strategies that support growth across the State.



greater:SATX

The SEDC is a Regional partner of greater:SATX, a private-public nonprofit dedicated to growing quality jobs in the San Antonio, TX, region. Together with more than 200 private companies and municipal partners, greater:SATX continues to attract companies into the larger metro business community and grow the ones that already call it home.



Local Presentations

The SEDC regularly presents to community and realtor groups to build strong local ambassadors who understand and support Seguin's economic development goals. Keeping these stakeholders informed about growth, infrastructure, and workforce initiatives helps spread accurate information throughout the community. This shared awareness fosters a positive business climate that strengthens company recruitment and investment.

Recruitment Projects

TriPoint Logistics Center



In May 2023, Ackerman & Co. acquired nearly 120 acres at the intersection of FM 464 and Interstate 10 for a speculative industrial development now known as the TriPoint Logistics Center. Ackerman plans to develop up to 1.5 million square feet of industrial space on the site. Over the past year, the company has been preparing the site for future construction by relocating several existing utilities, including a GBRA overhead electric line, a GVEC overhead electric line, and an Enterprise Products natural gas pipeline. The Seguin Economic Development Corporation (SEDC) is also collaborating closely with Ackerman to extend a new 16-inch water line to the site, with the water line project expected to break ground in early 2025. Atlanta-based Ackerman & Co. is a privately held, leading full-service commercial real estate company that provides investment,

brokerage, management, and development services.



Industrial Real Estate Feasibility Study

Project Overview

As outlined in the Seguin Community Economic Development Strategy (CEDS) under Goal 2, Strategy 2.3, the SEDC is committed to accelerating the development of shovel-ready industrial sites within the community in an effort to proactively recruit and retain targeted businesses, while increasing economic diversification and creating accessible opportunities for

Seguin residents.

In July 2024, the SEDC contracted Pape Dawson to assist with the Seguin Industrial Real Estate Feasibility Study that could help assist in this goal through the professional investigation of priority sites located east of Hwy 123, along Interstate 10 and SH 130, for future industrial investment.

Scope of Work

- Phase 1: GIS Database Analysis: Includes comprehensive GIS analysis of potential sites from 100 to 1,000+ acres in size within the area of study, as well as identified Priority Sites listing.
- Phase 2: Priority Sites Evaluation: Investigates in more detail the status of each Priority Site, including existing utilities, drainage concerns, and thoroughfare considerations, then summarizes each site with a series of exhibits, concept plans, and a Critical Issues Memo to identify key

projects and associated costs. Phase I Environmental of Priority Sites eligible at this stage, if requested.

- Phase 3: Overall Summary and Action Plan: Summarizes result of feasibility study with encompassing recommendations for prioritization of strategic sites, catalytic projects, associated costs, and order of highest investment impacts for the SEDC to use in actively pursuing further opportunity to produce shovel-ready industrial sites in eastern Seguin.





The Nolte Project

“This is a visionary step forward for Seguin. We are taking control of our downtown’s future and setting the stage for a transformation that will benefit generations to come.” - Mayor Donna Dodgen

On August 22, 2023, the City of Seguin announced a major redevelopment initiative for our downtown area, centered around the acquisition of 101 East Nolte Street, formerly occupied by Wells Fargo. Anticipating Wells Fargo’s relocation to a smaller footprint in 2025, the City purchased the property in January 2024, seizing the opportunity to revitalize this prime location.

Since the project’s kickoff in Fall 2023, Economic Development Staff have played a pivotal role, collaborating closely with TBA Douglas, City Management, and the City’s Main Street Department to ensure

the project’s success. Together, they have developed a comprehensive redevelopment plan that reflects the City’s vision for a vibrant and thriving downtown.

As of September 2025, The City of Seguin is commissioning a Feasibility Study to evaluate market demand, supportable development and program, cost and operating performance, valuation of the hotel asset, estimated economic impacts, and partnership opportunities associated with the potential new hotel and mixed-use project.

The Nolte Building

The Nolte National Bank and Post Office Buildings at 101 East Nolte Street anchor Seguin’s historic downtown. Built around 1898, they showcase classic Richardsonian Romanesque architecture with detailed masonry, arched red sandstone features, and granite accents.



International Council of Shopping Centers (ICSC)

The SEDC exhibits at the ICSC Red River and the ICSC Las Vegas conferences that bring together a diverse mix of developers, brokers, property managers, retailers, economic developers, and public officials to network, explore opportunities, and advance deal-making efforts.

While exhibiting and attending, SEDC staff

engaged with multiple developers, retailers, and commercial real estate brokers interested in commercial real estate opportunities in Seguin. These connections help strengthen relationships and position Seguin as a competitive market for future retail and commercial investment.

ICSC Red River

The SEDC exhibited at the ICSC Red River Conference, held January 29-31 in Dallas, Texas. This premier regional event, organized by the International Council of Shopping Centers (ICSC), focuses on retail and real estate opportunities across Texas, Oklahoma, Arkansas, and Louisiana.

ICSC Las Vegas

SEDC Staff, along with City Manager Parker, attended the ICSC Annual Retail Expo from May 18th through the 20th in Las Vegas, NV. With an attendance made up of approximately 25k-40k professionals across a broad spectrum of the retail and development community, this event serves as a connector between communities, tenants, brokers, developers, and more. In addition to the hundreds of drop-by visits to the SEDC's expo booth, the Seguin team had 11 one-on-one discussion meetings during the day-and-a-half event with some of the most highly sought after retailers the community has been asking for. Additional initiatives to engage with these retailers and bring them into the community are on-going.



Retail Projects

Seguin Crossing

On September 18, 2024, the SEDC, along with officials from the City of Seguin and Guadalupe County, proudly announced a major new retail development on a 14-acre site located at the northeast corner of the westbound Interstate 10 Frontage Road and Jay Road in Seguin, Texas. Led through a joint venture between Collett & Associates and the Alexander Family, the project, named Seguin Crossing, represents a capital investment of at least \$25 million and will add over 135,000 square feet of new retail space to the City. Tenants include Academy Sports + Outdoors, Hobby Lobby, Five Below, James Avery, Eyemart Express, and Aspen Dental. Construction has already begun on the 14-acre site located at the northeast corner of the westbound Interstate 10 Frontage Road and Jay Road, and most tenants are slated to open by fall 2025, just in time for the holiday shopping season. As the largest new retail project in Seguin in over 30 years, Seguin Crossing stands as a symbol of the City's significant growth and expanding opportunities.



Spec's

In September 2024, the SEDC announced that Spec's Wine, Spirits & Finer Foods, a Texas-based retail chain renowned for its extensive selection of wine, liquor, beer, and gourmet foods, signed a lease for nearly 16,000 square feet in the Seguin Marketplace Shopping Center. Spec's opened the location in 2025.

Chick-fil-A

Chick-Fil-A opened its first Seguin restaurant on a 1.6-acre site at the corner of CH Matthies Drive and the westbound Interstate 10 Frontage Road. Spanning nearly 5,000 square feet, the project represents a capital investment of at least \$2.5 million.



INFRASTRUCTURE

The SEDC actively invests in infrastructure improvement projects across the City of Seguin, ensuring the community has the foundational assets needed to attract and retain quality employers. These expenditures, approved by the Board of Directors, are determined to be necessary or suitable for supporting new or expanding business enterprises and may include enhancements to streets and roads, rail spurs, water and sewer systems, electric and gas utilities, drainage, site

development, telecommunications, and internet infrastructure. Through these targeted investments, the SEDC helps create a business-ready environment that supports long-term growth and economic opportunity.

Infrastructure Projects

I-10 and FM 464 Water Line Extension Project

The SEDC has engaged Trihydro Corp. for design and engineering services related to a water line extension project consisting of 7,600 linear feet of a new 16-inch water line adjacent to US 90 and US 90-A that will serve the Ackerman industrial site located at Interstate 10 and FM 464.

Current Status:

- The City of Seguin's Real Estate Department has completed almost all easement acquisitions for the project.
- Construction is expected to begin the last week in September 2025 and will span 210 consecutive calendar days

NewQuest Water Line Design

The SEDC engaged TRC Engineers for the design of a water line extension that would connect the Ackerman property to the NewQuest Property, located between I-10 and FM 78. Current Status:

- The design plans for the 16-inch water main segment through the Ackerman Tract (crossing I-10 and terminating at the NewQuest site), as well as the 8-inch

water line through the Caterpillar Tract to provide system redundancy, were submitted to City staff in January 2025. The plans have been reviewed by the City, and final signed and sealed plans were issued upon completion of an archaeological investigation at the site.





Lawson Street Reconstruction

“The Lawson Street Reconstruction Project is a prime example of how strategic partnerships between the public and private sectors can create lasting benefits for our community.” - Josh Schneuker, SEDC Executive Director

The Lawson Street Reconstruction Project is a critical infrastructure initiative aimed at improving transportation and accessibility near the Tyson Foods' Seguin facility, which recently underwent a \$60 million expansion, adding 40,000 square feet of production space and creating over 40 new jobs. The roadway improvements will not only benefit Tyson Foods, but will also serve a neighboring property poised for industrial development.

The project, completed in July 2025 included:

- Constructing 1,091 linear feet of new concrete pavement, curbs, sidewalks, ramps, and drainage systems.
- Relocating water and sewer utilities to accommodate increased traffic and future growth.

The project was funded by a \$1 million Texas Department of Agriculture Rural Business Fund grant, with additional contributions from the City of Seguin, SEDC, and Tyson Foods. The total project cost was \$1.9 million and was constructed by E-Z Bel Construction, LLC.

Impact

The project is expected to significantly improve the infrastructure surrounding Tyson Foods' facility, while creating new opportunities for the development of adjacent properties and enhancing the overall quality of life in Seguin.





BRE & WORKFORCE DEVELOPMENT

The purpose of the Business Retention and Expansion (BRE) Program is to strengthen the long-term success of Seguin's existing primary job-creating companies. Through proactive outreach and ongoing communication, the program works to understand the needs, challenges, and opportunities facing local businesses. BRE efforts focus on supporting companies

as they grow—whether through facility expansion or relocation, workforce recruitment and training, operational improvements, or access to resources and partnerships. By helping employers remain competitive and positioned for future success, the program plays a critical role in sustaining jobs, encouraging reinvestment, and maintaining a thriving local economy.

Workforce Development Events

The SEDC is dedicated to serving local businesses by providing opportunities to attract and retain a strong workforce. To support this initiative, the SEDC partners with Seguin businesses, area school districts, and post-secondary schools to provide opportunities for students to learn about career opportunities within the community that keep area students local after graduation.



Made in Seguin: Manufacturing Tour

OCTOBER

National Manufacturing Day addresses common misconceptions about modern manufacturing careers by giving local companies an opportunity to open their doors and showcase what the industry is—and what it isn't. This initiative helps to address the skilled labor shortage by allowing

manufacturers to take charge of the public image of modern production careers. In doing so, it also supports long-term workforce development by introducing future talent to high-skill, high-demand opportunities.

To celebrate National Manufacturing Day, the Seguin EDC coordinates tours of local manufacturing facilities for **three school districts** and **one charter school**, giving **240 students** a first-hand look at what manufacturing today looks like in Seguin, Texas.

Seguin Youth Career Expo

NOVEMBER

The SEDC hosted the 3rd Annual Seguin Youth Career Expo at the Seguin Events Complex. Over **800 eighth-grade students** from **Marion ISD, Navarro ISD, Seguin ISD, and Southwest Preparatory School** attended the event to explore a wide range of career and educational pathways available in Seguin. As students are required to select their high school endorsements during the spring semester, this expo offered valuable insights into the programs of study that align with their interests and future goals. The event featured **31 businesses** exhibiting opportunities from various industries, including agriculture, business, cosmetology, healthcare, finance, manufacturing, and more.



Seguin Job Shadow Day

FEBRUARY

We launched our 5th Annual Seguin Job Shadow Program in partnership with the Seguin Chamber of Commerce, **Seguin ISD, Navarro ISD, Marion ISD, and Southwest Preparatory School**. The program provides high school students with immersive, real-world learning experiences in high-demand industries to better align educational pathways with evolving workforce needs. The program served **139 students** and **21 companies** this year.



Seguin Career Day

MARCH

Seguin Career Day connects Seguin-area high school students with local businesses to explore career opportunities and learn about in-demand skills. On March 26, **27 employers** showcased available positions, career pathways, and the education or training needed for future employment or post-secondary options. With a primary focus on high school juniors looking for internships and seniors preparing to enter the

workforce or pursue additional training, this event equips students to link their interests with real-world professional opportunities.

CTE Advisory Committee

APRIL

On April 20, 2025, the SEDC, in partnership with **Seguin ISD, Navarro ISD, and Marion ISD**, hosted the Career and Technical Education (CTE) Regional Advisory Committee Meeting at the Seguin Coliseum. The CTE Regional Advisory Committee Meeting is a dynamic forum designed to foster collaboration between CTE pathway professionals and industry experts. The primary goal of the meeting was to facilitate connections and partnerships that enhance the success of CTE programs by aligning them with industry needs and trends. The meeting included breakout sessions focused on specific CTE pathways, allowing participants to delve deeply into the unique challenges and opportunities within each field.





Seguin Industry Signing Day

MAY

SEDC proudly hosted the fifth annual Seguin Industry Signing Day, a two-day celebration honoring high school Career and Technical Education (CTE) seniors from Navarro ISD and Seguin ISD who are entering the workforce or pursuing career education after graduation. Held on May 13 and 14, the event recognized **27 students from Navarro ISD and 19 from Seguin ISD** for their commitment to careers and education in

high-demand industries. Modeled after athletic signing days, students signed letters of intent for job offers, apprenticeships, technical training, or post-secondary education aligned with their CTE pathway. This event underscores the vital role of Career and Technical Education in building a skilled local workforce for Seguin.

Educator Externship Program

JUNE

This summer, we participated for the first time in the A-Teams Educator Externship Program hosted by Workforce Solutions Alamo. **Four teachers** toured local employers—including Caterpillar, GBRA, Rave Gears, CMC Steel, and the City of Seguin Engineering Department—gaining insight into the skills and career pathways shaping Seguin's workforce. Each teacher completed a lesson plan and received a stipend from WSA.



Regional Job Fairs

QUARTERLY

Comal and Guadalupe counties have experienced rapid economic and employment growth, adding more than 13,400 jobs and 879 new establishments since 2021, driven by major industry expansions such as Caterpillar, Continental Autonomous Mobility, and TaskUs. In response, the Cibolo EDC, Greater New Braunfels Chamber of Commerce, Schertz EDC, and Seguin EDC formed a regional workforce partnership to host quarterly rotating

job fairs that connect local talent with high-demand, high-wage employers. Since launching in 2023, these job fairs have served over 1,000 job seekers and nearly 100 businesses, with **record participation of 700+ job seekers in Spring 2024**, and continue to grow in both attendance and hiring outcomes. Supported by joint marketing, shared costs, and post-event surveys that track applications, interviews, and hires, this collaborative effort has become a key regional strategy for strengthening the labor pipeline and meeting the workforce needs of a rapidly expanding economy.



INDUSTRY WORKGROUPS

The Seguin Industry Workgroups were established to proactively address high-demand workforce needs emerging in healthcare, skilled trades, and manufacturing. Through strategic convenings of employers, educators, and training partners, these workgroups identify challenges, share insights, and strengthen alignment between industry expectations and regional education pipelines—ultimately enhancing access, training, and career exposure for our local workforce.

Healthcare

Our Healthcare Industry Workgroups brought together CTE Health Science teachers, Northeast Lakeview College, Texas State Technical College, CTE directors, Guadalupe Regional Medical Center, and local healthcare providers to address regional workforce needs. Through these discussions, we identified shared challenges, including students entering healthcare pathways without fully understanding the profession's physical and emotional expectations—such as compassion, stamina for long shifts, and comfort working around blood. The workgroups also highlighted several high-demand occupations, including RNs, LVNs, radiology technicians, CNAs, and patient care technicians. These findings will help us align education and industry efforts to better prepare students for successful healthcare careers.

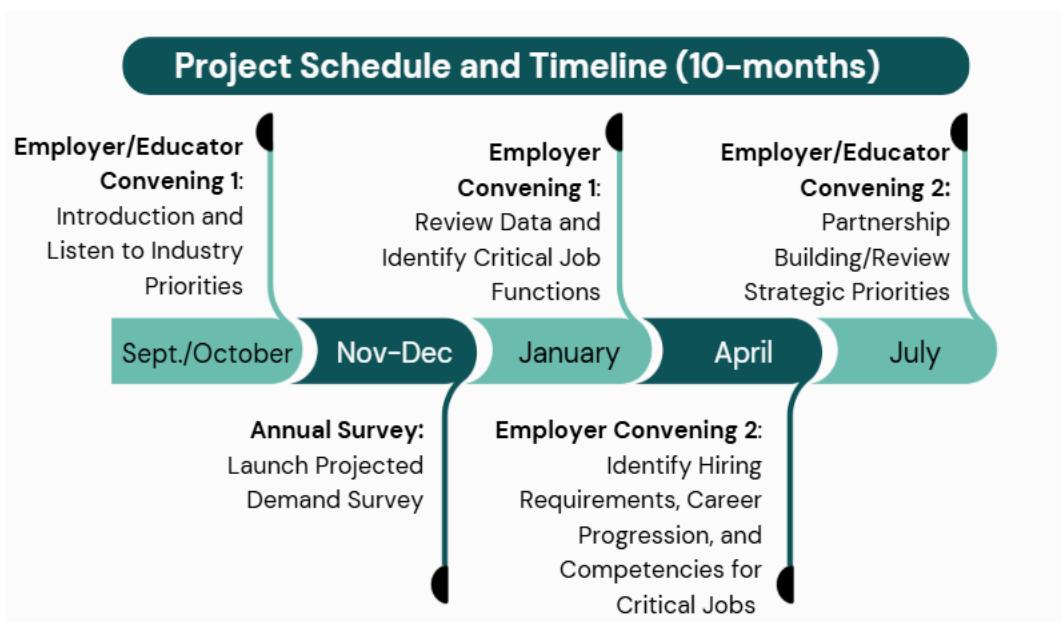
Skilled Trades/Construction

Our Skilled Trades Industry Workgroup brought together CTE directors, CTE teachers, and industry leaders from the Construction Trades Booster Club to address workforce needs in the skilled trades sector. Initial discussions focused on high-growth occupations such as electricians, plumbers, and facilities maintenance technicians, emphasizing the urgent demand for a trained pipeline of workers. At the second meeting, Jenn Weddle, Secretary of the Seguin Construction Trades Booster Club and Community Engagement Coordinator with Masters Electrical Services LTD, shared her “secret sauce” for engaging high school students and preparing them for careers in the electrical industry. These insights will help strengthen partnerships and enhance career exposure for students interested in construction and skilled trades pathways.

TALENT PIPELINE MANAGEMENT (TPM) ADVANCED MANUFACTURING COLLABORATIVE



The SEDC launched its first Talent Pipeline Management (TPM) Collaborative for Advanced Manufacturing in September 2024, through a 10-month process through the following year, to address critical workforce challenges in the sector. We applied the Talent Pipeline Management (TPM) framework to guide collaborative meetings, tailoring it to fit local needs while maintaining alignment with the core principles of the TPM model. To ensure our efforts stayed on track, we contracted with a local TPM consultant, Christopher Mammen of CM Strategic Partners, whose extensive experience facilitating TPM initiatives with manufacturers in the Greater San Antonio region provided valuable insights and guidance throughout our process. Jessica Dersen also completed the on-demand TPM Academy to understand TPM's six-strategy process.





Texas State Technical College Expansion

After working closely with the property owner of approximately 130-acres at the southeast corner of SH 46 and Cordova Road, the City of Seguin officially purchased the tract of farmland that will be donated to Texas State Technical College (TSTC) for a new campus to serve the growing needs

of Seguin and New Braunfels. Funding for the campus construction, in the form of a state endowment, will be presented on the November ballot under Proposition 1 this year and will be the next major milestone for this exciting opportunity.

TX FAME Lone Star Chapter

On May 2, 2025, ten students from the TX FAME Lone Star Chapter's inaugural class walked the stage after having completed the competitive, two-year Associate of Applied Science degree in Advanced Manufacturing Technology (AMT) from Texas State Technical College (TSTC). The Chapter's third cohort, consisting of 14 students sponsored by five companies, began classes

in August.

The SEDC continues to serve as the official Hub of the Texas FAME Lone Star Chapter, a role it assumed through an MOU on August 1, 2024. By maintaining this hub responsibility, the SEDC provides ongoing administrative and financial support, allowing Chapter leadership to remain focused on program goals and long-term planning.

Business, Retention, Expansion Initiatives

HR Roundtable

QUARTERLY

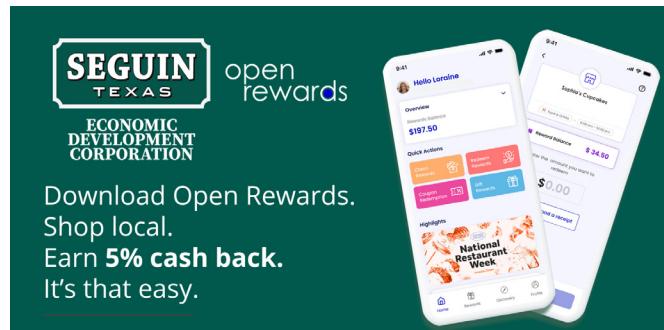
As part of our Business Retention and Expansion efforts, the SEDC hosts a quarterly Human Resources Roundtable, bringing together HR and talent acquisition professionals from across the city. These sessions provide opportunities to learn about emerging workforce trends, upcoming HR law changes, and connect directly with resource providers who support talent development and retention. Through this collaborative forum, we equip local employers with the tools and insights needed to strengthen their workforce and remain competitive in our growing regional economy.



Bludot Open Rewards

NOVEMBER

The SEDC partnered with Bludot to introduce a small business rewards program for the 2024 holiday season. The Bludot Open Rewards Program is designed to drive community



spending by offering customers cash back at participating local businesses, which can then be redeemed at other participating stores. This initiative aimed to boost local spending, foster community connections, and enhance visibility for local businesses and the SEDC's support of our small businesses. During the program, users earned **\$674.27 in total cash rewards**.

Small Business Resource Fair

MAY

As part of Seguin's Small Business Week Celebration, SEDC, Seguin Area Chamber of Commerce, and Seguin Main Street hosted a Small Business Resource Fair, a free event that featured **28 exhibitors** showcasing the wide array of services and support available to small businesses. The event also featured a panel discussion of three small business owners who shared insights, challenges, and success stories from their entrepreneurial journeys as well as a presentation on social media best practices from TLU's Marketing Creative Director.

The program transitioned into the Seguin Area Chamber of Commerce's May Luncheon and featured a keynote address that energized and motivated business owners from Chris Larson, owner of Blue Horizon Media.



MEGS envisions a unified community of industry leaders that are dedicated to fostering innovation, overcoming common challenges, and advancing the collective success of the local manufacturing industry through collaboration and shared knowledge.

Manufacturing Executives Guild of Seguin (MEGS)

The Manufacturing Executives Guild of Seguin (MEGS) was established in 2024 as a collaborative initiative between the Seguin Economic Development Corporation (SEDC) and the Seguin Chamber of Commerce. Both organizations aimed to create a space where local manufacturing leaders could connect, share best practices, and work toward common industry goals.

Each quarter the SEDC and the Seguin Chamber invite company leaders to attend a breakfast meeting to discuss key topics relevant to the manufacturing sector and to hear from subject matter experts.

Guided by a mission focused on actionable goals, MEGS seeks to drive meaningful change in the Seguin region. Its objectives range from promoting affordable and diverse local housing and improving childcare access for workers to advocating for industry-specific policies, including support for power and critical infrastructure expansion.





Government Industry Tours (GIT)

Government Industry Tours (GIT) offer local leaders a hands-on opportunity to stay closely connected with the industries powering Seguin's economy. Through guided facility tours and direct conversations with company leaders, GIT provides an inside look at the innovative products made in Seguin and the people behind them. These tours strengthen understanding, build relationships, and help ensure that policies and community initiatives continue to support a strong, successful business environment.

Premium Waters

On Friday, April 4th, the SEDC hosted their first Government Industry Tour (GIT) at the new Premium Waters bottled water manufacturing plant here in Seguin. The initial tour included 15 attendees and was led by Plant Manager James Linton. Attendees learned about the company, the new Seguin plant's experience with the city and workforce, and saw first hand the process of producing a personal water bottle from start to finish.

CMC Steel Texas

On Friday, May 16th, the SEDC hosted a second Government Industry Tour (GIT) at the CMC Steel Texas plant in Seguin. The 17 attendees at the event met with the leadership of CMC, learned about its long history within Seguin and across the U.S., and then took a detailed tour that spanned from melting furnace to final rebar and billet production, research and testing, and much more. Special thanks to CMC Plant Manager Chris Welfel, Director of Transformation Bill VanderWaal, and Workforce Partnerships Manager Jason Dinscore, for hosting.

Awards and Recognition



Juan Seguin Award

For his impact to the community, the Seguin Hispanic Chamber of Commerce presented the Juan Seguin Award to SEDC Executive Director Josh Schneuker during the Chamber's 36th Annual Awards banquet.



Leadership Seguin

After completing a nine-month leadership and community education course through the Seguin Area Chamber of Commerce, Jessica Dersen graduated from the 2025 Leadership Seguin program in May. For the program's community project, her cohort designed and built a new picnic pavilion at Manuel C. Castilla Park.

Other Notable Achievements

- Jessica Dersen completed Texas Basic Economic Development Course in November
- Josh Schneuker was appointed to the Workforce Solutions Alamo (WSA) Board of Directors in December
- In April, Jessica Dersen received the JobsEQ FIT certification from Chmura Economics, endorsing her as an expert in using data for economic development and workforce planning.
- Jessica Dersen completed her first session at Oklahoma University's Economic Development Institute in May.



South Texas Power Players

Josh Schneuker was recognized as one of the 2025 South Texas Power Players by the San Antonio Business Journal. This curated list highlights the people whose decisions, vision, and influence are steering the economy, building community, and redefining what leadership looks like across South Texas.



Guadalupe County Rising Stars

Brittney Watson and Jessica Dersen were recognized as Rising Stars of Guadalupe County by the Seguin Area Chamber of Commerce Young Professionals in August. During the Seguin Chamber Annual Awards Banquet in September, Jessica was named the Top Rising Star of Professional Leadership.



13th Annual Business Appreciation Luncheon

The SEDC hosted its 13th Annual Business Appreciation Luncheon on August 21, 2025. This celebratory event honors the contributions of local businesses and individuals driving Seguin's economic success. More than a celebration, it serves as a strategic platform to strengthen community ties, promote engagement, and showcase the city's thriving business ecosystem. The 2025 luncheon featured a Small Business Pop Up Shop with ten local entrepreneurs and a keynote address from A.J. Rodriguez, Executive Vice President of Texas 2036.

In keeping with Seguin's identity as the "Home of the World's Largest Pecan," the locally themed "Pecanie Awards" recognized businesses as the "Workforce Champion," biggest "Economic Impact," and biggest

"Community Impact." A strong emphasis was placed on supporting local vendors throughout the event. Guests enjoyed a meal from Burnt Bean Company, locally made cupcakes, and locally sourced items in gift bags. Attendance reached 174 guests in 2025, up from 145 the previous year, which reflected growing community interest and engagement.

By combining thoughtful recognition, local promotion, and future-focused dialogue all in a singular event, the luncheon not only celebrated Seguin's progress but also reaffirmed the City's commitment to nurturing long-term economic growth. The SEDC remains deeply grateful for the businesses that continue to invest in, and contribute to, the vitality of our community.

Pecanie Award Winners

- **Economic Impact Award:** Seguin Crossing Retail Development
- **Workforce Champion Award:** Mary Batch (accepting the award on her behalf was her son, Mike Crowley, and her Caterpillar team)
- **Community Impact Award:** Dr. James C. Lee (accepting the award on his behalf was his wife Janice Lee, his daughters Crystal Baker and Cynthia Lee Franson, and his sons-in-law Keith Wilson and Bret Franson)



FY 2024-25 FINANCIAL SUMMARY (UNAUDITED)

FY 2024-25 | Financial Summary - Revenues

Economic Development Sales Tax (quarter cent)	\$ 2,393,400
Investment Pools Interest Earnings.....	\$ 191,232
Restricted Cash	\$ 120
Principal/Interest - Pure & Gentle	\$ 50
Miscellaneous Revenue.....	\$ 3,925
Proceeds of Debt Financing.....	\$ 7,373,775
Total Fiscal Year Revenues	\$ 9,962,502

FY 2024-25 | Financial Summary - Expenditures

Annual Audit	\$ 4,887
Attorney Fees.....	\$ 14,266
Board of Directors.....	\$ 3,960
BRE and Workforce Development.....	\$ 63,245
Economic Development Services.....	\$ 576,526
Marketing and Promotion.....	\$ 183,231
Operating Supplies.....	\$ 12,903
Principal/Interest Payments.....	\$ 672,929
Professional Development.....	\$ 20,712
Professional Services.....	\$ 108,561
Property Maintenance	\$ 250
Total Fiscal Year Expenditures	\$ 1,661,469



ECONOMIC
DEVELOPMENT
CORPORATION

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Linkedin.com/company/seguin-economic-development-corporation



It's real.

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, December 16, 2025

5:30 PM

Council Chambers

Public & Virtual

1. Call to Order

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

2. Invocation - Pastor Brahm French, Life Changing 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:

Rene Hernandez, 120 Tabler Dr., explained that he was here on behalf of a friend and wanted to raise awareness on an emerging health concern related to products commonly referred to as 7-OH (7-Hydroxymitragynine). He informed that the Texas Department of Health and Human Services have issued warnings identifying 7-OH as having an opioid-like effect and reported health risks associated with concentrated formulations currently available in retail settings. Toxicology data indicate that 7-OH has significantly higher potency at opioid receptors than morphine, which raises concerns about potential misuse when these products are sold without medical oversight. He respectfully requested that this topic be placed on a future agenda so staff can review the public health and regulatory implications.

Councilmember Jason Biesenbach recognized Main Street/Destination Management Director Blair Friar and her staff for closing Austin St. for the Sip and Stroll event and thanked them. He stated that it changed the entire feel of the event and that this was the most enjoyable Sip and Stroll yet.

Councilmember Jim Lievens voiced his concern on the number of accidents along I-10 and Highway 46, especially with heavy traffic congestion and construction. He requested that everyone try to drive defensively and be aware of the surroundings as there has been too much sadness with all the accidents.

City Manager Steve Parker thanked Councilmember Biesenbach for his comments

related to the Sip and Stroll and stated that all the events this year were above and beyond. He opined that this parade was one of the greatest parades Seguin has had. He congratulated Tim Howe, Utilities Director, on winning first place. He said that it takes a lot to organize these events, but partnerships with the Downtown Business Alliance and all the departments pulling together to make these things happen has made it a great family environment. And it will keep getting better. He also commented that the Christmas Party that Public Works put together for City staff was phenomenal. Lastly, Mr. Parker wished everyone a Merry Christmas.

Mayor Donna Dodgen reminded everyone that it is Third Thursday this week. She also thanked everyone involved with the Stroll to the Stable, a new addition to this year's festivities. She thanked all the churches that helped and for introducing the Stroll to the Stable to so many people and bringing them to see it. There were over three-thousand people that went through the event on Thursday, Friday, Saturday and Sunday. There were over four hundred nativity scenes and Christmas items. Everyone did an amazing job. Closing Austin St. was a great addition, thank you for the lights, restroom and everything and how it all came together. Mayor Dodgen stated that she attended a meeting this morning with TX Dot and all the safety concerns have been heard. We do need to be defensive drivers it is a real concern.

City Manager Steve Parker announced that Melissa Reynolds was nominated for Women of the Year; an award for female transportation professionals that exemplify leadership, innovation and commitment to the mission of WTS. He said nominees for this award are role models, mentors and advocates, and inspire others. Mr. Parker said once again that Seguin is very lucky to have someone of Melissa Reynold's caliber here.

6. Presentation

a. [25-694](#) City of Seguin Financial Reports for the Year Ended September 30, 2025. - Susan Caddell, Director of Finance

Finance Director Susan Caddell presented the Financial Reports for the Year Ended September 30, 2025. She highlighted that the General Fund revenues was 105.4% of the budget, expenditures were under \$6,969,072 or 88.5% of budget, and it was budgeted to use \$6,239,547 of fund balance that was not used. This year, the General Fund finished the year \$9,890,878 better than anticipated. Mrs. Caddell detailed that Property Tax was 101.1% of budget, exceeding the budget by \$243,456. Building Permits revenue was 111.2% of budget, exceeding the budget by \$360,969. The State/Federal Government Grants revenues were 268.8% of budget, exceeding the budget by \$216,326, as the City received more grants than anticipated. She noted that Sales Tax revenues were 104.1% of budget, exceeding the budget by \$560,401. Public Safety revenues, including EMS revenues, were 116.3% of budget, exceeding the budget by \$244,384. Interest revenues were 163% of budget due to interest rates being higher than anticipated, exceeding budget by \$492,024.

The Utility Fund revenues finished at 103.3% of budget and expenditures were 101% of budget and ended the year \$1,537,063 better than anticipated. Mrs. Caddell noted that the Golf Fund is not included in the report due to the course being closed this year. The Seguin Coliseum finished the year \$178,948 better than anticipated and the Seguin Events Complex finished the year \$25,059 better than anticipated.

Sales Tax revenue is up 3.32% for September over prior year and is down -.082% for the year over prior year and HOT revenue is down \$10,936 from prior year.

7. Consent Agenda

A motion was made by Councilmember Jason Biesenbach, seconded by Councilmember Joe Rea, that 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. [25-698](#) Minutes of the December 02, 2025 City Council Meeting.

These minutes were approved.

b. [25-704](#) Check Report November 22, 2025 through December 10, 2025.

The Check Report was acknowledged.

c. [25-693](#) Board and Commission Appointments. - Donna Dodgen, Mayor

- a. Animal Services Advisory Committee
- b. Commission on the Arts
- c. Construction Board of Adjustments and Appeals
- d. Historic Preservation and Design Commission
- e. Library Advisory Commission
- f. Regional Workforce Education Alliance
- g. Zoning Board of Adjustments

This Action Item was approved.

d. [25-695](#) Approval of Quarterly Investment Report for the Quarter Ended September 30, 2025. - Susan Caddell, Director of Finance

This Action Item was approved.

e. [25-687](#) Resolution authorizing the purchase of a Frazer Type I ambulance on an International CV 515 Diesel chassis through the HGAC cooperative purchasing agreement utilizing Pliler International, as the dealer; and declaring an effective date. - Dale Skinner, Fire/EMS Chief

This Resolution was approved.

Enactment No: 2025R-250

8. Action Items - Discussion and Possible Motion to Approve

a. [25-692](#) Resolution tolling the terms of the members of the Starcke Park Golf Course Advisory Board for a period of one year; recognizing the unique circumstances of the Golf Course Renovation Project; ensuring continuity

of leadership during the construction period; and declaring an effective date. - Bruce Allen, Golf Course General Manager

Golf Operations Manager Bruce Allen explained that because the golf course has been closed for a year he would like to toll the terms of the current Golf Course Advisory Board members for a period of one year.

A motion was made by Councilmember Keller, seconded by Councilmember Carlsson, 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: 2025R-251

b. 25-657 Resolution awarding the bid for the TWACS Meter Replacement Project to Second Sight Systems; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer

Utilities Engineer Terri Ruckstahl explained that transitioning the remaining TWACS meters to AMI will improve billing accuracy, streamline utility operations, and prepare the network for integration with an Outage Management System later next year. Eleven bids were received to replace 5,300 TWACS meters. Staff recommends that Second Sight Systems be awarded a contract for \$156,000.00, plus \$19,000.00 in contingencies, for a total amount of \$175,000.00. Funding for this project has been secured by certificates of obligation.

A motion was made by Councilmember Biesenbach, 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: 2025R-252

c. 25-689 Resolution authorizing the City Manager to execute a Capital Improvement Funding Agreement Between the City of Seguin and Baltisse-Ackerman Seguin I, LLLP, related to water utility improvements. - Mark Kennedy, City Attorney

City Attorney Mark Kennedy explained that developer Baltisse-Ackerman Seguin I, LLP, known as "Ackerman," is in the process of installing certain water line and related utility improvements on their property located roughly at IH-10 and Hwy 464 in Seguin. Similarly, the City is currently also doing utility work in the area and has found that it would be advantageous to partner with Ackerman on the installation of a City conduit line beside the private water line improvements Ackerman is already constructing. Ackerman has offered to construct the project and include both the conduit line, which will run from the south end of the property to the north, and other related water utility improvements. In return, the City is agreeing to reimburse Ackerman for these costs.

Ackerman will keep record of all costs associated with the City conduit and water line projects and then invoice the City monthly for reimbursement of those actual costs. The estimated cost for the City conduit construction and installation project is \$174,520.00; however, actual invoice totals submitted by Developer for these projects will be what is paid out.

A motion was made by Councilmember Eveld, 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: 2025R-253

d. 25-690

Resolution authorizing execution of Second Amendment to Tax Abatement Agreement Between the City of Seguin, Texas, and Maruichi Stainless Tube Texas Corporation. - Alora Wachholz, Director, SEDC.

Economic Development Director Alora Wachholz reminded that the City Council entered into a Tax Abatement Agreement with Maruichi Stainless Tube Texas Corporation in October 2022. The Agreement established minimum job creation, payroll, and taxable value requirements that the Company must meet annually to qualify for abatement benefits. Maruichi has fully satisfied its capital investment obligation, completing an approximately \$55 million project, which has been verified under the associated SEDC Performance Agreement. However, several key customers in the semiconductor industry, major end users of Maruichi's products, have experienced significant delays in the construction of their own manufacturing facilities. These industry-wide delays have directly impacted Maruichi's production ramp-up schedule and hiring timeline, circumstances that were outside of the Company's reasonable control. The Company has committed to maintaining its required annual payroll obligations, meaning the amended structure results in higher average wages per job, which provides continued and substantial economic benefit to the community. The Second Amendment to the Tax Abatement Agreement with Maruichi Stainless Tube Texas Corporation:

1. *Revises the annual minimum job creation requirements to 20 (2025), 40 (2026), and 80 (2027–2028);*
2. *Establishes proportional payroll thresholds for 2025 and 2026, with the full \$4,770,000 payroll requirement maintained beginning in 2027;*
3. *Updates the taxable value performance obligations to:*

2024: N/A

2025: \$30,000,000

2026: \$25,000,000

2027: \$20,000,000

2028: \$20,000,000

4. Acknowledges that these revised thresholds are intended to be final and that no further reductions to job creation, payroll, or taxable value obligations are anticipated without express approval of the City Council.

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

Presiding: 1 - Mayor Dodgen

Nay: 1 - Councilmember Gaytan

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

Enactment No: 2025R-254

e. [25-691](#)

Resolution authorizing execution of Third Amendment to the Performance Agreement between the Seguin Economic Development Corporation and Maruichi Stainless Tube Texas Corporation. - Alora Wachholz, Director, SEDC.

Economic Development Director Alora Wachholz explained that this is the second part to the agreement with Maruichi. The Third Amendment to the Economic Development Performance Agreement with Maruichi Stainless Tube Texas Corporation:

1. Extends the deadlines for job creation obligations in Article IV(2)(a) and (b);
2. Reduces the total full-time job requirement from 106 to 80;
3. Maintains the previously required total annual payroll of \$4,770,000;
4. Adjusts the Distribution 4 Performance-Based Cash Grant payment from \$239,516.18 to \$180,681.29; and
5. Establishes that no further reductions to job, payroll, or deadline requirements will be considered unless expressly approved by both the SEDC Board and the Seguin City Council.

Councilmember Carlsson stated that he will support the Third Amendment because he sees their propensity to grow and eventually meet their original numbers.

Councilmember Gaytan said that he is opposed and thinks the City should not set this precedent. If a business wants to come in and make a deal with the City, they need to stick to the terms of the agreement. He opined that a Third Amendment is unacceptable.

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

Presiding: 1 - Mayor Dodgen

Nay: 1 - Councilmember Gaytan

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

Enactment No: 2025R-255

9. [Closed Session](#)

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

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. [25-696](#) Section 551.087 (Deliberation Regarding Economic Development Negotiations) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations related to Project Vast. 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 6:44 P.M.

a. [25-722](#) Authorize the City Manager to execute an emended and restated Development and Utility Agreement between the City of Seguin, Guadalupe County Municipal Utility District No. 3, and A-L-97 IH 110-SH 46, L.P., as presented by the Director of the Seguin Economic Development Corporation in Closed Session, related to the Development of approximately 522 acres of land north of IH-10 and in the vicinity of Friesenhahn Road in Seguin, Texas. - Alora Wachholz, Economic Development Director

A motion was made by Councilmember Lievens, seconded by Councilmember Carter, 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. [25-723](#) Authorize the City Manager to execute an incentive term sheet between the City of Seguin, City of Seguin TIRZ No. 3, and A-L 97 IH 10-SH 46 L.P., as presented by the Director of the Seguin Economic Development Corporation in Closed Session, related to the development of approximately 522 acres of land north of IH-10 and in the vicinity of Friesenhahn Road in Seguin, Texas. - Alora Wachholz, Economic Development Director

A motion was made by Councilmember Lievens, 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 6:46 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary



CITY OF SEGUIN

It's real.

Check Report

By Check Number

Date Range: 12/11/2025 - 12/30/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: 1F-COS Pooled Cash						
00-3954	FRANKLIN, GILBERT DUANE	12/12/2025	EFT	0.00	554.00	23319
00-3954	FRANKLIN, GILBERT DUANE	12/12/2025	EFT	0.00	-554.00	23319
00-4608	ABSOLUTE COMMUNICATIONS & NETWORK SO	12/23/2025	EFT	0.00	6,885.00	23320
00-2104	ACUSHNET CO	12/23/2025	EFT	0.00	2,227.04	23321
00-5081	ALAMO BUILDING MAINTENANCE, INC	12/23/2025	EFT	0.00	7,359.00	23322
00-4	ALEXANDER OIL CO.	12/23/2025	EFT	0.00	2,205.01	23323
00-3329	ALL TEX PIPE & SUPPLY	12/23/2025	EFT	0.00	55.00	23324
00-5295	ANIXTER INC	12/23/2025	EFT	0.00	1,127.04	23325
00-5413	ARBER INC.	12/23/2025	EFT	0.00	1,282.99	23326
00-4827	ASSOCIATED CONSTRUCTION PARTNERS LTD	12/23/2025	EFT	0.00	380,789.92	23327
00-3920	AUSTIN ARMATURE WORKS, LP	12/23/2025	EFT	0.00	69,343.20	23328
00-2378	AUTOWORX	12/23/2025	EFT	0.00	11,528.69	23329
00-11342	BARRERA, JULIAN	12/23/2025	EFT	0.00	830.00	23330
00-4068	BOOT BARN INC	12/23/2025	EFT	0.00	114.74	23331
00-892	BOUND TREE MEDICAL, LLC	12/23/2025	EFT	0.00	3,607.36	23332
00-4318	BRADY INDUSTRIES OF TEXAS, LLC A BRADYPLUS	12/23/2025	EFT	0.00	644.51	23333
00-5580	BRENNETAG SOUTHWEST INC	12/23/2025	EFT	0.00	7,800.00	23334
00-4516	BRINKLEY SARGENT WINGTON ARCHITECTS, INC	12/23/2025	EFT	0.00	11,250.00	23335
00-1542	BRODART CO.	12/23/2025	EFT	0.00	252.85	23336
00-4705	CARACHEO, GASPAR	12/23/2025	EFT	0.00	153,228.35	23337
00-4125	CARPENTER DECORATING CO INC	12/23/2025	EFT	0.00	20,731.50	23338
00-906	CARTER'S TIRE CENTER	12/23/2025	EFT	0.00	269.00	23339
00-5070	CASH CONSTRUCTION COMPANY INC.	12/23/2025	EFT	0.00	185,069.50	23340
00-1053	CDW GOVERNMENT LLC	12/23/2025	EFT	0.00	1,276.43	23341
00-3735	CHEM NATION INC	12/23/2025	EFT	0.00	6,768.00	23342
00-3854	CONVENTIONS SPORTS & LEISURE INT'L LLC	12/23/2025	EFT	0.00	22,500.00	23343
00-4494	CORE & MAIN	12/23/2025	EFT	0.00	6,620.00	23344
00-2515	COSTAR REALTY INFORMATION INC	12/23/2025	EFT	0.00	5,412.84	23345
00-4060	D & D CONTRACTORS INC	12/23/2025	EFT	0.00	353,811.94	23346
00-57	EWALD KUBOTA, INC	12/23/2025	EFT	0.00	53.46	23347
00-2377	FLYING T ENTERPRISES LLC	12/23/2025	EFT	0.00	168.00	23348
00-351	FREESE & NICHOLS, INC.	12/23/2025	EFT	0.00	165,856.00	23349
00-5025	FRITEL & ASSOCIATES LLC	12/23/2025	EFT	0.00	18,245.80	23350
00-1735	FUQUAY, INC.	12/23/2025	EFT	0.00	228,107.00	23351
00-476	G A POWERS CO LLC	12/23/2025	EFT	0.00	6,477.50	23352
00-3591	GENSERVE LLC	12/23/2025	EFT	0.00	1,958.68	23353
00-6213	GLENENWINKEL PHOTOGRAPHY	12/23/2025	EFT	0.00	120.00	23354
00-4774	GRIFFITH FORD SEGUIN, LLC	12/23/2025	EFT	0.00	549.00	23355
00-6128	GUADALUPE PRINTING & SOLUTIONS LLC	12/23/2025	EFT	0.00	83.80	23356
00-6148	GUADALUPE REGIONAL MEDICAL GROUP	12/23/2025	EFT	0.00	1,476.00	23357
00-4409	GUERRA UNDERGROUND, LLC	12/23/2025	EFT	0.00	411,659.60	23358
00-3636	HDR ENGINEERING INC	12/23/2025	EFT	0.00	40,018.86	23359
00-4104	HILL, MITZI	12/23/2025	EFT	0.00	800.00	23360
00-5005	HUNDEN STRATEGIC PARTNERS, INC	12/23/2025	EFT	0.00	15,000.00	23361
00-4978	I AM MOWING LLC	12/23/2025	EFT	0.00	1,087.50	23362
00-3640	IMPACT PROMOTIONAL SERVICES LLC	12/23/2025	EFT	0.00	3,885.83	23363
00-790	INDUSTRIAL DISPOSAL SUPPLY COMPANY	12/23/2025	EFT	0.00	15,294.48	23364
00-2256	INFOSEND INC	12/23/2025	EFT	0.00	9,579.52	23365
00-1389	INGRAM LIBRARY SERVICES, INC	12/23/2025	EFT	0.00	264.64	23366
00-3807	K FRIESE & ASSOCIATES INC	12/23/2025	EFT	0.00	19,443.92	23367
00-6156	KIMLEY-HORN AND ASSOCIATES INC	12/23/2025	EFT	0.00	69,265.25	23368
00-5063	LANGFORD COMMUNITY MANAGEMENT SVCS	12/23/2025	EFT	0.00	197,633.11	23369
00-2713	LENOVO INC	12/23/2025	EFT	0.00	2,419.50	23370
00-5664	LOU'S GLOVES INC.	12/23/2025	EFT	0.00	1,570.00	23371

Check Report

Date Range: 12/11/2025 - 12/30/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00-3927	LOWERY PROPERTY ADVISORS LLC	12/23/2025	EFT	0.00	17,000.00	23372
00-5088	LUNA, JASON JOEL	12/23/2025	EFT	0.00	64.00	23373
00-2309	MIDWEST VETERINARY SUPPLY INC	12/23/2025	EFT	0.00	1,468.00	23374
00-5066	MISSOURI MACHINERY & ENGINEERING CO.	12/23/2025	EFT	0.00	2,186.84	23375
00-4670	MORKOVSKY + ASSOCIATES, INC.	12/23/2025	EFT	0.00	1,066.00	23376
00-2916	MULTIVIEW INC	12/23/2025	EFT	0.00	6,000.00	23377
00-2913	MURDOCH, MARK	12/23/2025	EFT	0.00	4,851.50	23378
00-3794	ODP BUSINESS SOLUTIONS, LLC	12/23/2025	EFT	0.00	2,471.52	23379
00-5636	ONLINE INFORMATION SERVICES INC	12/23/2025	EFT	0.00	1,889.66	23380
00-81	O'REILLY AUTO PARTS	12/23/2025	EFT	0.00	3,159.10	23381
00-2974	PAPE-DAWSON CONSULTING ENGINEERS, LLC	12/23/2025	EFT	0.00	70,064.93	23383
00-1692	PARK PLACE RECREATION DESIGNS, INC.	12/23/2025	EFT	0.00	46,930.00	23384
00-3439	PERDUE BRANDON FIELDER COLLINS & MOTT L	12/23/2025	EFT	0.00	12,396.98	23385
00-3694	Playcore Group, Inc & Subsidiaries	12/23/2025	EFT	0.00	285.87	23386
00-4270	RESTROOM FACILITIES LTD	12/23/2025	EFT	0.00	28,110.15	23387
00-4753	RODRIGUEZ TRANSPORTATION GROUP, INC.	12/23/2025	EFT	0.00	11,444.85	23388
00-4683	ROSS MOLINA OLIVEROS, P.C.	12/23/2025	EFT	0.00	840.00	23389
00-9043	SALINAS, MYRA	12/23/2025	EFT	0.00	314.00	23390
00-5929	SAN ANTONIO BELTING & PULLEY CO., INC.	12/23/2025	EFT	0.00	244.80	23391
00-2500	ServiceWear Apparel Inc	12/23/2025	EFT	0.00	647.66	23392
00-3726	SOUTHERN TIRE MART LLC	12/23/2025	EFT	0.00	3,125.08	23393
00-4470	STOP STICK, LTD.	12/23/2025	EFT	0.00	17,853.05	23394
00-4174	SUNBELT SOLOMON SERVICES, LLC	12/23/2025	EFT	0.00	324.00	23395
00-9348	TAFT, ERICA	12/23/2025	EFT	0.00	180.00	23396
00-594	TECHLINE, INC	12/23/2025	EFT	0.00	34,792.50	23397
00-3518	TEXAS MATERIALS GROUP INC	12/23/2025	EFT	0.00	76,844.31	23398
00-4215	TRC ENGINEERS, INC.	12/23/2025	EFT	0.00	21,690.18	23399
00-3601	TRIHYDRO CORPORATION	12/23/2025	EFT	0.00	111,125.26	23400
00-9371	TRINIDAD, STEVEN	12/23/2025	EFT	0.00	830.00	23401
00-3562	TRIPLE-S STEEL HOLDINGS INC	12/23/2025	EFT	0.00	285.81	23402
00-5565	TSG ARCHITECTS AIA	12/23/2025	EFT	0.00	7,499.25	23403
00-4349	WARD, GETZ AND ASSOCIATES, PLLC	12/23/2025	EFT	0.00	72,016.88	23404
00-5862	WORLD ARCHIVES MIDCO LLC	12/23/2025	EFT	0.00	1,972.00	23405
00-126	PETTY CASH	12/12/2025	Regular	0.00	1,000.00	159905
00-3954	FRANKLIN, GILBERT DUANE	12/12/2025	Regular	0.00	554.00	159906
00-5955	ADVANCE STORES COMPANY, INCORPORATED	12/23/2025	Regular	0.00	319.65	159924
00-213	ALTEC INC	12/23/2025	Regular	0.00	3,442.77	159925
00-11339	ANDRADE, GLADYS	12/23/2025	Regular	0.00	250.00	159926
00-21	BRAUNTEX MATERIALS INC	12/23/2025	Regular	0.00	6,141.58	159927
00-3388	ZOLL, BLANCA	12/23/2025	Regular	0.00	385.00	159928
00-5866	CINTAS CORPORATION	12/23/2025	Regular	0.00	28.82	159929
00-6232	CITY OF GRAPEVINE	12/23/2025	Regular	0.00	1,000.00	159930
00-2474	COBB FENDLEY	12/23/2025	Regular	0.00	11,762.00	159931
00-9451	CUCCIA, JANICE FAYE	12/23/2025	Regular	0.00	90.00	159932
00-8722	DULLNIG, DARRELL	12/23/2025	Regular	0.00	2,000.00	159933
00-55	ENVIRONMENTAL IMPROVEMENTS INC.	12/23/2025	Regular	0.00	7,141.46	159934
00-360	GRAINGER PARTS OPERATIONS-S.A.	12/23/2025	Regular	0.00	896.58	159935
00-74	GUADALUPE BLANCO RIVER AUTH.	12/23/2025	Regular	0.00	5,593.00	159936
00-3154	GUADALUPE COUNTY FAIR ASSOCIATION	12/23/2025	Regular	0.00	1,500.00	159937
00-4278	GUADALUPE COUNTY HOSPITAL BOARD	12/23/2025	Regular	0.00	857.50	159938
00-76	GUADALUPE VALLEY EL CO-OP INC.	12/23/2025	Regular	0.00	200.00	159939
00-4787	HELENA AGRI-ENTERPRISES LC	12/23/2025	Regular	0.00	4,752.00	159940
00-102	LOWER COLORADO RIVER AUTHORITY	12/23/2025	Regular	0.00	2,863.00	159941
00-4455	MASTERS ELECTRICAL SERVICES, LTD	12/23/2025	Regular	0.00	4,491.00	159942
00-11341	MELTON, STORMY	12/23/2025	Regular	0.00	1,000.00	159943
00-3396	MIDWEST TAPE	12/23/2025	Regular	0.00	227.90	159944
00-6229	MORALES, EMMANUEL F.	12/23/2025	Regular	0.00	170.00	159945
00-4394	NARDIS PUBLIC SAFETY	12/23/2025	Regular	0.00	74.99	159946
00-1170	S A OFFSET PRINTING INC	12/23/2025	Regular	0.00	458.24	159947
00-3248	SCHERTZ-SEGUIN LOCAL	12/23/2025	Regular	0.00	810,783.57	159948
00-3370	SCHINNERER & COMPANY, INC.	12/23/2025	Regular	0.00	71.57	159949

Check Report**Date Range: 12/11/2025 - 12/30/2025**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00-5014	SCHNEIDER ENGINEERING, LLC	12/23/2025	Regular	0.00	4,436.29	159950
00-103	SEGUIN CHEVROLET	12/23/2025	Regular	0.00	4,109.09	159951
00-547	SHERWIN-WILLIAMS	12/23/2025	Regular	0.00	1,676.93	159952
00-6019	SILSBEE FORD INC	12/23/2025	Regular	0.00	54,103.75	159953
00-6180	TEXAS CHILLER SYSTEMS LLC	12/23/2025	Regular	0.00	755.00	159954
00-3089	TEXAS ELECTRIC COOPERATIVES, INC.	12/23/2025	Regular	0.00	10,500.15	159955
00-3089	TEXAS ELECTRIC COOPERATIVES, INC.	12/23/2025	Regular	0.00	17,450.75	159956
00-153	THE SEGUIN GAZETTE-ENTERPRISE	12/23/2025	Regular	0.00	1,090.72	159957
00-4617	TRUESDELL, KAREN C	12/23/2025	Regular	0.00	525.00	159958
00-4567	ULINE INC	12/23/2025	Regular	0.00	49.50	159959
00-172	UNIFIRST HOLDINGS INC	12/23/2025	Regular	0.00	107.00	159960
00-5898	VOIANCE LANGUAGE SERVICES, LLC.	12/23/2025	Regular	0.00	12.24	159961
00-6215	WASTE CONNECTIONS OF TEXAS	12/23/2025	Regular	0.00	234,194.26	159962

Bank Code 1F Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	72	41	0.00	1,197,065.31
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	217	87	0.00	3,033,981.54
	289	128	0.00	4,231,046.85

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	72	41	0.00	1,197,065.31
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	217	87	0.00	3,033,981.54
	289	128	0.00	4,231,046.85

Fund Summary

Fund	Name	Period	Amount
900	COS POOLED CASH	12/2025	4,231,046.85

CITY OF SEGUIN

To: City Council
From: Donna Dodgen, Mayor
Date: January 5, 2025

Subject:Board and Commission Appointments



It's real.

Please consider the following Board and Commission Appointments:

Construction Board of Adjustment and Appeals – Term 1/5/2026 – 12/31/2026

John Flores	Unexpired Term
Roger Sanchez	Unexpired Term

Board and Commission Applications are attached.



It's real.

ADVISORY BOARDS & COMMISSIONS APPLICATION

Name: John Henry Flores Jr.

Street Address: [REDACTED]

City, State & Zip: Seguin, Texas 78155

Phone Number: [REDACTED] Home [REDACTED] Business [REDACTED]

E-mail: [REDACTED]

Employer: Flores Concrete

Occupation: Owner

Business Address: [REDACTED]

How long have you been a resident of Seguin? 36

Are you a qualified voter of the City? Yes

Please give a brief resume, including education, past employment, any special background or qualifications you have for serving on this board/commission. Use attachments, if necessary.

My qualifications include practical experience in planning, resource management, and community-focused decision-making.

I am motivated to serve on this board/commission to contribute my skills.

Please state why you wish to serve the City of Seguin as a member of a board, commission, or committee. Use attachments, if necessary.

I bring a strong background in business operations, community engagement, and project oversight, with experience that supports informed decision-making and responsible governance.

Do you currently serve on a City board or commission? Yes No

If yes, which board or commission? Building and Standards

How long? 3 years

Do you have any relatives who work for the City of Seguin? Yes No

If so, please list _____

Do you receive any direct compensation or gain from the City of Seguin? Yes No

If so, what type? _____

Do you receive any direct compensation or gain from any governmental body?

Yes No

If so, what type? _____

Do you or a family member (including spouse, parent, child, sibling or in-law) receive any direct compensation or gain from any business entity or contractor doing business with the City of Seguin? Yes No

If so, what type? _____

If selected by the Seguin City Council, on which boards/commission would you be willing to serve? Please be specific. This application will remain active for one-year, unless you are appointed to a board or commission. You must reapply, if you would like to be considered for another board or commission.

1. _____

2. _____

3. _____

SIGNATURE:  DATE: 12.15.25



It's real.

ADVISORY BOARDS & COMMISSIONS APPLICATION

Name: Roger Sanchez

Street Address: [REDACTED]

City, State & Zip: SEGUIN, TX. 78155

Phone Number: [REDACTED] Home [REDACTED] Business [REDACTED]

E-mail: [REDACTED]

Employer: onyx Creations LLC

Occupation: OWNER

Business Address: 2525 N. Austin ST

How long have you been a resident of Seguin? Life

Are you a qualified voter of the City? Yes

Please give a brief resume, including education, past employment, any special background or qualifications you have for serving on this board/commission. Use attachments, if necessary.

SEGUIN HIGH SCHOOL, LEARNING INTERNATIONAL SALES TRAINING
MANAGEMENT SKILLS IN BUILDING TRADES, CAN SALES,
INSURANCE, BUSINESS OWNERSHIP OF 20 YEARS PLUS
IN THE CONSTRUCTION INDUSTRY

Please state why you wish to serve the City of Seguin as a member of a board, commission, or committee. Use attachments, if necessary.

To Give Back & Develop a Continued Interest
In City Operations & Functions, Sincerely Interested
In City Development for Future Generations
Decisions Made Today Impact the Future of this
Wonderful City.

Do you currently serve on a City board or commission? Yes No

If yes, which board or commission? Building & STD, (Commissioner)

How long? 3 yrs

Do you have any relatives who work for the City of Seguin? Yes No

If so, please list Armando Guerrero

Do you receive any direct compensation or gain from the City of Seguin? Yes No

If so, what type? _____

Do you receive any direct compensation or gain from any governmental body?

Yes No

If so, what type? _____

Do you or a family member (including spouse, parent, child, sibling or in-law) receive any direct compensation or gain from any business entity or contractor doing business with the City of Seguin? Yes No

If so, what type? _____

If selected by the Seguin City Council, on which boards/commission would you be willing to serve? Please be specific. This application will remain active for one-year, unless you are appointed to a board or commission. You must reapply, if you would like to be considered for another board or commission.

1. Construction Board of Appeals

2. _____

3. _____

SIGNATURE: Roger Zandie DATE: 12/11/25

CITY OF SEGUIN

TO: City Council

FROM: Blaire Friar, Director of Main Street & Destination Seguin

DATE: January 6, 2026

SUBJECT: 2026 Downtown Street Closures and Sale of Alcohol



It's real.

Historical Background

Annually 50+ events are held in Central Park each year. Many of these events include street closures that require Council approval.

Listed below are the 2026 events involving street closures and alcohol sales (if applicable) in downtown Seguin. Street closures include the 100-300 Block S. River, 100-200 Block E. Donegan, and 100-200 Block E. Nolte Streets, unless otherwise indicated. The time includes set up and tear down for the event.

Action Requested

Staff is requesting approval of both the street closures and alcohol sales.

Procurement Methodology

No procurement required.

Funding Source

No funding required.

Staff Recommendation

Staff recommends approval of the street closures and alcohol sales.

Attachments

2026 Downtown Events

Event	Sponsoring Organization	Date	Time & Street Closure Location	Alcohol Sales
2 nd Sunday by YRAM	Yellow Rose Artisan Market	January 11, 2026	8:00 am – 6:00 pm	
Visionary Endeavors Market	Triple Elevation	January 17, 2026	8:00 am – 6:00 pm (possibly every 3 rd Saturday)	
YRAM	Yellow Rose Artisan Market	January 24, 2026	8:00 am – 6:00 pm	
2 nd Sunday by YRAM	Yellow Rose Artisan Market	February 8, 2026	8:00 am – 6:00 pm	
YRAM	Yellow Rose Artisan Market	February 28, 2026	8:00 am – 6:00 pm	
Toast to Texas	Daughters of the Republic of Texas	March 7, 2026	10:30 am – 3:30 pm	
2 nd Sunday by YRAM	Yellow Rose Artisan Market	March 8, 2026	8:00 am – 6:00 pm	
YRAM	Yellow Rose Artisan Market	March 28, 2026	8:00 am – 6:00 pm	
2 nd Sunday by YRAM	Yellow Rose Artisan Market	April 12, 2026	8:00 am – 6:00 pm	
19 th Annual Earth Day	Main Street & Destination Seguin	April 25, 2026	6:00 am – 5:00 pm, River Street – Court to Washington, Nolte Street – Austin to Crockett, Donegan Street – Austin to Milam	Alcohol sales during event
Race to Raise	Guadalupe Regional Medical Center	April 25, 2026	6:00 am – 1:00 pm, 100 - 200 block West Donegan	
Cinco de Mayo Pachanga	LULAC	May 1 - 2, 2026	6:00 am May 1 st – 6:00 am May 3 rd River Street – Court to Washington, Nolte Street – Austin to Crockett, Donegan Street – Austin to Crockett	Alcohol sales during event
2 nd Sunday by YRAM	Yellow Rose Artisan Market	May 10, 2026	8:00 am – 6:00 pm	
Third Thursday, Margarita Madness	Downtown Business Alliance	May 21, 2026	4:00 – 8:00 pm	Alcohol served
YRAM	Yellow Rose Artisan Market	May 23, 2026	8:00 am – 6:00 pm	

2 nd Sunday by YRAM	Yellow Rose Artisan Market	June 14, 2026	8:00 am – 6:00 pm	
Fiestas Juan Seguin	Hispanic Chamber of Commerce	June TBD, 2026	TBD	Alcohol sales during event
YRAM	Yellow Rose Artisan Market	June 27, 2026	8:00 am – 6:00 pm	
Fourth of July Flag Raising Ceremony, Parade Staging, and Parade	City of Seguin	July 4, 2026	6:00 am until the conclusion of the parade; Streets include the 100 Blocks, east and west of the following: Weinert, Cedar, Humphreys, Krezdorn; E. Koepsel, 100 Block School Street, E. College Street from Austin to King Street, River Street between College and Cedar, Milam Street around Mary B. Erskine School.	
Freedom Fiesta	KWED	July TBD, 2026	6:00 am July TBD - 6:00 am on July TBD Possible Austin Street; Court to Nolte	Alcohol sales during event
YRAM	Yellow Rose Artisan Market	July 25, 2026	8:00 am – 6:00 pm	
2 nd Sunday by YRAM	Yellow Rose Artisan Market	August 9, 2026	8:00 am – 6:00 pm	
YRAM	Yellow Rose Artisan Market	August 22, 2026	8:00 am – 6:00 pm	

2 nd Sunday by YRAM	Yellow Rose Artisan Market	September 13, 2026	8:00 am – 6:00 pm	
Fiesta Patrias	Hispanic Chamber of Commerce	September TBD, 2026	TBD	Alcohol sales during event
YRAM	Yellow Rose Artisan Market	September 26, 2026	8:00 am – 6:00 pm	
Bike Night	Seguin Brewing	October 2, 2026	11:00 am–11:00 pm W. Gonzales – Austin to Travis; N. Camp – Court to Mountain	Alcohol sales during event inside Seguin Brewing only
Guadalupe County Fair Parade	Guadalupe County Fair Association	October 9, 2026	6:00 am until conclusion of parade, College/Austin; College/River; Austin/Ireland; Austin/Mountain; Donegan/Austin; Nolte/Austin; Washington/Austin; Shelby/Austin; E. Klein/Austin; W. Klein/Austin; Pecan/Austin; David/Austin; and Live Oak/Austin	
2 nd Sunday by YRAM	Yellow Rose Artisan Market	October 11, 2026	8:00 am – 6:00 pm	
Fall Festival	Guadalupe County	October 17, 2026	Austin Street - Court to Nolte, River Street – Court to Washington, Nolte Street – Austin to Crockett, Donegan Street – Austin to Crockett	Alcohol sales during event
21 st Annual Pecan Fest	Seguin Main Street/CVB, Magnolia Hotel, Conservation Society, Seguin Art League, The Heritage Museum	October 24, 2026	6:00 am- 10:00 pm streets listed above, Austin Street - Court to Nolte, River Street – Court to Washington, Nolte Street – Austin to Crockett, Donegan Street – Austin to Milam, 200 Blk Live Oak and W. Gonzales Street	Alcohol sales during event

Day of The Dead	Hispanic Chamber of Commerce	November 1, 2026	TBD	
Art and Wine Walk	Seguin Arts Commission	November 14, 2026	4:00 – 8:00 pm	Alcohol sales during event
2 nd Sunday by YRAM	Yellow Rose Artisan Market	November 8, 2026	8:00 am – 6:00 pm	
Veterans Day Parade	DAV	November 11, 2026	10:00 am	
YRAM	Yellow Rose Artisan Market	November 28, 2026	8:00 am – 6:00 pm	
Holiday Stroll Parade	Parks and Recreation Department	December 3, 2026	4:00 pm until the conclusion of parade and lighting in Central Park. Streets listed above, River/College; College/Austin; East & West Elm/Austin, Ireland/Austin, Mosheim/Austin, Walnut/Austin, Mountain/Austin, and Gonzales/Austin; Nolte/Camp; W. Washington/Austin Streets	
16 th Annual Sip-n-Stroll	Main Street Program/CVB/ Downtown Business Alliance	December 4, 2026	5:00 – 9:00 pm, in addition to the streets listed above, Austin Street - Gonzales to Nolte, River Street – Court to Washington, Nolte Street – Austin to Crockett, Donegan Street – Austin to Crockett and W. Gonzales Streets	
13 th Annual North Pole Stroll	Downtown Business Alliance	December 5, 2026	6:00 am – 4:00 pm	
2 nd Sunday by YRAM	Yellow Rose Artisan Market	December 13, 2026	8:00 am – 6:00 pm	
Crossroads Church Candlelight Service	Crossroads Church	December 24, 2026	5:00 – 10:00 pm 100 Block of East Donegan	
YRAM	Yellow Rose Artisan Market	December 26, 2026	8:00 am – 6:00 pm	

It's real.

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Melissa Reynolds, P.E., MPA, CFM, City Engineer

Through: Rick Cortes, Deputy City Manager

Subject: Resolution of the City Council of the City of Seguin, Texas 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.

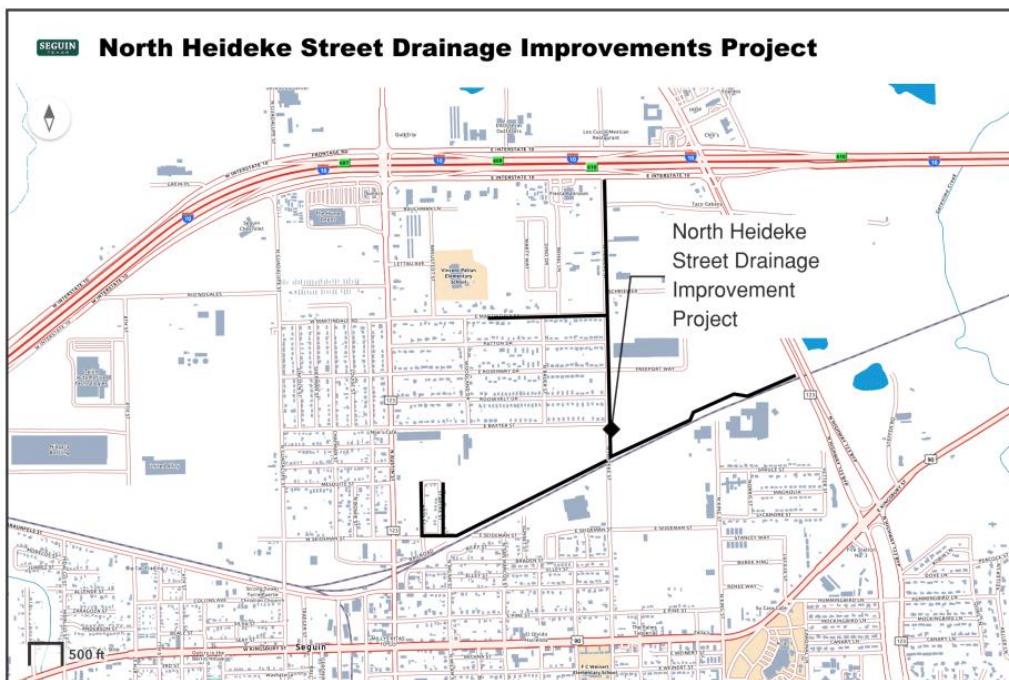
Date: January 6, 2026

Historical Background

The City of Seguin was awarded a grant from the General Land Office for flood mitigation and infrastructure improvements in the amount of \$37,891,885.50. This grant is for construction of drainage improvements in the following four areas:

Walnut Branch
Mays Creek
North Heideke
North Guadalupe

In December 2021, City Council awarded project related engineering services to TRC Companies, Inc. On December 17, 2024, the construction contract was awarded to D&D Contractors, Inc. in the amount of \$17,911,808.79. On August 19th, City Council authorized Change Order Nos. 1, 2, and 3. On October 4th, City Council authorized Change Order No. 4. On November 11th, City Council authorized Change Order No. 5.



It's real.

Original Contract \$ 17,911,808.79

Change Order	Impact	Cumulative Cost
1	\$ 25,810.69	\$ 17,937,619.48
2	\$ 2,447.23	\$ 17,940,066.71
3	\$ 3,031.22	\$ 17,943,097.93
4	\$ (2,683.57)	\$ 17,940,414.36
5	\$ (2,673.10)	\$ 17,937,741.26
6	\$ (593,023.46)	\$ 17,344,717.80
TOTAL	\$ (567,090.99)	

Action Requested

A change order has been requested to memorialize Change Order No. 6 additional shoring, concrete work, reinforced concrete pipe, and utility relocation necessitated by the stormwater improvements and a deduction of jack and bore items. The contract price will be decreased with Change Order No. 6 to \$17,344,717.80.

Procurement Methodology & Funding Source

This project originally went through the formal bidding process under bid number AF-2025-17. Funding for this change order has been secured through bonds and GLO CDBG-MIT grants

Staff Recommendation

Staff recommends the approval of this change order.

ATTACHMENTS

1. 2026-01-06 Resolution GLO Heideke CO
2. Change Order No. 6

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS 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, CONTRACT NUMBER 22-085-008-D236) FOR A DECREASE OF \$593,023.46; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Seguin was awarded a grant from the General Land Office for flood mitigation and infrastructure improvements; and

WHEREAS, the City was notified by the General Land Office that the North Heideke Street Drainage Improvement Project (the "Project") was selected for grant funding; and

WHEREAS, the North Heideke Street Drainage Improvement Project includes flood mitigation and infrastructure improvements and

WHEREAS, the City contracted with TRC Companies, Inc. to design the North Heideke Street Drainage Improvements Project and assist in bidding of the project; and

WHEREAS, the construction contract was awarded to D&D Contractors, Inc.; and

WHEREAS, Change Order Nos. 1 though 5 were previously authorized; and

WHEREAS, Change Order No. 6 is requested for additional shoring, concrete work, reinforced concrete pipe, and utility relocation necessitated by the stormwater improvements and a deduction of jack and bore items; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Seguin, Texas:

SECTION 1. Change Order No. 6 is hereby approved.

SECTION 2. The City Manager, Steve Parker, is authorized to execute Change Order No. 6 with D&D Contractors, Inc. for the North Heideke Street Drainage Improvement Project for a contract price decrease of \$593,023.46.

SECTION 3. This resolution is effective on the date of its passing.

PASSED AND APPROVED THIS 6th DAY OF JANUARY 2026.

Donna Dodgen
Mayor

ATTEST:

Kristin Mueller
City Secretary



809 E. Court Street
Suite 106
Seguin, Texas 78155

t 512.201.1206
T.B.P.E. #F-8632

December 3, 2025

Mr. Billy Hornung, P.E. Project Engineer
City of Seguin
P.O. Box 591
Seguin, Texas 78156-0591

**RE: GLO Contract No. 22-085-008-D236
North Heideke Street Drainage Improvement Project
Change Order # 6**

Dear Mr. Hornung:

Attached for execution by the City is one (1) original Change Order No. 6 for the above-referenced project. Change Order No. 6 includes the deduction of jack and bore items. Change Order No. 6 also includes the addition of modified shoring, concrete work to meet UPRR requirements, concrete pavement, RCP on Hays Street, and the relocation of two existing manholes in conflict with the proposed stormwater utility.

Upon execution, please scan and email one (1) copy to this office and one (1) copy to D&D Contractors, Inc. If you have any questions regarding this information, please feel free to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip M. Mullan".

Philip M. Mullan, P.E.
Area Director – Infrastructure

Cc: Ms. Melissa Reynolds, P.E., MPA, CFM, City of Seguin
Mr. Matt Pekar, City of Seguin
Ms. Pamela Herrera, City of Seguin



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

NOTE: Texas Local Government Code Sec. 262.031 "CHANGES IN PLANS AND SPECIFICATIONS" regulations apply. Generally, a cumulative increase in the contract price in excess of 25% or a cumulative decrease in excess of 18% are disallowed.

Subrecipient City of Seguin	GLO Contract Number: 22-085-008-D236	Date: 12/3/2025
Engineer Name Address & Phone		
TRC Engineers, Inc. 809 E. Court St., Suite 106 Seguin, TX 78155 (512) 201-1206	Subrecipient Name, Address, & Phone Number: City of Seguin P.O. Box 591 Seguin, Texas 78156 (830) 401-2337	Contractor Name, Address & Phone Number: D&D Contractors, Inc. 1463 Bolton Road Marion, Texas 78124 (830) 358-9206
Project #: 450711	Bid Package #:	Change Order #: 6
Contract Origination Date	Project Description: North Heideke Street Drainage Improvements	

You are hereby requested to comply with the following changes from the contract plans and specifications.

Item No.	Description of Changes: Quantities, Units, Unit Prices, Change in Completion Schedule etc.	Decrease in Contract Price	Increase in Contract Price
CO 6.1 P. 57	Deduct 47 LF at Unit Price of \$4,630.60 to install 48" RCP by Jack & Bore. No change in completion schedule.	(\$217,638.20)	
CO 6.2 P. 58	Deduct 101 LF at Unit Price of \$3,317.12 to install 60" RCP by Jack & Bore. No change in completion schedule.	(\$335,029.12)	
CO 6.3 P. 62	Deduct 12 LF at Unit Price of \$6,086.95 to install 5'x4' RCB by Jack & Bore. No change in completion schedule.	(\$73,043.40)	
CO 6.5 P. 66	Deduct 78 LF at Unit Price of \$6,615.80 to install 9'x3' RCB by Jack & Bore. No change in completion schedule.	(\$516,032.40)	
CO 6.6	47 LF at Unit Price of \$1,244.91 to install shoring for the 48" RCP. No change in completion schedule.		\$58,510.77
CO 6.7	101 LF at Unit Price of \$1,301.95 to install shoring for the 60" RCP. No change in completion schedule.		\$131,496.95
CO 6.8	78 LF at Unit Price of \$1,888.01 to install shoring for the 9'x3' RCB. No change in completion schedule.		\$147,264.78
CO 6.9 P. 95	3,353 SY at Unit Price of \$23.68 to excavate the ditch No change in completion schedule.		\$79,399.04
CO 6.10 P. 96	530 SY at Unit Price of \$138.26 to instiall 5" concrete riprap for under SH 123 bridge.No change in completion schedule.		\$73,277.80
CO 6.11 P. 109	334 CY at Unit Price of \$10.66 for embankment on the concrete channel under SH 123 bridge. No change in completion schedule.		\$3,560.44
CO 6.12	390 SY at Unit Price of \$18.47 for removing existing concrete riprap for SH 123 Bridge. No change in completion schedule.		\$7,203.30
	SEE SHEET 4 FOR ADDITIONAL ENTRIES		

See sheet 2 to add additional entries

Change in Construction Contract Price		Change in Contract Time (Calendar Days)	
Original Contract Price:	\$17,911,808.79	Original Contract Time in Days:	610
Cumulative Previous Change Order(s) Total:	\$25,932.47	Net Change from Previous Change Order(s) in Days	0
Contract Price Prior to this Change Order:	\$17,937,741.26	Contract Time Prior to this Change Order in Days	610
Net Increase/Decrease of this Change Order:	(\$593,023.46)	Net Increase/Decrease of this Change Order in Days:	0

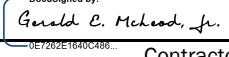


COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

Contract Price with All Approved Change Orders:	\$17,344,717.80	Contract Time with All Approved Change Orders in Days:	610
Cumulative Percent Change in Contract Price (+/-)	-3.42%	Subrecipient Contract End Date:	10/31/2026
Construction Contract Start Date:	2/5/2025	Construction Contract End Date:	10/8/2026

Reimbursements of costs included in this change order are subject to review by GLO-CDR.

***This document may be executed prior to submission for GLO-CDR review, but all parties involved will be held responsible if the change order or amendment warranted as a result of this change order is not in compliance with CDBG or HUD Requirements**

Subrecipient Signature	Signed by:  Philip Mullan 0A02B19D81854C4...	12/3/2025	DocuSigned by:  Gerald C. McLeod, Jr. 0E7262E1640C488...	12/3/2025
Steve Parker, City Manager	Engineer Signature	Contractor Signature		
Subrecipient Name and Title (Printed)	Engineer Name and Title (Printed)	Contractor Name and Title (Printed)		
Subrecipient Signature	Engineer Signature	Contractor Signature		

Justification for Change Order

1. Will this change order increase or decrease the number of beneficiaries? Increase Decrease No Change

If there is a change, how many beneficiaries will be affected?

Total LMI

2. Effect of this change on the scope of work: Increase Decrease No Change

3. Effect on operation and maintenance costs: Increase Decrease No Change

4. Are all prices in the change order dependent upon unit prices found in the original bid? Yes No

If "no", explain:

See attached sheet 5

5. Has the change created new circumstances or environmental conditions which may affect the project's impact, such as concealed or unexpected conditions discovered during actual construction? Yes No

If "yes", is an environmental assessment required?

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COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

6. Is the Texas Council on Environmental Quality (TCEQ) clearance still valid (if applicable)? Yes No

7. Is the CCN permit still valid? (sewer projects only) Yes No

8. Are the disability access requirements/approval still valid (if applicable)? Yes No

9. Are other Disaster Recovery contractual special condition clearances still valid? Yes No

If "no", explain:

***Disclaimer:** The Texas General Land Office has made every effort to ensure the information contained on this form is accurate and in compliance with the most up-to-date CDBG-DR and/or CDBG-MIT federal rules and regulations, as applicable. It should be noted that the Texas General Land Office assumes no liability or responsibility for any error or omission on this form that may result from the interim period between the publication of amended and/or revised federal rules and regulations and the Texas General Land Office's standard review and update schedule.*

Item No.	Description of Changes: Quantities, Units, Unit Prices, Change in Completion Schedule etc.	Decrease in Contract Price	Increase in Contract Price
CO 6.13	1 LS at Unit Price of \$2,500.00 for additional SWPPP protection. No change in completion schedule.		\$2,500.00
CO 6.14	1 LS at Unit Price of \$8,000.00 for stabilization. No change in completion schedule.		\$8,000.00
CO 6.15 P. 102	65.3 SY at Unit Price of \$109.46 for 7" concrete pavement. No change in completion schedule.		\$7,147.74
CO 6.16	2 EA at Unit Price of \$8,110.58 for 4' Diameter Sanitary Sewer Manhole at 6' depth. No change in completion schedule.		\$16,221.16
CO 6.17	8.6 VF at Unit Price of \$651.60 for extra depth on Sanitary Sewer Manhole. No change in completion schedule.		\$5,603.76
CO 6.18	2 EA at Unit Price of \$2,346.00 for removal of existing Sanitary Sewer Manhole. No change in completion schedule.		\$4,692.00
CO 6.19	40 LF at Unit Price of \$156.14 for 10" SDR 26 PVC. No change in completion schedule.		\$6,245.60
CO 6.20	40 LF at Unit Price of \$2.40 for trench protection. No change in completion schedule.		\$96.00
CO 6.21	40 LF at Unit Price of \$0.25 for sewer tracer wire. No change in completion schedule.		\$10.00
CO 6.22	40 LF at Unit Price of \$24.70 for removal of existing 10" Sanitary Sewer line. No change in completion schedule.		\$988.00
CO 6.23 P. 54	62 LF at Unit Price of \$196.00 for 18" RCP. No change in completion schedule.		\$12,152.00
CO 6.24 P. 93	62 LF at Unit Price of \$2.72 for trench safety. No change in completion schedule.		\$168.64
CO 6.25	1 EA at Unit Price of \$1,107.01 to connect to an existing Juction Box. No change in completion schedule.		\$1,107.01
CO 6.26	62 LF at Unit Price of \$5.60 for filter fabric for 18" RCP. No change in completion schedule.		\$347.20
CO 6.27	Deduct 1 LS at Unit Price of \$17,272.53 for added 3% bond premium. No change in completion schedule.	(\$17,272.53)	

Community Development & Revitalization
The Texas General Land Office
GLO Contract Number 22-085-008-D236
City of Seguin GLO North Heideke Street Drainage Improvement

CO 6.6 to 6.8 – These line items are for removing jack and boring for 48" RCP, 60" RCP, and 9'x3' RCB from the scope and replacing with modified shoring around the LCRA power pole.

CO 6.9 to 6.14 – These line items are for additional excavation and concrete work to meet UPRR requirements at the outflow.

CO 6.16 to 6.22 – Relocation of two manholes due to conflict with stormwater utility line on Heideke and Martindale.

CO 6.23 to 6.26 – These line items are for the relocation and extension of the 18" RCP on Hays Street.

CO 6.27 – This is for the decrease of the bond premium for the changed work.



D&D Contractors, Inc.
Master Client Change Order Agreement



Project #	1432	Owner	City of Seguin
Project	N.Heideke Street Drainage	Date:	12/2/2025
D&D CO #	6 rev 42	SUB CO#	

This authorization provides for the following modifications or additions:

RCB Bore deductions and / Open cut / revised TSP additions; Added grading and Concrete at SH 123; Added RCP on Hays; Added 7" Conc Paving at Premium waters; SSMH modification at Martindale intersection

Item No	Description	Unit	QTY	Unit Price	Total
57	Jack & Bore or Tunnel for Furnishing & Installing 48" RCP	LF	-47	\$4,630.60	-\$217,638.20
58	Jack & Bore or Tunnel for Furnishing & Installing 60" RCP	LF	-101	\$3,317.12	-\$335,029.12
62	Jack & Bore or Tunnel for Furnishing & Installing 5'x4' RCB	LF	-12	\$6,086.95	-\$73,043.40
66	Jack & Bore or Tunnel for Furnishing & Installing 9'x3' RCB	LF	-78	\$6,615.80	-\$516,032.40
	Open cut with Modified Trench Safety 48" RCP	LF	47	\$1,244.91	\$58,510.77
	Open cut with Modified Trench Safety 60" RCP	LF	101	\$1,301.95	\$131,496.95
	Open cut with Modified Trench Safety 9x3 RCB	LF	78	\$1,888.01	\$147,264.78
95	Excavation of the Ditch	CY	3353	\$23.68	\$79,399.04
96	5" Concrete Rip rap under 123 bridge	SY	530	\$138.26	\$73,277.80
	Channel Embankment	CY	334	\$10.66	\$3,560.44
	Remove existing Concrete Ditch Rip Rap	SY	390	\$18.47	\$7,203.30
	SWPPP protection	LS	1	\$2,500.00	\$2,500.00
	Stabilization	LS	1	\$8,000.00	\$8,000.00
109	7" concrete Pavement @ prem. Water	SY	65.3	\$109.46	\$7,147.74
	4' Sanitary Sewer Manhole (6' depth)	EA	2	\$8,110.58	\$16,221.16
	Extra Depth on SSMHs	VF	8.6	\$651.60	\$5,603.76
	Remove existing SSMH	EA	2	\$2,346.00	\$4,692.00
	10" SDR 26 PVC San Sewer	LF	40	\$156.14	\$6,245.60
	Trench Protection	LF	40	\$2.40	\$96.00
	Sewer Tracer Wire	LF	40	\$0.25	\$10.00
	Remove & Dispose 10" San Sewer line	LF	40	\$24.70	\$988.00
54	18" RCP	LF	62	\$196.00	\$12,152.00
93	Tench Safety	LF	62	\$2.72	\$168.64
	Connect to existing storm J-box	EA	1	\$1,107.01	\$1,107.01
	18" RCP Filter fabric	LF	62	\$5.60	\$347.20
	Added bond premium (3%)	LS	1	-\$17,272.53	-\$17,272.53
	TOTAL				(\$593,023.46)

Contract Value:

The Original Contract Sum	\$17,911,808.79
Net Change by Previously Authorized Requests and Change Orders	\$25,932.47
The Contract Sum Prior to This Change Order	\$17,937,741.26
The Contract Sum will be Increased/Decreased by this change order	(\$593,023.46)
The New Contract Sum including this Change order Request	\$17,344,717.80

Except for such CHANGES as are set forth herein, all of the terms and conditions of your contract, and as it may have been before modified in writing, shall be and remain the same.

Owner	D&D Contractors - Project Manager	
Name:	Name:	Gerald McLeod
X	X	<i>Gerald C. McLeod, Jr.</i>
Date:	Date:	12/2/2025

It's real.

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Melissa Reynolds, P.E., MPA, CFM, City Engineer

Through: Rick Cortes, Deputy City Manager

Subject: Resolution of the City Council of the City of Seguin, Texas 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.

Date: January 6, 2026

Historical Background

In January 2017, the City of Seguin was awarded funding through the Alamo Area Metropolitan Planning Organization (AAMPO) for the STBG-Road Widening Off System, Rudolf Road Widening Phase 2 Project. The project will extend a widened Rudeloff Road from Huber Road to State Highway 123 at FM 20 with a four (4) lane section and include a median and shared use paths on both sides.

In December 2021, the City of Seguin awarded a professional services contract for engineering with Brown & Gay Engineering, Inc. (BGE) for engineering and design services of the Rudeloff Road Widening Phase 2 Project CSJ #0915-46-049 in the amount of \$1,234,183.12.

Action Requested

The current requested additional service proposal #6 is to provide additional utility coordination. The original project was scoped with limited efforts to address utility relocations. Nearly all utilities at the starting end of the project were cleared with Rudeloff Phase 1 and the remainder at the terminal end of the project were in TxDOT ROW which did not require adjustments. The City/Consultant was aware of potential conflicts at the high voltage transmission line and a potential Gas Main under ownership by Mark West at time of project contract scoping. However, the gas main was purchased by CPS of San Antonio after start of the project which required considerable effort to clear the project over their purchased infrastructure. Task 130 also included efforts to coordinate with City and TxDOT regarding SH123 Programmed roadway improvements.

The requested additional service proposal #7 is the result of plan revisions associated with access control to undeveloped tracts. During the land acquisition phase, revisions to medians and median openings, driveways, roadside drainage, and associated details are required.

Design will be completed in accordance with the existing professional services agreement with BGE, Inc.

It's real.

Item	Cost	Justification
Original Contract	\$1,234,182.12	
Additional Services Proposal #1	+\$30,161.79	TxDOT Traffic Projections
Additional Services Proposal #2	+\$103,212.42	Archeologic Study and Public Hearing for environmental clearance
Additional Services Proposal #3	+\$134,519.56	Upgraded water mains based on Springs Hill CCN transfer area
Additional Services Proposal #4	+116,000.00	Supplemental survey efforts
Additional Services Proposal #5	+\$89,063.49	Illumination Design
Additional Services Proposal #6	+\$36,827.68	Utility Coordination
Additional Services Proposal #7	+\$79,740.60	Plan revisions associated with access control to undeveloped tracts

Procurement Methodology & Funding Source

Funding for this project has been secured through bonds.

Staff Recommendation

Staff recommends the contract amendment be executed with BGE, Inc. in the amount of \$116,568.29.

ATTACHMENT

1. 2026-01-06 Resolution Rudeloff II BGE CA 6 and 7
2. BGE, Inc. Contract Amendment No. 6
3. BGE, Inc. Contract Amendment No. 7

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENTS TO THE PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$116,568.29 WITH BGE, INC. FOR ADDITIONAL UTILITY COORDINATION AND DESIGN REVISIONS FOR THE RUDELOFF ROAD WIDENING PHASE II PROJECT CSJ 0915-46-049; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Seguin is a member of the Alamo Area Metropolitan Planning Organization (the "AAMPO"); and

WHEREAS, in January 2017 the City was notified by the AAMPO that the Rudeloff Road Widening Phase II Project (the "Project") was selected for funding; and

WHEREAS, the City contracted with BGE, Inc. in December 2021 to design the Project and assist in bidding of the project with a Professional Service Agreement for \$1,234,183.12; and

WHEREAS, additional work has been authorized to provide TxDOT traffic projections for an amount of \$30,161.79; and;

WHEREAS, additional work has been authorized to accommodate an Archeological Study and Public Hearing for environmental clearance for an amount of \$103,212.42; and;

WHEREAS, additional work has been authorized for potential addition of more water customers, water mains need to be installed from SH 123 to Huber Road for an amount of \$134,519.56; and;

WHEREAS, additional work has been authorized for supplementary survey efforts for an amount of \$116,000; and;

WHEREAS, additional work has been authorized for design of intersection lighting as a safety countermeasure which reduces crashes and provides safety benefits for an amount of \$89,063.49; and;

WHEREAS, BGE, Inc. has proposed an additional service proposal in the amount of \$36,827.68 and \$79,740.60, respectively, for utility coordination and design revisions associated with access control to undeveloped tracts; and;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Seguin, Texas:

SECTION 1. The City Council of Seguin, Texas hereby approves contract amendments in an amount of \$116,568.29 with BGE, Inc. for engineering services for Rudeloff Road Widening Phase 2 Project CSJ #0915-46-049.

SECTION 2. This resolution is effective on the date of its passing.

PASSED AND APPROVED THIS 6th DAY OF JANUARY 2026.

Donna Dodgen
Mayor

ATTEST:

Kristin Mueller
City Secretary

EXHIBIT C
WORK AUTHORIZATION
WORK AUTHORIZATION NO. 6
PROJECT: RUDELOFF ROAD WIDENING PHASE II PROJECT

This Work Authorization is made pursuant to the terms and conditions of the Contract for Engineering Services, being dated November 12, 2025, and entered into by and between the City of Seguin, a Texas home rule municipality, (the "City") and BGE , INC. (the "Engineer").

Part 1. The Engineer will provide the following Engineering Services set forth in Attachment "B" of this Work Authorization.

Part 2. The maximum amount payable for services under this Work Authorization without modification is Thirty-six thousand eight hundred twenty-seven dollars and sixty-eight cents (\$36,827.68).

Part 3. Payment to the Engineer for the services established under this Work Authorization shall be made in accordance with the Contract.

Part 4. This Work Authorization shall become effective on the date of final acceptance and full execution of the parties hereto and shall terminate on November 12, 2027. The Engineering Services set forth in Attachment "B" of this Work Authorization shall be fully completed on or before said date unless extended by a Supplemental Work Authorization.

Part 5. This Work Authorization does not waive the parties' responsibilities and obligations provided under the Contract.

Part 6. The City believes it has sufficient funds currently available and authorized for expenditure to finance the costs of this Work Authorization. Engineer understands and agrees that the City's payment of amounts under this Work Authorization is contingent on the City receiving appropriations or other expenditure authority sufficient to allow the City, in the exercise of reasonable administrative discretion, to continue to make payments under this Contract. It is further understood and agreed by Engineer that the City shall have the right to terminate this Contract at the end of any City fiscal year if the Seguin City Council does not appropriate sufficient funds as determined by the City's budget for the fiscal year in question. The City may effect such termination by giving written notice of termination to Engineer.

Part 7. This Work Authorization is hereby accepted and acknowledged below.

EXECUTED this 14th day of November, 2025.

ENGINEER:

BGE, Inc.

By: Erin N. Gonzales

Signature

Erin Gonzales, PE, CFM

Managing Director, Transportation

CITY:

City of Seguin, Texas

By: Steve Parker

Steve Parker (Nov 18, 2025 11:33:59 CST)

Signature

Steve Parker

City Manager

LIST OF ATTACHMENTS

Attachment A - Services to be Provided by City (No Action Required)

Attachment B - Services to be Provided by Engineer (BGE EXHIBIT B-6)

Attachment C - Work Schedule (Not included/Not Required)

Attachment D - Fee Schedule (BGE EXHIBIT D-6)

EXHIBIT B

BASIC ENGINEERING SERVICES

The work to be performed by the ENGINEER under this work authorization shall consist of providing Public Involvement, Environmental clearance, topographic surveying, and engineering services required for the design and preparation of the plans, specifications and estimate (PS&E) to construct on new alignment a 4 lane roadway with center turn lane, bicycle and pedestrian facilities. The plan set will contain all of the required grading, paving, drainage, stormwater pollution prevention plan, delineation, sequence of construction, construction signing, traffic control plan and associated details and standard drawings necessary for construction of the above mentioned project.

The ENGINEER shall perform Bid Phase services to assist CITY with development of bid documents, distribution of plans, development of addends, evaluation of bids, and recommendation for award.

The ENGINEER will perform all work and prepare all deliverables in accordance with the applicable/current requirements of the City of Seguin, the 2011 Texas Manual of Uniform Traffic Control Devices for Streets and Highways, including latest revisions, the TxDOT 2024 Roadway Design Manual, TxDOT 2016 Hydraulic Design Manual, and the TxDOT 2024 Standard Specifications for Construction of Highways, Streets, and Bridges (English units).

RIGHT OF WAY DATA (Function Code 130)

Utility Coordination

- A. The ENGINEER shall perform Utility Coordination and Utility Engineering services needed to achieve utility clearance, including up to two (2) agreements with utility owners.
- B. The work to be performed by the ENGINEER under this contract shall consist of providing engineering services as defined in the Professional Services Agreement dated 12/21/2021.

PRIME PROVIDER NAME: BGE, INC.
RUDELOFF ROAD PHASE 2

EXHIBIT D-FEE SCHEDULE (BGE, INC.)																				
TASK DESCRIPTION		QC MANAGER	Sr. PROJECT MANAGER	SURVEY MANAGER RPLS	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	GRADUATE ENGINEER	SR. ENGINEERING TECH	CADD TECH	ENV. SCIENTIST SENIOR	ENV. SCIENTIST III	ENV. SCIENTIST IV	ENV. SCIENTIST INVOLVEMENT SPECIALIST III	ENV. SCIENTIST INVOLVEMENT SPECIALIST IV	GIS TECHNICIAN	SURVEY CREW	CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	LABOR HRS. PER SHEET
ROUTE & DESIGN STUDIES (FC 110)																		0		
HOURS SUB-TOTALS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CONTRACT RATE PER HOUR	288	254.57	198	219.21	155.57	130.82	198	187.39	120.21	240.42	88.39	123.75	194.46	88.39	123.75	97	200	102.53		
TOTAL LABOR COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
% DISTRIBUTION OF STAFFING	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
SUBTOTAL (FC 110)																		\$0.00		
ENVIRONMENTAL STUDIES & PUBLIC INVOLVEMENT (FC 120)																		0		
HOURS SUB-TOTALS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CONTRACT RATE PER HOUR	288	254.57	198	219.21	155.57	130.82	198	187.39	120.21	240.42	88.39	123.75	194.46	88.39	123.75	97	200	102.53		
TOTAL LABOR COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
% DISTRIBUTION OF STAFFING	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
SUBTOTAL (FC 120)																		\$0.00		
RIGHT OF WAY DATA (FC 130)																		0		
Utility Coordination	80			24	40			40										184		
HOURS SUB-TOTALS	80	80	0	0	24	40	0	40	0	0	0	0	0	0	0	0	0	0	184	
CONTRACT RATE PER HOUR	288	254.57	198	219.21	155.57	130.82	198	187.39	120.21	240.42	88.39	123.75	194.46	88.39	123.75	97	200	102.53		
TOTAL LABOR COSTS	\$0.00	\$20.16	\$0.00	\$0.00	\$3.88	\$5.28	\$0.00	\$1.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
% DISTRIBUTION OF STAFFING	0.00%	43.48%	0.00%	0.00%	13.04%	21.74%	0.00%	5.24%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
SUBTOTAL (FC 130)																		\$0.00		
DESIGN SURVEY (FC 150)																		0		
ROADWAY DESIGN CONTROLS (FC160)																		0		
HOURS SUB-TOTALS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CONTRACT RATE PER HOUR	288	254.57	198	219.21	155.57	130.82	198	187.39	120.21	240.42	88.39	123.75	194.46	88.39	123.75	97	200	102.53		
TOTAL LABOR COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
% DISTRIBUTION OF STAFFING	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
SUBTOTAL (FC 150)																		\$0.00		
ROADWAY DESIGN CONTROLS (FC160)																		0	2	
HOURS SUB-TOTALS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
CONTRACT RATE PER HOUR	288	254.57	198	219.21	155.57	130.82	198	187.39	120.21	240.42	88.39	123.75	194.46	88.39	123.75	97	200	102.53		
TOTAL LABOR COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
% DISTRIBUTION OF STAFFING	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
SUBTOTAL (FC 160)																		\$0.00		

PRIME PROVIDER NAME: BGE, INC.
RUEDELOFF ROAD PHASE 2

EXHIBIT D-FEE SCHEDULE (BGE, INC.)																							
TASK DESCRIPTION		QC MANAGER	Sr. PROJECT MANAGER	SURVEY MANAGER RPLS	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	GRADUATE ENGINEER	SR. ENGINEERING TECH	Sr. CADD TECH	CADD TECH	ENV. SCIENTIST SENIOR	ENV. SCIENTIST III	ENV. SCIENTIST III	ENV. SCIENTIST IV	PUBLIC INVOLVEMENT SPECIALIST III	PUBLIC INVOLVEMENT SPECIALIST III	GIS TECHNICIAN	SURVEY CREW	CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	LABOR HRS. PER SHEET	
DRAINAGE (FC161)																				0	1		
HOURS SUBTOTALS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
CONTRACT RATE PER HOUR	288	254.57	198	219.21	155.57	130.82	198	187.39	120.21	240.42	88.39	123.75	194.46	88.39	123.75	97	200	102.53					
TOTAL LABOR COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
% DISTRIBUTION OF STAFFING	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
SUBTOTAL (FC 161)																						\$0.00	
SIGNING, PMT. MARKING, & SIGNAL (FC162)																					0	9	
HOURS SUBTOTALS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	
CONTRACT RATE PER HOUR	288	254.57	198	219.21	155.57	130.82	198	187.39	120.21	240.42	88.39	123.75	194.46	88.39	123.75	97	200	102.53					
TOTAL LABOR COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
% DISTRIBUTION OF STAFFING	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
SUBTOTAL (FC 162)																						\$0.00	
MISCELLANEOUS (ROADWAY) (FC 163)																				0	0		
HOURS SUBTOTALS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CONTRACT RATE PER HOUR	288	254.57	198	219.21	155.57	130.82	198	187.39	120.21	240.42	88.39	123.75	194.46	88.39	123.75	97	200	102.53					
TOTAL LABOR COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
% DISTRIBUTION OF STAFFING	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
SUBTOTAL (FC 163)																						\$0.00	
MANAGING CONTRACTED PER SERVICES & SURVEY CONTRACTS (FC 164)																				0	0		
HOURS SUBTOTALS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CONTRACT RATE PER HOUR	288	254.57	198	219.21	155.57	130.82	198	187.39	120.21	240.42	88.39	123.75	194.46	88.39	123.75	97	200	102.53					
TOTAL LABOR COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
% DISTRIBUTION OF STAFFING	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
SUBTOTAL (FC 164)																						\$0.00	
BID AND CONSTRUCTION SERVICES (FC 351)																				0	0		
HOURS SUBTOTALS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CONTRACT RATE PER HOUR	288	254.57	198	219.21	155.57	130.82	198	187.39	120.21	240.42	88.39	123.75	194.46	88.39	123.75	97	200	102.53					
TOTAL LABOR COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
% DISTRIBUTION OF STAFFING	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
SUBTOTAL (FC351)																						\$0.00	
PROJECT TOTALS	GC MANAGER	Sr. PROJECT MANAGER	SURVEY MANAGER RPLS	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	GRADUATE ENGINEER	SR. ENGINEERING TECH	Sr. CADD TECH	CADD TECH	ENV. SCIENTIST SENIOR	ENV. SCIENTIST III	ENV. SCIENTIST III	ENV. SCIENTIST IV	PUBLIC INVOLVEMENT SPECIALIST III	PUBLIC INVOLVEMENT SPECIALIST III	GIS TECHNICIAN	SURVEY CREW	CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	LABOR HRS. PER SHEET		
TOTAL HOURS	\$ 288.00	\$ 254.57	\$ 198.00	\$ 219.21	\$ 155.57	\$ 130.82	\$ 198.00	\$ 187.39	\$ 120.21	\$ 240.42	\$ 88.39	\$ 123.75	\$ 194.46	\$ 88.39	\$ 123.75	\$ 97.00	\$ 200.00	\$ 102.53				\$184.00	
CONTRACT RATE PER HOUR	\$ 288.00	\$ 254.57	\$ 198.00	\$ 219.21	\$ 155.57	\$ 130.82	\$ 198.00	\$ 187.39	\$ 120.21	\$ 240.42	\$ 88.39	\$ 123.75	\$ 194.46	\$ 88.39	\$ 123.75	\$ 97.00	\$ 200.00	\$ 102.53				\$184.00	
TOTAL LABOR COSTS	\$ 0.00	\$ 20,356.60	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 36,827.60		
% DISTRIBUTION OF STAFFING	0.0%	55.3%	0.0%	0.0%	10.1%	14.2%	0.0%	20.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%	

PRIME PROVIDER NAME: BGE, INC.
RUDELOFF ROAD PHASE 2

EXHIBIT D-FEE SCHEDULE (BGE, INC.)

DESCRIPTION	TOTAL MH BY FC	TOTAL COSTS BY FC
ROUTE AND DESIGN STUDIES (FC110)	0	\$0.00
ENVIRONMENTAL ASSESSMENT AND PUBLIC INVOLVEMENT (FC 120)	0	\$0.00
RIGHT OF WAY DATA (FC 130)	184	\$36,827.68 100%
DESIGN SURVEY (FC 150)	0	\$0.00
DOCUMENTATION CONTROLS (FC 160)	0	\$0.00
DRAINAGE (FC 170)	0	\$0.00
SIGNING, PVMT. MARK. & SIGNALS (FC180)	0	\$0.00
MISCELLANEOUS (ROADWAY) (FC 185)	0	\$0.00
MANAGEMENT CONTRACT SERVICES & SURVEY CONTRACTS (FC 164)	0	\$0.00
BID AND CONSTRUCTION SERVICES (FC 351)	0	\$0.00
SUBTOTAL LABOR EXPENSES	184	\$36,827.68
OTHER DIRECT EXPENSES (COMPLETE IN ACCORDANCE WITH YOUR CONTRACT)	# OF UNITS	COST/UNIT
Air Travel	0	\$800.00
Message (if of miles) (current state rate)	0	\$0.00
Per Diem	0	\$20.00
Hotel	0	\$125.00
Photocopies BW (8.5 X 11)	0	\$0.12
Photocopies Color (8.5 X 11)	0	\$0.25
White Milar (11 X 17)	0	\$3.00
CD Archive	0	\$5.00
Photocopies Color (8.5 X 11)	0	\$0.25
Photocopies Color (11 X 17)	0	\$2.00
Certified Mail	0	\$10.00
Traffic Counts - 72 hour bidirectional class counts	0	\$900.00
EDV	0	\$4,500.00
Easement Parcel	0	\$4,000.00
ROW Parcel - Revision	0	\$3,500.00
Construction Inspection	0	\$2,500.00
TDLR PROJECT REGISTRATION	0	\$175.00
TDLR PLAN REVIEW FEE	0	\$575.00
TDLR PRELIMINARY FEE	0	\$50.00
TDLR PRELIMINARY REVIEW FEE	0	\$145.00
TDLR SPECIAL INSPECTION FEE (3hr 1 Hr min)	0	\$215.00
SUBTOTAL DIRECT EXPENSES		\$0.00
SUMMARY		
TOTAL COSTS FOR PRIME ONLY		\$36,827.68
NON-SALARY (OTHER DIRECT EXPENSES) FOR PRIME ONLY		\$0.00
GRAND TOTAL		\$36,827.68

Rudeloff Road Phase II_CSJ 0915-46-049 CA-6 EXHIBIT C

Final Audit Report

2025-11-18

Created:	2025-11-13
By:	Projects Adobe (projectsadobe@seguintexas.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4mwtNk_p9qB2dbrYZcZZ5e2ZDGtue6sL

"Rudeloff Road Phase II_CSJ 0915-46-049 CA-6 EXHIBIT C" History

-  Document created by Projects Adobe (projectsadobe@seguintexas.gov)
2025-11-13 - 9:56:13 PM GMT
-  Document emailed to Steve Parker (sparker@seguintexas.gov) for signature
2025-11-13 - 9:56:21 PM GMT
-  Email viewed by Steve Parker (sparker@seguintexas.gov)
2025-11-17 - 11:12:53 PM GMT
-  Email viewed by Steve Parker (sparker@seguintexas.gov)
2025-11-18 - 5:33:38 PM GMT
-  Document e-signed by Steve Parker (sparker@seguintexas.gov)
Signature Date: 2025-11-18 - 5:33:59 PM GMT - Time Source: server
-  Agreement completed.
2025-11-18 - 5:33:59 PM GMT

EXHIBIT C
WORK AUTHORIZATION
WORK AUTHORIZATION NO. 7
PROJECT: RUDELOFF ROAD WIDENING PHASE II PROJECT

This Work Authorization is made pursuant to the terms and conditions of the Contract for Engineering Services, being dated November 12, 2025, and entered into by and between the City of Seguin, a Texas home rule municipality, (the "City") and BGE , INC. (the "Engineer").

Part 1. The Engineer will provide the following Engineering Services set forth in Attachment "B" of this Work Authorization.

Part 2. The maximum amount payable for services under this Work Authorization without modification is Seventy-nine thousand seven hundred forty dollars and sixty-one cents (\$79,740.61).

Part 3. Payment to the Engineer for the services established under this Work Authorization shall be made in accordance with the Contract.

Part 4. This Work Authorization shall become effective on the date of final acceptance and full execution of the parties hereto and shall terminate on November 12, 2027. The Engineering Services set forth in Attachment "B" of this Work Authorization shall be fully completed on or before said date unless extended by a Supplemental Work Authorization.

Part 5. This Work Authorization does not waive the parties' responsibilities and obligations provided under the Contract.

Part 6. The City believes it has sufficient funds currently available and authorized for expenditure to finance the costs of this Work Authorization. Engineer understands and agrees that the City's payment of amounts under this Work Authorization is contingent on the City receiving appropriations or other expenditure authority sufficient to allow the City, in the exercise of reasonable administrative discretion, to continue to make payments under this Contract. It is further understood and agreed by Engineer that the City shall have the right to terminate this Contract at the end of any City fiscal year if the Seguin City Council does not appropriate sufficient funds as determined by the City's budget for the fiscal year in question. The City may effect such termination by giving written notice of termination to Engineer.

Part 7. This Work Authorization is hereby accepted and acknowledged below.

EXECUTED this 14th day of November, 2025.

ENGINEER:

BGE, Inc.

By:

Signature

Erin Gonzales, PE, CFM

Managing Director, Transportation

CITY:

City of Seguin, Texas

By:



[Steve Parker \(Nov 17, 2025 17:13:28 CST\)](#)

Signature

Steve Parker

City Manager

LIST OF ATTACHMENTS

Attachment A - Services to be Provided by City (No Action Required)

Attachment B - Services to be Provided by Engineer (BGE EXHIBIT B-7)

Attachment C - Work Schedule (Not Included/Not Required)

Attachment D - Fee Schedule (BGE EXHIBIT D-7)

EXHIBIT B

BASIC ENGINEERING SERVICES

The work to be performed by the ENGINEER under this work authorization shall consist of providing Public Involvement, Environmental clearance, topographic surveying, and engineering services required for the design and preparation of the plans, specifications and estimate (PS&E) to construct on new alignment a 4 lane roadway with center turn lane, bicycle and pedestrian facilities. The plan set will contain all of the required grading, paving, drainage, stormwater pollution prevention plan, delineation, sequence of construction, construction signing, traffic control plan and associated details and standard drawings necessary for construction of the above mentioned project.

The ENGINEER shall perform Bid Phase services to assist CITY with development of bid documents, distribution of plans, development of addends, evaluation of bids, and recommendation for award.

The ENGINEER will perform all work and prepare all deliverables in accordance with the applicable/current requirements of the City of Seguin, the 2011 Texas Manual of Uniform Traffic Control Devices for Streets and Highways, including latest revisions, the TxDOT 2024 Roadway Design Manual, TxDOT 2016 Hydraulic Design Manual, and the TxDOT 2024 Standard Specifications for Construction of Highways, Streets, and Bridges (English units).

ROADWAY DESIGN CONTROLS (Function Code 160)

The ENGINEER will revise the design to accommodate the Seguin 59 development including revisions to median and median openings, addition of two driveways, roadside drainage, and associated details.

The ENGINEER will prepare change order plans and documents to incorporate the Rudeloff Road/Huber Road intersection into the Rudeloff Road Phase 1 project.

The ENGINEER will prepare and submit a Final Deliverable.

- 1. Roadway plans shall be in accordance with TxDOT and City of Seguin Criteria.**
 - A. The ENGINEER will develop horizontal alignment sheets using OpenRoads
 - B. The ENGINEER will develop existing typical sections and CITY approved proposed

typical sections

- C. The ENGINEER will develop plan and profile sheets for Rudeloff Road.
- D. The ENGINEER will develop intersection layouts at:
 - 1. Huber Road
 - 2. SH 123 (at FM 20)
- E. The ENGINEER will develop cross sections for earthwork calculations
- F. The ENGINEER will develop removal plans and miscellaneous roadway details

DRAINAGE (Function Code 161)

The ENGINEER will revise the design to accommodate the Seguin 59 development including revisions to median and median openings, addition of two driveways, roadside drainage, and associated details.

The ENGINEER will develop documentation necessary to receive Preliminary Bridge Layout Review (PBLR) approval from TxDOT as defined in the TxDOT PBLR – H&H Checklist. The ENGINEER will respond to and address up to 2 rounds of review comments with TxDOT.

The ENGINEER will prepare and submit a Final Deliverable.

- 1. Drainage plans shall be in accordance with TxDOT and City of Seguin Criteria.
 - a. The ENGINEER will develop Drainage Area Maps
 - b. The ENGINEER will develop Hydraulic Data Sheets and Storm Sewer Computations sheets
 - c. The ENGINEER will develop storm sewer plan and profile sheets and provide ditch flow capacity calculations (Show hydraulic grade line)
 - d. The ENGINEER will develop culvert layouts and hydrologic data sheets
 - e. The ENGINEER will develop miscellaneous drainage details
 - f. The ENGINEER will provide standard drainage details
 - g. The ENGINEER will develop Stormwater Pollution Prevention Plan (SW3P)
 - h. The ENGINEER will develop temporary drainage to be shown on TCP layouts

SIGNING, PAVEMENT MARKING, & SIGNAL (Function Code 162)

The ENGINEER will revise the design to accommodate the Seguin 59 development including revisions to median and median openings, addition of two driveways, roadside drainage, and associated details.

The ENGINEER will prepare and submit a Final Deliverable.

1. Signing and Pavement Marking plans shall be in accordance with TxDOT and City of Seguin Criteria.
 - a. The ENGINEER will prepare signing and pavement markings layouts. Prepare drawings, details, and specifications in accordance with TMUTCD, TxDOT Sign Crew Field Book, and the applicable TxDOT Statewide and/or San Antonio District Standards. Layouts shall indicate existing signs that are to remain, to be removed, or to be relocated. Proposed signs shall be illustrated and numbered. Layouts shall include proposed delineators and object markers.
 - b. The ENGINEER will prepare standard summary of small signs sheet. Foundations and supports shall be selected in accordance with TxDOT standards.
 - c. The ENGINEER will prepare Signal Layouts for the intersection of Rudeloff Road and SH 123 (at FM 20). Layouts include signal elevation information.

MISCELLANEOUS ROADWAY (Function Code 163)

The ENGINEER will revise the design to accommodate the Seguin 59 development including revisions to median and median openings, addition of two driveways, roadside drainage, and associated details.

The ENGINEER will prepare and submit a Final Deliverable.

1. Traffic Control Plans
 - a. The ENGINEER will prepare Traffic Control Plans for all phases of construction in accordance with TMUTCD and the applicable TxDOT Statewide and/or San Antonio District Standards.
 - b. The ENGINEER will prepare a conceptual Sequence of Construction narrative.
 - c. The ENGINEER will develop Advanced Signing Layouts.
 - d. The ENGINEER will develop Typical Sections and required details for construction.
2. Quantities, Specifications & Estimate

- a. The ENGINEER will prepare the following miscellaneous drawings
 - 1) Title Sheet
 - 2) Index of Sheets
 - 3) Summary of Quantities
 - 4) Driveway Summary
- b. The ENGINEER will develop a detailed Construction Cost Estimate.
- c. The ENGINEER will develop the Project Construction Manual utilizing the LGPP prescribed documents. This includes:
 - 1) General Notes applicable to the project
 - 2) Governing Specifications and Special Provisions

WATER MAIN DESIGN

- a. The ENGINEER will prepare an update to the waterline designs and quantities and perform coordination with other task leads. The task will include performing QC on the impacted sheets.

Rudeloff Road Phase 2
From Huber Road to SH 123

Basis of Compensation

PRIME PROVIDER NAME: BGE, Inc.

CITY OF SEGUIN

PROJECT NAME: Rudeloff Road Phase 2

City of Seguin
Exhibit D

FUNCTION CODE	BASIC SERVICES - SUMMARY			
	BGE	TOTAL	HOURS	FEES
ROUTE & DESIGN STUDIES (FC 110)	0	\$0.00	0	\$0.00
ENVIRONMENTAL STUDIES & PUBLIC INVOLVEMENT (FC 120)	0	\$ -	0	\$0.00
RIGHT OF WAY DATA (FC 130)	0	\$0.00	0	\$0.00
DESIGN SURVEY (FC 150)	0	\$0.00	0	\$0.00
ROADWAY DESIGN CONTROLS (FC160)	151	\$28,664.94	151	\$28,664.94
DRAINAGE (FC161)	169	\$31,399.05	169	\$31,399.05
SIGNING, PVMT. MARKING, & SIGNAL (FC162)	30	\$5,783.54	30	\$5,783.54
MISCELLANEOUS (ROADWAY) (FC 163)	47	\$9,606.76	47	\$9,606.76
MANAGING CONTRACTED PER SERVICES & SURVEY CONTRACTS (FC 164)	0	\$0.00	0	\$0.00
WATER MAIN DESIGN	19	\$4,286.32	19	\$4,286.32
BID AND CONSTRUCTION SERVICES (FC 351)	0	\$ -	0	\$0.00
Other Direct Expenses		\$0.00	0	\$0.00
UNIT COST			0	\$0.00
TOTAL	416	\$ 79,740.61	416	\$79,740.61

PRIME PROVIDER NAME: BGE, INC.
RUDELOFF ROAD PHASE 2

TASK DESCRIPTION		QC MANAGER	SR. PROJECT MANAGER	SURVEY MANAGER RPLS	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	GRADUATE ENGINEER	SR. ENGINEERING TECH	CADD TECH	ENV. SCIENTIST SENIOR	ENV. SCIENTIST III	ENV. SCIENTIST IV	ENV. SCIENTIST INVOLVEMENT SPECIALIST III	ENV. SCIENTIST INVOLVEMENT SPECIALIST IV	GIS TECHNICIAN	SURVEY CREW	CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	LABOR HRS. PER SHEET
ROUTE & DESIGN STUDIES (FC 110)																		0		
HOURS SUB-TOTALS		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTRACT RATE PER HOUR		288	330.98	198	219.21	212.03	137.91	198	187.39	134.46	240.42	88.39	123.75	194.46	88.39	123.75	97	200	103.43	
TOTAL LABOR COSTS		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
% DISTRIBUTION OF STAFFING		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
SUBTOTAL (FC 110)																		0.00		
ENVIRONMENTAL STUDIES & PUBLIC INVOLVEMENT (FC 120)																		0		
HOURS SUB-TOTALS		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTRACT RATE PER HOUR		288	330.98	198	219.21	212.03	137.91	198	187.39	134.46	240.42	88.39	123.75	194.46	88.39	123.75	97	200	103.43	
TOTAL LABOR COSTS		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
% DISTRIBUTION OF STAFFING		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
SUBTOTAL (FC 120)																		0.00		
RIGHT OF WAY DATA (FC 130)																		0		
HOURS SUB-TOTALS		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTRACT RATE PER HOUR		288	330.98	198	219.21	212.03	137.91	198	187.39	134.46	240.42	88.39	123.75	194.46	88.39	123.75	97	200	103.43	
TOTAL LABOR COSTS		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
% DISTRIBUTION OF STAFFING		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
SUBTOTAL (FC 130)																		0.00		
DESIGN SURVEY (FC 150)																		0		
HOURS SUB-TOTALS		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTRACT RATE PER HOUR		288	330.98	198	219.21	212.03	137.91	198	187.39	134.46	240.42	88.39	123.75	194.46	88.39	123.75	97	200	103.43	
TOTAL LABOR COSTS		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
% DISTRIBUTION OF STAFFING		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
SUBTOTAL (FC 150)																		0.00		

EXHIBIT D-FEE SCHEDULE (BGE, INC)

PRIME PROVIDER NAME: BGE, INC.

EXHIBIT D-FEE SCHEDULE (BGE, INC.)

PRIME PROVIDER NAME: BGE, INC.
RUDELOFF ROAD PHASE 2

Task Description	QC Manager	Sr. Project Manager	Survey Manager RPLS	Senior Project Engineer	Project Engineer	Graduate Engineer	SR. Engineering Tech	Sr. CADD Tech	CADD Tech	Env. Scientist Senior	Env. Scientist III	Env. Scientist III	Env. Scientist IV	Public Involvement Specialist III	Public Involvement Specialist III	GIS Technician	Survey Crew	Clerical	Total Labor Hrs & Costs	No of DWGS	Labor Hrs per Sheet
SIGNING, PVM, MARKING, & SIGNAL (FC162)																					
Updates - Seguin 99 Development																				0	
SIGNING, PAVEMENT MARKING, ETC. QUANTITIES	1			1	1	1	1	1	1											1	
Total Subtotal																				0	
SIGNING AND PAVEMENT MARKING LAYOUTS	2			1	1	1	1	1	1										0	0	
SIGNING SUMMARIES (SMALL)				1	1	1													0	1	0
SIGNING, PAVEMENT MARKING, ETC. QUANTITIES					2	1													3	1	3
SIGNAL LAYOUT (BSH 123)	1			1	2	2		2											3	3	1
HOURS SUB-TOTALS	4	0	0	3	5	8	4	4	2	0	0	0	0	0	0	0	0	0	30	11	
CONTRACT RATE PER HOUR	288	330.98	198	219.21	212.03	137.91	198	187.39	134.46	240.42	88.39	123.75	194.46	88.39	123.75	97	200	103.43	47	210	
TOTAL LABOR COSTS	\$1,162.00	\$0.00	\$0.00	\$857.63	\$1,060.15	\$1,103.28	\$792.00	\$749.56	\$599.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,783.54
% DISTRIBUTION OF STAFFING	13.33%	0.00%	0.00%	10.00%	16.67%	26.67%	13.33%	13.33%	6.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
SUBTOTAL (FC 162)																					\$5,783.54

Task Description	QC Manager	Sr. Project Manager	Survey Manager RPLS	Senior Project Engineer	Project Engineer	Graduate Engineer	SR. Engineering Tech	Sr. CADD Tech	CADD Tech	Env. Scientist Senior	Env. Scientist III	Env. Scientist III	Env. Scientist IV	Public Involvement Specialist III	Public Involvement Specialist III	GIS Technician	Survey Crew	Clerical	Total Labor Hrs & Costs	No of DWGS	Labor Hrs per Sheet
MISCELLANEOUS (ROADWAY) (FC 163)																			0		
TRAFFIC CONTROL PLAN, DETOURS & SEQUENCE OF CONSTRUCTION																			0		
Updates - Seguin 99 Development																			0		
Total Subtotal																			0		
DETOURS & SEQUENCE OF CONSTRUCTION	1			1	1	1	1	1	1										0		
TOP, DETOURS & SEQUENCE OF CONSTRUCTION	2	1		1	2	2													8		
ADVANCE SIGNING LAYOUTS				1	1	1												3			
TOP DETAILS, TYPICAL SECTIONS					1	1	1											3			
QUANTITIES, SPECIFICATIONS & ESTIMATE																			0		
GENERAL NOTES & PROVISIONS																			0		
TITLE SHEET/INDEX SHEET																			0		
ROADWAY QUANTITY SHEETS																			0		
COMPUTE & TABULATE QUANTITIES																			2		
COMPUTE & TABULATE REMOVAL QUANTITIES																			0		
SUMMARY SHEETS FOR DRIVEWAY, MISCELLANEOUS QUANTITIES, ETC.	1			1	1	1												0			
GENERAL NOTES, SPECIFICATIONS AND PROVISIONS, PROJECT CONSTRUCTION MANUAL																		4			
Total Subtotal																			0		
TITLE SHEET/INDEX SHEET				1	1	1												3	2	2	
ROADWAY QUANTITY SHEETS	1			1	1	1												4	2	2	
COMPUTE & TABULATE TOP QUANTITIES				1	1	1												2	4	1	
COMPUTE & TABULATE REMOVAL QUANTITIES				1	1	1												2	1	2	
SUMMARY SHEETS FOR DRIVEWAY, MISCELLANEOUS QUANTITIES, ETC.	1			1	1	1		1										4	1	4	
GENERAL NOTES, SPECIFICATIONS AND PROVISIONS, PROJECT CONSTRUCTION MANUAL		1	1		1	4												7	200	0	
SUBTOTAL (FC 163)		7	2	7	2	18	12	2	2	2	8	8	8	2	2	2	2	6	47	210	
CONTRACT RATE PER HOUR	288	330.98	198	219.21	212.03	137.91	198	187.39	134.46	240.42	88.39	123.75	194.46	88.39	123.75	97	200	103.43	47	210	
TOTAL LABOR COSTS	\$2,016.00	\$661.98	\$0.00	\$1,098.05	\$3,180.45	\$1,654.92	\$594.00	\$0.00	\$403.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,606.76
% DISTRIBUTION OF STAFFING	14.89%	4.26%	0.00%	10.64%	31.91%	25.53%	6.38%	0.00%	6.38%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
SUBTOTAL (FC 163)																					\$9,606.76

PRIME PROVIDER NAME: BGE, INC.
RUDELOFF ROAD PHASE 2

TASK DESCRIPTION	QC MANAGER	SR. PROJECT MANAGER	SURVEY MANAGER RPLS	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	GRADUATE ENGINEER	SR. ENGINEERING TECH	Sr. CADD TECH	CADD TECH	ENV. SCIENTIST SENIOR	ENV. SCIENTIST III	ENV. SCIENTIST III	ENV. SCIENTIST IV	PUBLIC INVOLVEMENT SPECIALIST III	PUBLIC INVOLVEMENT SPECIALIST IV	GIS TECHNICIAN	SURVEY CREW	CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	LABOR HRS. PER SHEET
MANAGING CONTRACTED PER SERVICES & SURVEY CONTRACTS (FC 164)																			0		
HOURS SUBTOTALS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTRACT RATE PER HOUR	288	330.95	198	219.21	212.03	137.91	198	187.39	134.46	240.42	88.39	123.75	194.46	88.39	123.75	97	200	103.43			
TOTAL LABOR COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
% DISTRIBUTION OF STAFFING	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SUBTOTAL (FC 164)																					\$0.00

TASK DESCRIPTION	QC MANAGER	SR. PROJECT MANAGER	SURVEY MANAGER RPLS	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	GRADUATE ENGINEER	SR. DESIGN TECH	Sr. CADD TECH	CADD TECH	ENV. SCIENTIST SENIOR	ENV. SCIENTIST III	ENV. SCIENTIST III	ENV. SCIENTIST IV	PUBLIC INVOLVEMENT	PUBLIC INVOLVEMENT	GIS TECHNICIAN	SURVEY CREW	CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	LABOR HRS. PER SHEET
WATER MAIN DESIGN																			0		
WATER UPDATE (1 SHEET)	1	2				12		4											19		
HOURS SUBTOTALS	1	2	0	0	12	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTRACT RATE PER HOUR	288	330.95	198	219.21	212.03	137.91	198	187.39	134.46	240.42	88.39	123.75	194.46	88.39	123.75	97	200	103.43			
TOTAL LABOR COSTS	\$288.00	\$661.95	\$0.00	\$0.00	\$2,544.36	\$0.00	\$782.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,286.32		
% DISTRIBUTION OF STAFFING	5.26%	10.35%	0.00%	0.00%	63.16%	0.00%	21.05%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
SUBTOTAL (WATER MAIN)																					\$4,286.32

TASK DESCRIPTION	QC MANAGER	SR. PROJECT MANAGER	SURVEY MANAGER RPLS	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	GRADUATE ENGINEER	SR. DESIGN TECH	Sr. CADD TECH	CADD TECH	ENV. SCIENTIST SENIOR	ENV. SCIENTIST III	ENV. SCIENTIST III	ENV. SCIENTIST IV	PUBLIC INVOLVEMENT	PUBLIC INVOLVEMENT	GIS TECHNICIAN	SURVEY CREW	CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	LABOR HRS. PER SHEET
BID AND CONSTRUCTION SERVICES (FC 351)																			0		
HOURS SUBTOTALS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTRACT RATE PER HOUR	288	330.95	198	219.21	212.03	137.91	198	187.39	134.46	240.42	88.39	123.75	194.46	88.39	123.75	97	200	103.43			
TOTAL LABOR COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
% DISTRIBUTION OF STAFFING	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SUBTOTAL (FC351)																					\$0.00

PROJECT TOTALS	QC MANAGER	SR. PROJECT MANAGER	SURVEY MANAGER RPLS	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	GRADUATE ENGINEER	SR. DESIGN TECH	Sr. CADD TECH	CADD TECH	ENV. SCIENTIST SENIOR	ENV. SCIENTIST III	ENV. SCIENTIST III	ENV. SCIENTIST IV	PUBLIC INVOLVEMENT	PUBLIC INVOLVEMENT	GIS TECHNICIAN	SURVEY CREW	CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	LABOR HRS. PER SHEET
TOTAL HOURS	38.00	7.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$416.00
CONTRACT RATE PER HOUR	\$ 288.00	\$ 330.95	\$ 198.00	\$ 219.21	\$ 212.03	\$ 137.91	\$ 198.00	\$ 187.39	\$ 134.46	\$ 240.42	\$ 88.39	\$ 123.75	\$ 194.46	\$ 88.39	\$ 123.75	\$ 97.00	\$ 200.00	\$ 103.43			
TOTAL LABOR COSTS	\$ 10,944.00	\$ 2,316.86	\$ 0.00	\$ 0.00	\$ 7,014.72	\$ 16,703.37	\$ 16,687.11	\$ 12,474.00	\$ 11,805.57	\$ 1,747.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,746.61		
% DISTRIBUTION OF STAFFING	13.7%	2.9%	0.0%	8.8%	21.0%	20.9%	15.6%	14.8%	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

PRIME PROVIDER NAME: BGE, INC.
RUDELOFF ROAD PHASE 2

EXHIBIT D-FEE SCHEDULE (BGE, INC.)

DESCRIPTION	TOTAL MH BY FC	TOTAL COSTS BY FC	
ROUTE AND DESIGN STUDIES (FC110)	0	\$0.00	0%
ENVIRONMENTAL ASSESSMENT AND PUBLIC INVOLVEMENT (FC 120)	0	\$0.00	0%
RIGHT OF WAY DATA (FC 130)	0	\$0.00	0%
DESIGN SURVEY (FC 150)	0	\$0.00	0%
DOCUMENTATION CONTROLS (FC 160)	151	\$2,100.00	3%
DRAINAGE (FC 170)	169	\$31,399.00	30%
SIGNING, PVMT, MARK, & SIGNALS (FC180)	30	\$5,793.54	7%
MISCELLANEOUS (ROADWAY) (FC 185)	49	\$9,604.76	12%
MANAGEMENT CONTRACT SERVICES & SURVEY CONTRACTS (FC 164)	0	\$0.00	0%
BID AND CONSTRUCTION SERVICES (FC 351)	0	\$0.00	0%
SUBTOTAL LABOR EXPENSES	416	\$79,746.61	
OTHER DIRECT EXPENSES (COMPLETE IN ACCORDANCE WITH YOUR CONTRACT)	# OF UNITS	COST/UNIT	
Air Travel	0	\$800.00	\$0.00
Message (if of miles) (current state rate)	0	\$0.00	\$0.00
Per Diem	0	\$20.00	\$0.00
Hotel	0	\$125.00	\$0.00
Photocopies BW (8.5 X 11)	0	\$0.12	\$0.00
Photocopies Color (8.5 X 11)	0	\$0.25	\$0.00
White Milar (11 X 17)	0	\$3.00	\$0.00
CD Archive	0	\$5.00	\$0.00
Photocopies Color (8.5 X 11)	0	\$0.25	\$0.00
Photocopies Color (11 X 17)	0	\$2.00	\$0.00
Certified Mail	0	\$10.00	\$0.00
Traffic Counts - 72 hour bidirectional class counts	0	\$900.00	\$0.00
ROW Survey	0	\$4,400.00	\$0.00
ROW Parcel	0	\$4,000.00	\$0.00
ROW Parcel - Revision	0	\$3,500.00	\$0.00
Engineering Services	0	\$2,000.00	\$0.00
TDLR PROJECT REGISTRATION	0	\$175.00	\$0.00
TDLR PLAN REVIEW FEE	0	\$575.00	\$0.00
TDLR PRELIMINARY FEE	0	\$50.00	\$0.00
TDLR PRELIMINARY REVIEW FEE	0	\$145.00	\$0.00
TDLR SPECIAL INSPECTION FEE (3hr 1 Hr min)	0	\$215.00	\$0.00
SUBTOTAL DIRECT EXPENSES		\$0.00	
SUMMARY			
TOTAL COSTS FOR PRIME ONLY		\$79,746.61	
NON-SALARY (OTHER DIRECT EXPENSES) FOR PRIME ONLY		\$0.00	
GRAND TOTAL		\$79,746.61	

Rudeloff Road Phase II_CSJ 0915-46-049 CA-7

EXHIBIT C

Final Audit Report

2025-11-17

Created:	2025-11-13
By:	Projects Adobe (projectsadobe@seguintexas.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4JiBp2YNAiJa4MZ6VSkc80V3ONOzItDX

"Rudeloff Road Phase II_CSJ 0915-46-049 CA-7 EXHIBIT C" History

-  Document created by Projects Adobe (projectsadobe@seguintexas.gov)
2025-11-13 - 9:56:48 PM GMT
-  Document emailed to Steve Parker (sparker@seguintexas.gov) for signature
2025-11-13 - 9:56:53 PM GMT
-  Email viewed by Steve Parker (sparker@seguintexas.gov)
2025-11-17 - 11:13:14 PM GMT
-  Document e-signed by Steve Parker (sparker@seguintexas.gov)
Signature Date: 2025-11-17 - 11:13:28 PM GMT - Time Source: server
-  Agreement completed.
2025-11-17 - 11:13:28 PM GMT



To: Mayor Dodgen and Council Members
Steve Parker, City Manager

From: Dale Skinner, Fire Chief

Date: December 17, 2025

Re: Service and Field Repair Agreement with

Historical Background

Entering into multi-year Service and Maintenance Agreement is important to ensure the long-term reliability, performance, and value of the cardiac monitor fleet. A 7-year agreement provides continuity of care through scheduled maintenance, timely repairs, and access to qualified technical support, reducing the risk of unexpected breakdowns and costly downtime. It also enables better cost control by locking in service rates over an extended period, protecting against inflation and unplanned expenses. Most importantly, a long-term agreement supports asset longevity, compliance with operational standards, and consistent service quality, allowing the organization to plan with confidence and focus on its core activities.

Action Requested

Staff is requesting to enter into a 7-year maintenance and field repair agreement in the amount of \$134,288.00 Payments for the agreement is 7 annual payments of \$19,184.00.

Procurement Methodology & Funding Source

Funding for this project is approved through the FY26 budget.

Stryker is the manufacturer of the Stryker cardiac monitors and is the only authorized service, repair and warranty provider for these devices.

Staff Recommendation

Staff is recommending entering into a 7-year maintenance and field repair agreement in the amount of \$134,288.00 Payments for the agreement is 7 annual payments of \$19,184.00.

Attachments

Vender agreement.

Respectfully,



Dale Skinner
Fire Chief

CITY OF SEGUIN

STATE OF TEXAS

RESOLUTION NO. _____

A Resolution of the City Council of the City of Seguin, Texas, approving a Maintenance and Field Service Agreement between the City of Seguin and Stryker Medical for the service and maintenance of the Fire/EMS Department's cardiac monitor fleet; authorizing the City Manager to execute said Agreement; and declaring an effective date.

WHEREAS, the City of Seguin Fire/EMS Department utilizes Stryker cardiac monitors as a critical component of its emergency medical response capabilities; and

WHEREAS, ensuring the long-term reliability, performance, and longevity of this life-saving equipment is a priority for the health and safety of the citizens of Seguin; and

WHEREAS, Stryker Medical is the original manufacturer of these devices and is the sole authorized provider for service, repair, and warranty work, making them the only vendor capable of meeting the City's requirements; and

WHEREAS, Staff recommends entering into a 7-year Service and Maintenance Agreement to provide continuity of care, minimize the risk of unexpected breakdowns, and ensure compliance with operational standards; and

WHEREAS, the total cost of the agreement is \$134,288.00, to be paid in seven (7) annual installments of \$19,184.00, with funding for the first year allocated in the FY26 Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS:

Part 1. The City Council hereby approves the Maintenance and Field Service Agreement between the City of Seguin and Stryker Medical, substantially in the form presented to the City Council, for the service and maintenance of the cardiac monitor fleet and hereby authorizes the City Manager to execute said agreement.

Part 2. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 6th day of January 2025.

DONNA DODGEN
MAYOR

ATTEST:

Kristin Mueller, City Secretary



City of Seguin EMS 7 Yr Annual

Quote Number: 11228634

Version: 1

Prepared For: CITY OF SEGUIN EMS

Attn:

Division: Medical

Rep: Sarah Sanders

Email:

Phone Number:

GPO: CUSTOMER CONTRACT

Quote Date: 12/15/2025

SMR Service Rep Name: Steven McCarthy
SMR Service Rep Email: steven.mccarthy@stryker.com

Expiration Date: 01/14/2026

Contract Start: 12/15/2025

Contract End: 12/14/2032

Delivery Address

Sold To - Shipping

Bill To Account

Name:	CITY OF SEGUIN EMS	Name:	CITY OF SEGUIN EMS	Name:	CITY OF SEGUIN
Account #:	20127869	Account #:	20127869	Account #:	20127541
Address:	660 S STATE HIGHWAY 46	Address:	660 S STATE HIGHWAY 46	Address:	205 N RIVER ST
	SEGUIN		SEGUIN		SEGUIN
	Texas 78155-7511		Texas 78155-7511		Texas 78155-5626

ProCare Products:

#	Product	Description	Months	Qty	Sell Price	Total
1.0	LIFEPK35-FLD-PRO	ProCare-SVC-LP35-FIELD-REPAIR Parts, Labor, Travel Preventative Maintenance Batteries Service	84	10	\$13,428.80	\$134,288.00
ProCare Total:						\$134,288.00
ProCare Annual Payment:						\$19,184.00

Price Totals:

Authorized Customer Signer (Printed)

Date

Stryker Authorized Signature (Printed)

Date



City of Seguin EMS 7 Yr Annual

Quote Number: 11228634

Version: 1

Prepared For: CITY OF SEGUIN EMS

Attn:

Division: Medical

Rep: Sarah Sanders

Email:

Phone Number:

GPO: CUSTOMER CONTRACT

Quote Date: 12/15/2025

SMR Service Rep Name: Steven McCarthy

SMR Service Rep Email: steven.mccarthy@stryker.com

Expiration Date: 01/14/2026

Contract Start: 12/15/2025

Contract End: 12/14/2032

Authorized Customer Signature

Date

Stryker Authorized Signature

Date

Purchase Order Number

Service Terms and Conditions:

The Terms and Conditions outlined in this quote, as well as any resulting Customer purchase order, are governed by the Terms and Conditions specified in the Terms Addendum to ProCare Medical Quote attached hereto. However, these Terms and Conditions do not apply if the Customer and Stryker are bound by a Master Service Agreement or by a separate written agreement that governs the purchase or sale of goods and/or services.

Payment Schedule

Starting Balance: **\$134,288.00**

Date	Payment	Balance
12/15/2025	\$19,184.00	\$115,104.00
12/15/2026	\$19,184.00	\$95,920.00
12/15/2027	\$19,184.00	\$76,736.00
12/15/2028	\$19,184.00	\$57,552.00
12/15/2029	\$19,184.00	\$38,368.00
12/15/2030	\$19,184.00	\$19,184.00
12/15/2031	\$19,184.00	\$ -

Equipment Service Plan

Line Item #	Model	ProCare Materials	Serial #
1.0		ProCare-SVC-LP35-FIELD-REPAIR	TBD

ProCare® Services

Our ProActive approach

With ProCare Services, we offer you operational and financial peace of mind through three comprehensive offerings: **ProCare Preventive Maintenance, ProCare Protect and ProCare Prevent**. You will have confidence in your device's state of readiness along with these additional benefits of your service plan.



Your service details are:



Parts, labor and travel (PLT)

Our most inclusive service offering. All parts, labor and travel associated for repairs of contracted products are included in the cost of the service agreement. This does not include replacement of soft goods or accessories (i.e. mattresses, restraints, removable parts) and is not available for AEDs.



Preventive Maintenance (PM)

Contracted products receive an annual PM for the length of the service agreement. PM-only agreements do not cover any necessary repairs identified through the PM process. For details on preventive maintenance, refer to applicable product sheet. Preventive maintenance can also be done as individual billable work.

- **Additional Preventive Maintenance:**

Contracted products on a PM-only contract can receive an additional PM at the 6-month mark for the length of the service agreement.



Case Change

Stryker defibrillators, AEDs and LUCAS® products with this entitlement are allowed an agreed upon and documented number of case changes, upon failure, during the length of the service agreement.



Special Ops

This is a premium, fully customizable service based on your installed assets. This white-glove experience is designed to complete large scale PM projects in a short amount of time, typically within a week. Services include PM's, product unboxing and set up, power washing, all repair work as well as other customer or field initiatives.



Maintenance inspections

Stryker Medical products past their service life, with this entitlement, will receive one maintenance inspection annually for the duration of the service agreement. This does not include any repair work or any work that is part of the PM process. Additional inspections are available for purchase.



Battery service

Stryker Medical products with this entitlement can have the batteries replaced, as a one-for-one swap, upon failure, during the length of the service agreement.

ADDENDUM TO PROCARE MEDICAL QUOTE

This Addendum (“**Addendum**”) is entered into by and between the facility listed on the Quote (“**Customer**”) and Stryker Sales, LLC, acting through its Medical Division (“**Stryker**”) and modifies the ProCare Medical Quote (“**Quote**”). The terms of this Addendum will apply to Customer’s purchase of Services as outlined in the Quote for Service. In the event of a conflict or inconsistency between the Quote and this Addendum, relative to Service, this Addendum will govern.

- 1. Effective Date and Term.** The term of this Addendum shall be coterminous with the Quote (“**Term**”).
- 2. Service.** Stryker will perform the repair and maintenance services as described in the Quote (collectively, the “**Services**”) to the Equipment set forth on the Quote (“**Equipment**”).
- 3. Service Terms and Conditions.** Services will be subject to the terms and conditions set forth in this Addendum.
- 4. Product Maintenance.** Customer is required to adhere to the routine maintenance instructions provided by Stryker, its equipment and operations manuals, and accompanying labels and/or inserts for each item of Equipment. Customer covenants and agrees that its appropriate user personnel will follow the instructions and contents of those manuals, labels and inserts.
- 5. Warranty and Limitations of Warranty.** During the Term, Stryker warrants, with the exception of software maintenance services, the following:
 - a. Stryker has the experience, capability and resources to perform the Services, and Stryker further represents and warrants that the Services will be performed in a workmanlike manner and with professional diligence and skill;
 - b. Services will comply with all applicable laws and regulations and all applicable standards set forth by law or ordinance or established by the rules and regulations of any federal, state or local agency, department, commission, association or pertinent governing, accrediting or advisory body, including The Joint Commission having authority to set standards for healthcare facilities;
 - c. If the Services are to be performed on Customer’s premises, Stryker represents and warrants that Stryker will comply with all applicable safety laws and Customer’s then current safety and other applicable regulations, all human resource policies and health and drug and alcohol screening policies; provided that Customer has provided advance written notification of such rules, regulations and policies to Stryker;
 - d. Stryker currently has, or prior to the commencement thereof, will obtain, pay for, and maintain any and all licenses, fees, and qualifications required to perform the Services.
 - e. **TO THE FULLEST EXTENT PERMITTED BY LAW, THE EXPRESS WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES APPLICABLE TO THE SERVICES AND ARE EXPRESSLY IN LIEU OF ANY OTHER WARRANTY BY STRYKER, AND STRYKER HEREBY EXPRESSLY DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES REGARDING THE SERVICES, INCLUDING, BUT NOT LIMITED TO, MERCHANTABILITY, NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR PURPOSE.**
- 6. Limitation of Liability.** EXCEPT FOR THIRD PARTY DAMAGES RELATED TO STRYKER’S INDEMNITY OBLIGATIONS UNDER THE SECTION HEREOF ENTITLED “INDEMNIFICATION,” STRYKER’S LIABILITY ARISING UNDER THIS ADDENDUM WILL NOT EXCEED THE AMOUNT OF SERVICE FEES PAID UNDER THIS ADDENDUM DURING THE TWELVE (12) MONTH PERIOD IMMEDIATELY PRECEDING THE DATE THE CLAIM AROSE. IN NO INSTANCE WILL STRYKER BE LIABLE TO CUSTOMER FOR INCIDENTAL, PUNITIVE, SPECIAL, COVER, EXEMPLARY, MULTIPLIED OR CONSEQUENTIAL DAMAGES OR ATTORNEYS’ FEES OR COSTS FOR ANY ACTIONS UNDER OR RELATED TO THIS AGREEMENT.
- 7. Customer Obligations.** Customer will use commercially reasonable efforts to cooperate with Stryker in connection with Stryker’s performance of the Services. Customer understands and acknowledges that Stryker employees will not provide surgical or medical advice, will not practice surgery or medicine, will not come in physical contact with the patient, will not enter the “sterile field” at any time, and will not direct equipment or instruments that come in contact with the patient during surgery. Customer’s personnel will refrain from requesting Stryker employees to take any actions in violation of these requirements or in violation of applicable laws, rules or regulations, Customer policies, or the patient’s informed consent. A refusal by Stryker employees to engage in such activities will not be a breach of this Addendum. Customer consents to the presence of Stryker employees in its operating rooms, where applicable, in order for Stryker to provide Services under Addendum and represents that it will obtain all necessary consents from patients.
- 8. Limitations and Exclusions from Service.** Notwithstanding any other provision set forth herein, the Services not covered under this Addendum as determined by Stryker in its sole discretion are as follows: (a) abnormal wear or damage caused by reckless or intentional misconduct, abuse, neglect or failure to perform normal and routine maintenance as set out in the applicable maintenance manual or operating instructions provided with the Equipment; (b) catastrophe, fire, flood or act(s) of God; (c) damage resulting from faulty maintenance, improper storage, repair, handling or improper use (including use of non-Stryker accessories or consumables), damage and/or alteration by non-Stryker-authorized personnel; (d) equipment on which any original serial numbers or other identification marks have been removed or destroyed; (e) damage caused as a result of the use of the Equipment beyond the useful life, if any, specified for such equipment in the user manual; (f) service Stryker cannot perform because the Equipment has been discontinued or its parts have been discontinued or made obsolete; (g) service to the Equipment if the Equipment or the Equipment site is contaminated with potentially infectious and/or biohazardous substances; (h) Equipment that has been repaired or used with any unauthorized or non-Stryker components or by an unauthorized or non-Stryker third party; or (i) any Services provided by the Stryker Medical division do not include batteries (unless stated in Stryker’s quote), mattresses, disposable items, IV poles or rust or corrosion damage; Customer agrees to provide personal protective equipment (“**PPE**”) to OnSite/Clinical Specialists. Notwithstanding anything else in this Addendum in the event Customer fails to provide appropriate industry-standard PPE to all OnSite Specialists, as determined in Stryker’s sole discretion, then Stryker may immediately, in its sole discretion: (i) suspend the OnSite Specialist Coverage until Customer provides such PPE; or (ii) terminate the applicable Service.
- 9. Indemnification.** Stryker shall indemnify Customer from any third party liability and/or damages which Customer suffers directly as a result of the gross negligence or willful misconduct of Stryker or its employees or agents in the course of providing Services. The foregoing indemnification will not apply to any liability arising solely from: (i) an injury or damage due to the negligence of any person other than Stryker’s employee or agent; (ii) the failure of any person other than Stryker’s employee or agent to follow any instructions outlined in the labeling, manual, and/or

instructions for use of the Equipment; (iii) the use of any equipment or part not purchased from Stryker or any equipment or any part thereof that has been modified, altered or repaired by any person other than Stryker's employee or agent; or (iv) any actions taken or omissions made by any Stryker employee while under the direction or control of Customer's staff. Customer agrees to hold Stryker harmless from and indemnify Stryker for any claims or losses or injuries arising from (i)-(iv) above resulting from Customer's or its employees' or agents' actions.

10. **Insurance.** Stryker shall maintain the following insurance coverage during the Term: (i) commercial general liability insurance, including coverage for products and completed operations liability, with limits of \$1,000,000.00 per occurrence and \$2,000,000.00 annual aggregate applying to Stryker's liability for bodily injury, personal injury, and property damage; (ii) automobile liability insurance with a combined single limit of \$1,000,000.00 each accident covering Stryker's use of owned, hired, and non-owned vehicles; and (iii) worker's compensation insurance as required by applicable law subject to statutory limits and employer's liability insurance with limits of \$1,000,000.00 each accident and/or \$1,000,000.00 each employee and policy limit for disease covering Stryker's employees. At Customer's written request, certificates of insurance shall be provided by Stryker prior to commencement of the Services at any premises owned or operated by Customer. Notwithstanding any other requirements within this Addendum to the contrary, to the extent allowed by applicable law or regulation, Stryker shall be permitted to meet the above insurance requirements through a program of self-insurance.
11. **Confidentiality.** Stryker and Customer: (i) shall hold in confidence this Addendum and any information and materials which are related to the business of the other or are designated as proprietary or confidential, herein or otherwise, or which a reasonable person would consider to be proprietary or confidential information; and (ii) hereby covenant that they shall not disclose such information to any third party without prior written authorization of the one to whom such information relates. The rights and remedies available to a Party hereunder shall not limit or preclude any other available equitable or legal remedies.
12. **Non-Solicitation and Non-Hire.** Customer agrees that, during the Term and for a period of one (1) year following Service, it will not solicit any employees of Stryker to terminate their employment with Stryker, unless Stryker consents in writing.
13. **Background Check.** Stryker warrants that all of its employees who will be on a Customer's premises to perform Services will have undergone a criminal background check as part of Stryker's hiring practice. The background check consists of the following:
 - a. Education verification, which includes a review of employee's submitted educational institutions to ensure proper accreditation;
 - b. Employment history verification;
 - c. SSN trace, including address history verification;
 - d. OFAC Watch List search, including a search of global terrorist and national drug trafficker lists;
 - e. FDA Debarment and Disqualified/Restricted List search;
 - f. OIG/HHS Exclusion List check;
 - g. EPLS/GSA Exclusion List check;
 - h. Criminal history search, including a National Criminal Database (NCD) search and a national sex offender registry search and a search of all jurisdictions where the employee has lived or worked during the last seven years; and
 - i. Motor vehicle check
14. **Independent Contractor.** The relationship between the Parties is that of independent contractors. It is mutually agreed that Stryker is at all times acting and performing as an independent contractor with respect to Customer, and nothing is intended nor shall be construed to create an employer/employee relationship between Stryker and Customer. It is agreed that any person employed by Stryker to perform hereunder shall not be deemed to be an employee of Customer, and Stryker and Stryker's employees, agents or representatives shall not be, or represent themselves to be, officers, employees, agents or representatives of Customer.
15. **Miscellaneous.** No Party shall be liable for failure of or delay in performing obligations set forth in this Addendum, and no Party shall be deemed in breach of its obligations, if such failure or delay is due to natural disasters or any causes reasonably beyond the control of such Party. This Addendum shall be governed by and construed in accordance with the laws of the State of Michigan and the Parties consent and agree that any and all litigation arising from this Addendum will be conducted by state or federal courts located in the State of Michigan. This Addendum shall inure to the benefit of, and be binding upon, Customer and Stryker and their respective successors and assigns. Neither Party may assign any of its rights or obligations under this Agreement without the prior written consent of the other Party. Any purported assignment in violation of the preceding sentence will be void. This Agreement constitutes the entire agreement between the Parties concerning the subject matter of this Agreement and supersedes all prior negotiations and agreements between the Parties concerning the subject matter of this Addendum. In the event of an inconsistency or conflict between this Addendum and any purchase order, invoice, or similar document, this Addendum will control. The sections entitled Warranty and Limitation of Warranties, Indemnification, Limitation of Liability, Confidentiality and Miscellaneous of this Addendum shall survive its termination or expiration.

PURCHASE ORDER FORM

Does the Customer require a PO# on invoices for payment? No Yes
If yes, do not use this form.

Check box confirming BILL TO and SHIP TO on quote is accurate.

	Customer # - 20127869
--	------------------------------

Company Name CITY OF SEGUIN EMS

Contact or Dept

Phone

Email

Stryker Quote #	Grand Total Amount
11228634	\$134,288.00

Authorized Customer:

Printed Name: _____

Title: _____

Signature: _____

Date: _____

Check box if anything attached

Sales or use taxes on domestic (USA) deliveries will be invoiced in addition to the price of the goods and services on the Stryker Quote.

***Service Terms and Conditions:**

The Terms and Conditions outlined in this quote, as well as any resulting Customer purchase order, are governed by the Terms and Conditions specified in the Terms Addendum to ProCare Medical Quote attached hereto. However, these Terms and Conditions do not apply if the Customer and Stryker are bound by a Master Service Agreement or by a separate written agreement that governs the purchase or sale of goods and/or services

To: City Council

From: Steven Purchase, Fleet Manager, Fleet Services.

Date: January 6, 2026

Subject: Resolution Authorizing Purchase of One New Dump
Truck for the Public Works Drainage Department

Historical Background

Public Works is requesting approval for the addition of one new 12-yard dump truck for the Drainage Department. This vehicle is critical to the department's ability to carry out its core responsibilities related to the maintenance and repair of the City's drainage infrastructure. In addition to hauling materials, the dump truck will function as a tow unit for transporting equipment to job sites and to maintenance facilities. The vehicle will also be available for use during emergency operations, including storm response, debris removal, and other time-sensitive public safety needs.

The department is requesting a Freightliner tandem-axle chassis equipped with a 12-yard dump body and enhanced work-zone warning lighting to ensure safe operation in active traffic and emergency environments. Through the City's approved vendors, a BuyBoard cooperative purchasing quote was obtained from Doggett Freightliner for a vehicle meeting these specifications, at a total cost of \$161,500.00.

Action Requested

Seeking approval from the city council for the purchase of a tandem axle 12-yard dump truck

Procurement Methodology & Funding Source

Funding for this project has been secured in the 2026 Public Works Capital Project Funds

Staff Recommendation

Staff recommend the agreement be executed with Project number SW26DUMPTRUCK

ATTACHMENTS

1. Doggett Freightliner Buy Board Contract 723-23 Quote

CITY OF SEGUIN

RESOLUTION NO._____

STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, AUTHORIZING THE PURCHASE OF ONE (1) FREIGHTLINER TANDEM-AXLE 12-YARD DUMP TRUCK FOR THE PUBLIC WORKS DRAINAGE DEPARTMENT THROUGH THE BUYBOARD COOPERATIVE PURCHASING ALLIANCE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Public Works Drainage Department requires reliable specialized equipment to carry out core responsibilities related to the maintenance and repair of the City's drainage infrastructure; and

WHEREAS, the City has identified a Freightliner tandem-axle chassis equipped with a 12-yard dump body and enhanced work-zone warning lighting as the appropriate vehicle to meet these operational and safety needs; and

WHEREAS, a quote for said vehicle was obtained through the BuyBoard Cooperative Purchasing Alliance from Doggett Freightliner, ensuring compliance with state bidding requirements and providing competitive pricing for the City; and

WHEREAS, the total cost for this purchase is \$161,500.00, and funding for this project has been secured in the 2026 Public Works Capital Project Funds under Project Number SW26DUMPTRUCK; and

WHEREAS, Staff recommends purchase of the above-described Dump Truck, as it will enable Public Works to more efficiently operate, particularly in response to storm events.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS:

Part 1. The City Council hereby authorizes the purchase of one (1) Freightliner tandem-axle 12-yard dump truck through the BuyBoard cooperative purchasing agreement, utilizing Doggett Freightliner as the vendor in the amount of One Hundred Sixty-One Thousand Five Hundred and 00/100 Dollars (\$161,500.00), to be paid from the 2026 Public Works Capital Project Funds.

Part 2. This Resolution shall become effective immediately upon its passage and adoption.
PASSED AND ADOPTED this 6th day of January 2026.

ATTEST:

DONNA DODGEN, MAYOR

Kristin Mueller
City Secretary

**DOGGETT FREIGHTLINER OF SOUTH TEXAS LLC - AUSTIN**1701 Smith Rd.
Austin, Texas 78721Bus: 512-389-0000
Fax: 512-389-2663**INV #:****DATE:** 10/28/2025
INVOICE / BUYER'S ORDER

BUYER'S NAME CITY OF SEGUIN				TELEPHONE 830-379-3212	
ADDRESS 205 N. RIVER ST		CITY SEGUIN	STATE TX	ZIP CODE 78155	
YEAR 2027	MAKE FREIGHTLINER	MODEL/BODY 114SD 12YD	VIN	TBD	
A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO BUYER FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES. THIS NOTICE IS REQUIRED BY LAW. UN PAGO DOCUMENTAL NO ES UN CARGO OFICIAL. LA LEYNO EXIGUE SE IMPONGA UN CARGO DOCUMENTAL. PERO ESTE PODRIA COBRARSE A LOS COMPRADORES POR EL MANEJO DE LA DOCUMENTACION EN RELACION CON LE VENTA. UN CARGO DOCUMENTAL NO PUEDI EXCEDER UNA CANIDAD PAZONABLE ACORDADA POR LAS PARTES. ESTA NOTIFICACION SE EXIGUE POR LA LEY.		MILEAGE:			
		FREIGHTLINER 114SD 12/14YD DUMP CUMMINS L9 370HP ALLISON AUTO TRANS			
		CALVIN RANCH14' SQUARE BED 42" SIDES, 8" METAL SIDEBOARDS 10" DUMP APRON			
		STANDARD SWING TAILGATE (NON-HIGH LIFT) ELECTRIC ARM TARP 50-TON PINTLE HITCH BED-UP ALARM			
		8 AMBER/BLUE STROBES ON GRILLE & TAILGATE INSTALL ROOF-MTD LIGHT BAR OR SIMILAR			
		BUY BOARD CONTRACT 723-23			
		Purchaser acknowledges and agrees that Dealer did not manufacture and therefore makes no implied or express warranty with regard to the Purchased Unit(s) and any service work or make-ready work shall not create any warranty of any nature whatsoever with respect to the Purchased Unit(s). Additionally, Purchaser agrees to use the Purchased Unit(s) and/or chassis at Purchaser's own risk and hereby releases Dealer, its principals, officers, directors, shareholders, members, agents, employees, successors and assigns, from any and all claims for any damages or injuries of any nature whatsoever to the full extent permitted by law.			
		MILEAGE: YEAR MAKE MODEL/BODY VIN			
		TRADE-IN YEAR MAKE MODEL/BODY VIN			
PAYOFF TO:		SUBTOTAL		\$161,500.00	
ADDRESS:		SALES TAX		\$0.00	
GOOD UNTIL:		DEALER'S INVENTORY TAX		\$0.00	
QUOTED BY:		TITLE FEE		\$0.00	
SHOW LIEN TO:		LICENSE FEE		\$0.00	
ADDRESS:		Body Type:	DOCUMENTARY FEE	\$0.00	
DATED:		License Wt.:	FEDERAL EXCISE TAX	\$0.00	
LIEN AMOUNT \$		State Insp.:	TOTAL SALE PRICE	\$161,500.00	
DRAFT FOR \$		License:	LESS TRADE	\$0.00	
DRAFT THRU:		Title:	EXT. WARRANTY	\$0.00	
ADDRESS:		Transfer:	LESS DEPOSIT	\$0.00	
			TOTAL BALANCE DUE	\$161,500.00	

**The Dealer's Inventory Tax charge is intended to reimburse the dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a consumer by the government, and is not required to be charged by the dealer to the consumer.

1. These Terms and Conditions shall govern the sale of motor vehicles ("Purchased Unit(s)") by Dealer to Purchaser. Dealer's performance and prices are expressly conditioned on these terms and conditions. This document shall be the final, complete, and exclusive agreement between the parties and may not be modified, amended, supplemented, explained, or waived by parol evidence, Purchaser's purchase order, a course of dealings, custom or trade usage, prior representations, Dealer's performance or delivery, Dealer's catalogs, circulars or other promotional material, or in any other way except in writing signed by Dealer's Authorized Representative. Dealer's Authorized Representative shall mean Dealer's Vice-President, General Counsel, Chief Financial Officer, or President.

2. Purchaser agrees to complete one of the following, and agrees that despite delivery of the Purchased Unit(s) to Purchaser, title to the Purchased Unit(s) shall remain with Dealer until Purchaser completes one of the following: (1) pay the balance due, as shown on this Order, in cash or (2) execute a Time Sales Agreement (Retail Installment Contract), or (3) execute a Loan Agreement for the purchase price of the Purchased Unit(s) plus additional charges shown herein, or (4) execute a lease agreement, on or before delivery of the Purchased Unit(s). Purchaser and Dealer agree that this Order is not a security agreement and that delivery of the Purchased Unit(s) to Purchaser pursuant to this Order will not constitute possession of the Purchased Unit(s) by the Purchaser, as a debtor, for the purposes of the purchase money security provisions in any statutes relating to personal property security or its equivalent. Purchaser understands that its rights in connection with this purchaser are limited as set forth in this Order.

3. Manufacturer has reserved the right to change the price to Dealer of new motor vehicles without notice. In the event the price to Dealer of new motor vehicles of the series and body type ordered hereunder is changed by Manufacturer prior to delivery of the Purchased Unit(s) ordered hereunder to Purchaser, Dealer reserves the right to change the cash delivered price (or any other pricing) of such motor vehicle to Purchaser accordingly. If such cash delivered price (or any other pricing) is increased by Dealer by five percent (5%) or more, Purchaser's sole remedy is to cancel this Order, in which event if a used motor vehicle has been traded in as a part of the consideration for such new Purchased Unit(s), such used motor vehicle shall be returned to Purchaser upon payment by Purchaser to Dealer of all storage and repair cost incurred or, if such used motor vehicle has been previously sold by Dealer, the amount received for such sale by Dealer, less a selling commission of 15% and any cost or expense incurred in storing, repairing, insuring, conditioning or advertising said used motor vehicle for sale, shall be returned to Purchaser. Purchaser waives all other claims for any damages resulting from a manufacturer's change in pricing and/or a related cancellation.

BUYER'S SIGNATURE: _____**SELLER'S SIGNATURE:** _____**DATE:** _____

Calvis Ranch Dump Bodies LLC

16782 IH 35 South
 Atascosa, TX 78002 US
 (210) 992-4221
 Greg@calvisranch.com

Estimate

ADDRESS	ESTIMATE	0270
Dana Plumpe	DATE	10/23/2025
Doggett Freightliner Of South Texas (DP)		
1701 Smith Rd		
Austin, Tx 78721		

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	15ft Square Dump Body	\$20,700.00 -14ft - 15ft Square Body -Installation, Subframe, Incab center control console -New cylinder, hydraulic tank, hoses and fluid -New PTO & Pump (price may change for Automatic) -LED lighting, Backup Alarm	1	20,700.00	20,700.00
	8" Channel Sideboards	\$1,200.00	1	1,224.00	1,224.00
	Electric Bulletproof Tarp System	\$2,300.00 Brand: US Tarp Bullet Proof System (aluminum)	1	2,300.00	2,300.00
	Big Plate Tow Package 50 ton	\$2500.00 -3/4 Steel Plate Complete Installation -2 D-Rings -Service and Emergency Glad Hands -7 way Electrical Connection -License Plate location and LED Light -3 LED DOT Regulated Running Lights	1	2,500.00	2,500.00

Payment method: Card or Cashier Check No personal checks accepted

SUBTOTAL

26,724.00

*Cylinders PTO and Pump come with a 30 Day guarantee upon the invoice date. Demolition Body Structure come with 6 month Guarantee

TAX

0.00

TOTAL

\$26,724.00

Accepted By

Accepted Date

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone 512-389-0000

SPECIFICATION PROPOSAL

Data Code	Description
Price Level	
PRL-30D	SD PRL-30D (EFF:MY27 ORDERS)
Data Version	
DRL-011	SPECPRO21 DATA RELEASE VER 011
Vehicle Configuration	
001-177	114SD PLUS CONVENTIONAL CHASSIS
004-227	2027 MODEL YEAR SPECIFIED
002-004	SET BACK AXLE - TRUCK
019-006	TRAILER TOWING PROVISION AT END OF FRAME WITH SAE J560
003-001	LH PRIMARY STEERING LOCATION
General Service	
AA1-003	TRUCK/TRAILER CONFIGURATION
AA6-002	DOMICILED, USA 50 STATES (EPA CLEAN IDLE LABEL OR NO CLEAN IDLE REQUIRED)
99D-027	EPA CLEAN IDLE LABEL - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)
A85-011	CONSTRUCTION SERVICE
A84-1GM	GOVERNMENT BUSINESS SEGMENT
AA4-010	DIRT/SAND/ROCK COMMODITY
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS
AB1-008	MAXIMUM 8% EXPECTED GRADE
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE
995-1AD	FREIGHTLINER LEVEL I WARRANTY
A66-99D	EXPECTED FRONT AXLE(S) LOAD 13000.0 lbs

Prepared by
 Dana Plumpe
 FREIGHTLINER OF AUSTIN
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 AUSTIN, TX 78721
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Data Code	Description
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD 40000.0 lbs
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY 53000.0 lbs
A70-99D	EXPECTED GROSS COMBINATION WEIGHT 80000.0 lbs
Truck Service	
AA3-004	END DUMP BODY
AF3-165	OX BODIES (TBEI)
Tractor Service	
AA2-005	FLATBED TRAILER
AH6-001	SINGLE (1) TRAILER
Engine	
101-3BU	CUM L9 370 HP @ 2100 RPM; 2100 GOV RPM, 1250 LB-FT @ 1200 RPM
Electronic Parameters	
79A-070	70 MPH ROAD SPEED LIMIT
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT
79K-007	PTO MODE ENGINE RPM LIMIT - 1100 RPM
79M-001	PTO ENGINE SPEED CONTROL DEACTIVATED BY SERVICE BRAKE LIGHTLY APPLIED (STATIONARY APPLICATIONS)
79P-004	PTO RPM WITH CRUISE SET SWITCH - 900 RPM
79S-001	PTO MODE CANCEL VEHICLE SPEED - 5 MPH
79U-007	PTO GOVERNOR RAMP RATE - 250 RPM PER SECOND
79W-024	CRUISE CONTROL BUTTON PTO CONTROL
80G-006	PTO MINIMUM RPM - 825
80J-002	REGEN INHIBIT SPEED THRESHOLD - 5 MPH
80S-003	PTO 1, DASH SWITCH, ENGAGE BEFORE DRIVING

Prepared by
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FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
80V-001	ENGINE MOUNT PTO, DASH SWTICH ENGAGES PTO MODE, STATIONARY OPERATION
Engine Equipment	
99C-024	EPA 2010/GHG 2024 CONFIGURATION
13E-001	STANDARD OIL PAN
105-001	ENGINE MOUNTED OIL CHECK AND FILL
014-1B5	SIDE OF HOOD AIR INTAKE WITH DONALDSON HIGH CAPACITY AIR CLEANER WITH SAFETY ELEMENT, FIREWALL MOUNTED
124-1D7	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE
292-236	(3) DTNA GENUINE, FLOODED STARTING, MIN 3000CCA, 555RC, THREADED STUD BATTERIES
290-017	BATTERY BOX FRAME MOUNTED
281-001	STANDARD BATTERY JUMPERS
282-003	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE BACK OF CAB
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN
289-001	NON-POLISHED BATTERY BOX COVER
293-058	NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER SEAT
295-029	POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER
306-015	PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS
107-032	CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM
128-076	CUMMINS ENGINE INTEGRAL BRAKE WITH VARIABLE GEOMETRY TURBO ON/OFF
016-1C2	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE

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Data Code	Description
28F-014	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER
239-026	10 FOOT 06 INCH (126 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT
237-1CR	RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP
23U-001	6 GALLON DIESEL EXHAUST FLUID TANK
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL
23Y-001	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING
43X-002	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP
242-011	ALUMINUM AFTERTREATMENT DEVICE/MUFFLER/TAIPIPE SHIELD(S)
273-058	AIR POWERED ON/OFF ENGINE FAN CLUTCH
276-002	AUTOMATIC FAN CONTROL WITH DASH SWITCH AND INDICATOR LIGHT, NON ENGINE MOUNTED
110-003	CUMMINS SPIN ON FUEL FILTER
118-008	COMBINATION FULL FLOW/BYPASS OIL FILTER
120-998	NO COOLANT FILTER
266-017	1300 SQUARE INCH ALUMINUM RADIATOR
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES
270-016	RADIATOR DRAIN VALVE
138-011	PHILLIPS-TEMRO 1000 WATT/115 VOLT BLOCK HEATER
140-053	BLACK PLASTIC ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR

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Data Code	Description
132-004	ELECTRIC GRID AIR INTAKE WARMER
155-058	DELCO 12V 38MT HD STARTER WITH INTEGRATED MAGNETIC SWITCH
Transmission	
342-582	ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
Transmission Equipment	
343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV
84B-002	ALLISON VOCATIONAL RATING FOR CONCRETE MIXER APPLICATIONS ONLY AVAILABLE WITH 3000 PRODUCT FAMILIES
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84K-002	2ND GEAR ENGINE BRAKE ALTERNATE PRESELECT WITH MODERATE DOWNSHIFT STRATEGY
84N-200	FUEL SENSE 2.0 DISABLED - PERFORMANCE - TABLE BASED
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES
84V-001	DIRECTION CHANGE ENABLED WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS
353-075	QUICKFIT BODY LIGHTING CONNECTOR AT END OF FRAME, WITH CAP
34C-011	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR

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 FREIGHTLINER OF AUSTIN
 1701 SMITH ROAD
 AUSTIN, TX 78721
 Phone 512-389-0000

Data Code	Description
362-2JT	CUSTOMER INSTALLED CHELSEA 281 SERIES PTO
363-001	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013
370-015	WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK
35T-001	ATF-SYNTHETIC AUTOMATIC TRANSMISSION FLUID

Front Axle and Equipment

400-1EA	DETROIT DA-F-13.0-3 13,000# FF1 71.5 KPI/3.74 DROP SINGLE FRONT AXLE
402-020	MERITOR 15X4 Q+ CAM FRONT BRAKES
403-002	NON-ASBESTOS FRONT BRAKE LINING
419-001	CAST IRON OUTBOARD FRONT BRAKE DRUMS
427-001	FRONT BRAKE DUST SHIELDS
409-006	FRONT OIL SEALS
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL
416-022	STANDARD SPINDLE NUTS FOR ALL AXLES
405-002	MERITOR AUTOMATIC FRONT SLACK ADJUSTERS
406-001	STANDARD KING PIN BUSHINGS
536-050	TRW THP-60 POWER STEERING
539-003	POWER STEERING PUMP
534-015	2 QUART SEE THROUGH POWER STEERING RESERVOIR



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 FREIGHTLINER OF AUSTIN
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 AUSTIN, TX 78721
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Data Code	Description
40T-001	MINERAL SAE 80/90 FRONT AXLE LUBE

Front Suspension

620-1D8	13,300# TAPERLEAF FRONT SUSPENSION
619-005	MAINTENANCE FREE RUBBER BUSHINGS - FRONT SUSPENSION
410-001	FRONT SHOCK ABSORBERS

Rear Axle and Equipment

420-1K3	MERITOR MT-40-14X 40,000# R-SERIES TANDEM REAR AXLE
421-488	4.88 REAR AXLE RATIO
424-003	IRON REAR AXLE CARRIER WITH OPTIONAL HEAVY DUTY AXLE HOUSING
386-073	MXL 17T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES
388-073	MXL 17T MERITOR EXTENDED LUBE INTERAXLE DRIVELINE WITH HALF ROUND YOKES
452-006	DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES
878-023	(1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD-REAR AND REAR-REAR AXLE VALVE
87A-017	INDICATOR LIGHT FOR EACH INTERAXLE LOCKOUT SWITCH, DISENGAGE INTERAXLE LOCK WITH IGNITION OFF
87B-025	INDICATOR LIGHT FOR EACH DIFFERENTIAL LOCKOUT SWITCH, ENGAGE AT SPEEDS 5PMPH OR LESS, DISENGAGE W/IGN OFF
423-033	MERITOR 16.5X7 Q+ CAST SPIDER HEAVY DUTY CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
433-002	NON-ASBESTOS REAR BRAKE LINING
434-011	BRAKE CAMS AND CHAMBERS ON FORWARD SIDE OF DRIVE AXLE(S)
451-001	CAST IRON OUTBOARD REAR BRAKE DRUMS
425-002	REAR BRAKE DUST SHIELDS
440-006	REAR OIL SEALS

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Data Code	Description
426-112	WABCO TRISTOP-D LONGSTROKE 30/36 2-DRIVE AXLE SPRING PARKING CHAMBERS
428-003	HALDEX AUTOMATIC REAR SLACK ADJUSTERS
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE
42T-001	STANDARD REAR AXLE BREATHER(S)
Rear Suspension	
622-297	TUFTRAC GEN2 40,000# REAR SPRING SUSPENSION
621-108	9.5 INCH NOMINAL RIDE HEIGHT (460MM GLOBAL REFERENCE HEIGHT)
431-003	AXLE CLAMPING GROUP
624-025	55 INCH AXLE SPACING
623-006	FORE/AFT AND TRANSVERSE CONTROL RODS
439-001	REAR SHOCK ABSORBERS - ONE AXLE
Pusher / Tag Equipment	
429-998	NO PUSHER/TAG BRAKE DUST SHIELDS
Brake System	
490-100	WABCO 4S/4M ABS
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES
904-001	FIBER BRAID PARKING BRAKE HOSE
412-001	STANDARD BRAKE SYSTEM VALVES
46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM
413-002	STD U.S. FRONT BRAKE VALVE
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE
480-088	WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER
479-015	AIR DRYER FRAME MOUNTED



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Data Code	Description
460-001	STEEL AIR BRAKE RESERVOIRS
477-001	PULL CABLE ON WET TANK, PETCOCK DRAIN VALVES ON ALL OTHER AIR TANKS
Trailer Connections	
476-998	NO AIR HOSE HANGER
914-001	AIR CONNECTIONS TO END OF FRAME WITH GLAD HANDS FOR TRUCK AND NO DUST COVERS
296-010	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION
303-025	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME
Wheelbase & Frame	
545-447	4475MM (176 INCH) WHEELBASE
546-101	11/32X3-1/2X10-15/16 INCH STEEL FRAME (8.73MMX277.8MM/0.344X10.94 INCH) 120KSI
547-001	1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT
552-030	1600MM (63 INCH) REAR FRAME OVERHANG
55W-006	FRAME OVERHANG RANGE: 61 INCH TO 70 INCH
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) 110.63 in
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) 107.63 in
AE4-99D	CALC'D FRAME LENGTH - OVERALL 269.29 in
FSS-0LH	CALCULATED FRAME SPACE LH SIDE 31.85 in
FSS-0RH	CALCULATED FRAME SPACE RH SIDE 56.63 in
AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE 0.0 in
553-001	SQUARE END OF FRAME
550-001	FRONT CLOSING CROSMEMBER
559-001	STANDARD WEIGHT ENGINE CROSMEMBER

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Data Code	Description
562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)
572-001	STANDARD REARMOST CROSSMEMBER
565-002	HEAVY DUTY SUSPENSION CROSSMEMBER
Chassis Equipment	
556-1E5	14 INCH PAINTED STEEL BUMPER
558-070	REMOVABLE FRONT TOW/RECOVERY DEVICE, STORED ON CHASSIS FRAME
574-001	BUMPER MOUNTING FOR SINGLE LICENSE PLATE
585-998	NO MUDFLAP BRACKETS
590-998	NO REAR MUDFLAPS
551-007	GRADE 8 THREADED HEX HEADED FRAME FASTENERS
44Z-002	EXTERIOR HARNESSES WRAPPED IN ABRASION TAPE
Fifth Wheel	
578-998	NO FIFTH WHEEL
Fuel Tanks	
204-152	70 GALLON/264 LITER ALUMINUM FUEL TANK - LH
218-006	25 INCH DIAMETER FUEL TANK(S)
215-005	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS
212-007	FUEL TANK(S) FORWARD
664-001	PLAIN STEP FINISH
205-001	FUEL TANK CAP(S)
122-1H3	DETROIT FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR
216-020	EQUIFLO INBOARD FUEL SYSTEM
202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE

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Data Code	Description
Tires	
093-1AX	MICHELIN XZE2 11R22.5 16 PLY RADIAL FRONT TIRES
094-1RY	BRIDGESTONE M726ELA 295/75R22.5 14 PLY RADIAL REAR TIRES
Hubs	
418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS
450-060	CONMET PRESET PLUS PREMIUM IRON REAR HUBS
Wheels	
502-545	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 6.13 INSET 2-HAND HD STEEL DISC FRONT WHEELS
505-545	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS
496-011	FRONT WHEEL MOUNTING NUTS
497-011	REAR WHEEL MOUNTING NUTS
Cab Exterior	
829-1A2	114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
650-008	AIR CAB MOUNTING
648-002	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE
667-004	FRONT FENDERS SET-BACK AXLE
678-001	LH AND RH GRAB HANDLES
645-002	BRIGHT FINISH RADIATOR SHELL/HOOD BEZEL
646-042	STATIONARY BLACK GRILLE WITH BRIGHT ACCENTS
65X-003	CHROME HOOD MOUNTED AIR INTAKE GRILLE
644-004	FIBERGLASS HOOD
652-001	FREIGHTLINER NAME PLATES
690-998	NO NOISE SHIELD-ENG COMPARTMENT



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Data Code	Description
727-1AM	DUAL 24 INCH ROUND POLISHED ALUMINUM AIR HORNS ROOF MOUNTED
726-001	SINGLE ELECTRIC HORN
728-002	DUAL HORN SHIELDS
575-001	REAR LICENSE PLATE MOUNT END OF FRAME
312-067	HALOGEN COMPOSITE HEADLAMPS WITH BRIGHT BEZELS
302-047	LED AERODYNAMIC MARKER LIGHTS
311-998	NO DAYTIME RUNNING LIGHTS
294-001	INTEGRAL STOP/TAIL/BACKUP LIGHTS
300-015	STANDARD FRONT TURN SIGNAL LAMPS
744-1BC	DUAL WEST COAST BRIGHT FINISH HEATED MIRRORS WITH LH AND RH REMOTE
797-001	DOOR MOUNTED MIRRORS
796-001	102 INCH EQUIPMENT WIDTH
743-204	LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS
74A-001	RH DOWN VIEW MIRROR
729-001	STANDARD SIDE/REAR REFLECTORS
677-054	RH AFTERTREATMENT SYSTEM CAB ACCESS WITH PLAIN DIAMOND PLATE COVER
768-043	63X14 INCH TINTED REAR WINDOW
661-004	TINTED DOOR GLASS LH AND RH WITH TINTED OPERATING WING WINDOWS
654-011	RH AND LH ELECTRIC POWERED WINDOWS
663-013	1-PIECE SOLAR GREEN GLASS WINDSHIELD
659-019	2 GALLON WINDSHIELD WASHER RESERVOIR WITHOUT FLUID LEVEL INDICATOR, FRAME MOUNTED
647-001	WHITE WINTERFRONT



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Data Code	Description
Cab Interior	
055-019	RUGGED TRIM PACKAGE
707-107	GRAY & CARBON VINYL INTERIOR "RUGGED"
70K-020	CARBON WITH PREMIUM GUNMETAL ACCENT (RUGGED)
706-013	MOLDED DOOR PANEL
708-013	MOLDED PLASTIC DOOR PANEL
772-006	BLACK MATS WITH SINGLE INSULATION
785-034	ASH CUP AND (1)LIGHTER, (1)12V POWER OUTLET, (1)DASH MTD DUAL USB-C OUTLET
691-001	FORWARD ROOF MOUNTED CONSOLE
696-012	CENTER STORAGE CONSOLE MOUNTED ON BACKWALL
693-019	LH AND RH DOOR STORAGE POCKETS INTEGRATED INTO MOLDED DOOR PANELS
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY
742-007	(2) CUP HOLDERS LH AND RH DASH
680-029	M2/SD DASH
720-003	5 LB. FIRE EXTINGUISHER
700-002	HEATER, DEFROSTER AND AIR CONDITIONER
701-001	STANDARD HVAC DUCTING
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH
170-015	STANDARD HEATER PLUMBING
130-041	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR
702-002	BINARY CONTROL, R-134A
739-033	STANDARD INSULATION

Data Code	Description
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM
324-1B3	STANDARD LED CAB LIGHTING
787-998	NO SECURITY DEVICE
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME
78G-002	KEY QUANTITY OF 2
655-005	LH AND RH ELECTRIC DOOR LOCKS
740-998	NO MATTRESS
722-002	TRIANGULAR REFLECTORS WITHOUT FLARES
756-338	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WITH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION
760-338	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION PASSENGER SEAT WITH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION
759-005	DUAL DRIVER AND PASSENGER SEAT ARMRESTS
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS
758-014	BLACK CORDURA PLUS CLOTH DRIVER SEAT COVER
761-014	BLACK CORDURA PLUS CLOTH PASSENGER SEAT COVER
763-101	BLACK SEAT BELTS
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN
540-044	4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS

Instruments & Controls

106-002	ELECTRONIC ACCELERATOR CONTROL
732-998	NO INSTRUMENT PANEL-DRIVER

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Data Code	Description
734-022	FULLY CONFIGURABLE CENTER INSTRUMENT PANELS
87L-001	ENGINE REMOTE INTERFACE WITH PARK BRAKE INTERLOCK
870-002	BRIGHT ARGENT FINISH GAUGE BEZELS
486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM
840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE
198-003	DASH MOUNTED AIR RESTRICTION INDICATOR WITH GRADUATIONS
721-001	97 DB BACKUP ALARM
149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES
156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY
811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY
81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY
160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH
844-001	2 INCH ELECTRIC FUEL GAUGE
148-072	ENGINE REMOTE INTERFACE WITH ONE OR MORE SET SPEEDS
48H-003	QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH CAPS
48C-003	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) UNDER CAB WITH CAP
163-014	ENGINE REMOTE INTERFACE CONNECTOR AT POWERTRAIN INTERFACE CONNECTOR
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE
864-001	2 INCH TRANSMISSION OIL TEMPERATURE GAUGE
867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER



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Data Code	Description
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY
372-123	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE
736-998	NO OBSTACLE DETECTION SYSTEM
72J-998	NO DR ASSIST SYSTEM
49B-998	NO VEHICLE STABILITY ADVISOR OR CONTROL
73B-998	NO LANE DEPARTURE WARNING SYSTEM
679-024	LEFTHAND/CENTER/RIGHTHAND OVERHEAD INSTRUMENT PANEL BLANK
35M-010	1 QUICKFIT PROGRAMABLE MODULE (QPM/XMC)
746-143	7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FMSXM/WB, WITH MICROPHONE
747-001	DASH MOUNTED RADIO
750-002	(2) RADIO SPEAKERS IN CAB
753-001	AM/FM ANTENNA MOUNTED ON FORWARD LH ROOF
749-998	NO CB RADIO MOUNTING PROVISION
75W-998	NO MULTIBAND ANTENNA
78C-004	INTEROPERABLE SDAR ANTENNA, SHIP LOOSE
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER
817-001	STANDARD VEHICLE SPEED SENSOR
812-001	ELECTRONIC 3000 RPM TACHOMETER
813-1C8	DETROIT CONNECT PLATFORM HARDWARE
8D1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES
6TS-005	TMC RP1226 ACCESSORY CONNECTOR LOCATED BEHIND PASSENGER SIDE REMOVEABLE DASH PANEL



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Data Code	Description
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP
329-127	TWO EXTRA HARDWIRED SWITCHES IN DASH, ROUTE TO UNDER CAB, BLUNTCUT
4C1-026	HARDWIRE SWITCH #1, ON/OFF LATCHING, 10 AMPS BATTERY POWER
4C2-026	HARDWIRE SWITCH #2, ON/OFF LATCHING, 10 AMPS BATTERY POWER
81Y-005	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS ONLY
264-030	(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN
482-001	STANDARD TRACTOR PROTECTION VALVE
883-001	TRAILER HAND CONTROL BRAKE VALVE
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY
660-008	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY
304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS
882-004	TWO VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR
299-020	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT
298-046	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY
87T-998	NO WRG/SW-OPTL #2,CHAS,AIR

Design

065-000 PAINT: ONE SOLID COLOR

Color

980-5F6 CAB COLOR A: L0006EY WHITE ELITE EY
986-020 BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT
962-972 POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)
966-972 POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)



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Data Code	Description
964-020	STANDARD BLACK BUMPER PAINT
963-003	STANDARD E COAT/UNDERCOATING

Certification / Compliance

996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS
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Other Factory Charges

PMV-024	GHG24 SURCHARGE - CUMMINS
RD1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES
RD3-998	NO SAFETY EVENT VIEWER
RAG-020	CUMMINS TARIFF CHARGE - \$205
PAT-025	STEEL, ALUMINUM, AND CHINA TARIFF IMPACT FEE 108/114 SD AND M2 106/112
R27-001	MY27 ESCALATOR
P73-2FT	STANDARD DESTINATION CHARGE

(+) Weights Shown are estimates only.
If weight is critical, contact Customer Application Engineering.

CITY OF SEGUIN

To: City Council
From: Susan Caddell, Director of Finance
Date: December 22, 2025
Subject: Investment Policy Review



It's real.

Historical Background

According to the Public Funds Investment Act, Tex. Gov't Code Ann., Chapter 2256, the City of Seguin is required to have an investment policy. Also according to this chapter and Section XI of the City of Seguin's investment policy, the City Council must review this policy annually and approve any recommended modifications.

Action Requested

City Council must approve the annual review of the investment policy.

Staff Recommendation

Staff recommends approval of the investment policy with no modifications.

ATTACHMENTS

1. Resolution approving investment policy
2. City of Seguin Investment Policy

State of Texas

Resolution No._____

City of Seguin

**RESOLUTION TO REVIEW CITY OF SEGUIN INVESTMENT POLICY IN ORDER
TO CONFORM TO PUBLIC FUNDS INVESTMENT ACT, TEXAS GOVERNMENT
CODE ANNOTATED, CHAPTER 2256**

WHEREAS, the City of Seguin Investment Policy must conform to the Public Funds Investment Act; and

WHEREAS, the investment strategy is included in the City of Seguin Investment Policy; and

WHEREAS, the City of Seguin Investment Policy must be reviewed by Seguin City Council annually; and

WHEREAS, any modifications to the City of Seguin Investment Policy must be approved by Seguin City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Seguin as follows:

1. The City of Seguin Investment Policy along with the investment strategy has been reviewed.
2. No modifications are being recommended.

PASSED AND APPROVED this the 6th day of January, 2026.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary

CITY OF SEGUIN
INVESTMENT POLICY

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I. POLICY STATEMENT

It is the policy of the City of Seguin to invest public funds in a manner which will provide the maximum security of principal invested with secondary emphasis on providing the highest yield while meeting the daily cash flow needs of the City and conforming to the Public Funds Investment Act, Tex. Gov't. Code Ann., Chapter 2256.

II. SCOPE

This Investment Policy applies to all of the investment activities of the City of Seguin. This policy establishes guidelines for those who can invest authorized funds, how City funds will be invested, and when and how a periodic review of investments will be made. In addition to this Policy, bond funds (as defined by the Internal Revenue Service) shall be managed by their governing resolution and all applicable State and Federal Law.

All the listed funds will be pooled for investment purposes. The strategy developed for this pooled fund group will address the varying needs, goals and objectives of each fund. These funds are accounted for in the **City of Seguin's Comprehensive Annual Financial Report** and include:

- a. General Fund
- b. Special Revenue Funds
- c. Debt Service Funds
- d. Capital Projects Funds
- e. Enterprise Funds
- f. Internal Service Funds
- g. Trust and Agency Funds
- h. *(Any new fund created, unless specifically exempted)*

This investment policy shall apply to all transactions involving the financial assets and related activity for all foregoing funds. However, this policy does not apply to the assets administered for the benefit of the City by outside agencies under deferred compensation programs.

III. INVESTMENT OBJECTIVES

Objectives and Investment Strategy

The City of Seguin shall manage and invest its cash with the primary objectives of, listed in order of priority:

- **Safety** and preservation of principal
- Maintenance of sufficient **liquidity** to meet operating needs
- **Public trust** from prudent investment activities
- Optimization of **interest earnings** on the portfolio
- Diversification of investments

The safety of the principal invested always remains the primary objective.

PRESERVATION and SAFETY of Principal

The primary objective of all investment activity is the preservation of capital and the safety of principal in the overall portfolio. Each investment transaction shall seek to ensure first that capital losses are avoided. The objective will be to mitigate credit and interest rate risk.

- Credit risk – The City will minimize credit risk, the risk of loss due to failure of the issuer, by:
 - Limiting investments to the safest types of investments
 - Pre-qualifying the financial institutions and brokers/dealers with which the City will do business
 - Diversifying the investment portfolio so that potential losses on individual issuers will be minimized.
- Interest Rate Risk – the City will minimize the risk that the interest earnings and the market value of investments in the portfolio will fall due to changes in general interest rates, by:
 - Structuring the investment portfolio so that investments mature to meet cash requirements for ongoing operations, thereby avoiding the need to liquidate investments prior to maturity
 - Diversifying maturities and staggering purchase dates to minimize the impact of market movements over time.

Maintenance of Adequate LIQUIDITY

The investment portfolio will remain sufficiently liquid to meet the cash flow requirements that might be reasonably anticipated. Liquidity shall be achieved by matching investment maturities with forecasted cash flow requirements; investing in securities with active secondary markets; investing in local government investment pools; and maintaining appropriate portfolio diversification.

PUBLIC TRUST

All investments shall be designed and managed in a manner responsive to the public trust and consistent with state and local laws. All participants in the City's investment process shall seek to act responsibly as custodians of the public trust. Investment officers shall avoid any transaction that might impair public confidence in the City's ability to govern effectively.

Return on Investment YIELD

The City shall invest local funds in investments that yield the highest possible rate of return while providing necessary protection of the principal consistent with the operating requirements as determined by the City.

DIVERSIFICATION

The City's portfolio shall be diversified by market sector and maturity in order to avoid market risk.

Investment Strategy

The City's investment program uses a "pooled" investment strategy where all moneys of all funds covered by this policy are combined and invested in a portfolio, which is stratified by various levels of maturities to meet the requirements of all working capital, construction and debt service funds. In some cases, one or more separate pools of funds may be established to meet specific requirements or yield restrictions for certain funds. By combining the net cash flows of all funds, the pooled investment strategy maximizes return on investment without sacrificing safety and liquidity because economies of scale can be taken advantage of to obtain better prices and reduce transaction and administrative costs. The dollar weighted average maturity for the pooled fund group will not exceed 18 months.

IV. RESPONSIBILITY AND CONTROL

Authority to Invest

The City Manager and Director of Finance are designated as the "Investment Officers" of the City. As Investment Officers they are authorized to invest, transfer, execute documentation, and otherwise manage City funds according to the Policy.

The Investment Officers shall attend investment training to include a total of eight hours of training in a two-year period, that begins on the City's first day of the fiscal year (October 1) and ending two consecutive fiscal years after that date (September 30). A newly appointed Investment Officer must attend a training session of at least 10 hours of instruction within twelve months of the date the officer took office or assumed the officer's duties. Training must include education in investment controls, security risks, strategy risks, market risks, and compliance with the Public Funds Investment Act. The investment training session shall be provided by an independent source approved by the City Council. For purposes of this policy, an "independent source" from which investment training shall be obtained shall include a professional organization, an institution of higher education or any other sponsor other than a business organization with whom the City may engage in an investment transaction. These include, but are not limited to, Texas Municipal League, Government Finance Officers' Association, Government Finance Officers' Association of Texas, Government Treasurers' Organization of Texas, Texas City Managers' Association, International City Managers' Association, or University of North Texas.

Standard of Care

The standard of care used by City of Seguin shall be the "prudent person rule" and shall be applied in the context of managing the overall portfolio within the applicable legal constraints. The Public Funds Investment Act states:

"Investments shall be made with judgment and care, under prevailing circumstances, that a person of

prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." (Sec.2256.006 H.B. No 2459)

All participants in the investment process shall seek to act responsibly as custodians of the public trust and shall avoid any transaction that might impair public confidence in the City.

Indemnification

The Investment Officers, acting in accordance with written procedures and this policy, shall not be held personally liable for a specific security's credit risk or market price change, provided that any unexpected deviations are reported in a timely manner and that appropriate action is taken to control adverse developments.

Standards of Operation

The City Investment Officer shall develop and maintain written administrative procedures for the operation of the investment program consistent with this investment

Conflict of Interest

An investment officer of an entity who has a personal business relationship with an entity seeking to sell an investment to the entity shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree by affinity or consanguinity, as determined under Chapter 573, to an individual seeking to sell an investment to the Investment Officer's entity shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the governing body of the entity.

Compliance Audit

In conjunction with the annual financial audit, the City's independent auditors will perform a compliance audit of management controls on investments and adherence to the City's established investment policies.

Monitoring

Investment performance will be monitored and evaluated by the Investment Officers. Rating changes on investments acquired with public funds will be done on a monthly basis. Investment Pools will be monitored through the pool's website. All other investments will be monitored through an independent source. The investment officers will take all prudent measures that are consistent with its investment policy to liquidate an investment that does not meet the minimum rating.

V. SUITABLE AND AUTHORIZED INVESTMENTS

Authorized Investments

Investments described below are authorized by the Public Funds Investment Act as eligible securities for the City. City funds governed by the Policy may be invested in:

1. Obligations of the United States, its agencies and instrumentalities; (excluding mortgage backed securities).
2. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by two nationally recognized investment rating firms not less than A or its equivalent.
3. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States.
4. Certificates of deposit:
 - A. the funds are invested by the City through:
 - 1) a broker that has its main office or a branch office in Texas and is selected from a list adopted by the City, or
 - 2) a depository institution that has its main office or a branch office in Texas and is selected by the City.
 - B. the broker or depository institution selected by the City arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the City.
 - C. the full amount of the principal and accrued interest of each of the certificates of deposit is guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor, the United States or an instrumentality of the United States; and
 - D. the City appoints the depository institution of the City, an entity described by Section 2257.041(d), Government Code, or a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) as custodian for the City with respect to the certificates of deposit issued for the account of the City.
 - E. If the certificate of deposit is purchased from the City's depository, depository must insure there is sufficient FDIC coverage or collateralization for the CD and the rest of the City's funds.
5. Local government investment pools, which 1) meet the requirement of Chapter 2256.016 of the Public Funds Investment Act, 2) are rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service, 3) seek to maintain a \$1.00 net asset value, 4) are authorized by resolution or ordinance by the City Council, 5) may invest its funds in money market mutual funds to the extent permitted by and consistent with Section 2256.016, Government Code and the

investment policies and objective adopted by the investment pool, 6) must furnish the investment officer a statement regarding how yield is calculated, 7) when created to function as a money market mutual fund shall report yield to its investors in accordance with regulations of the federal Securities and Exchange Commission applicable to money market funds, 8) provide information in a disclosure instrument or report described in Section 2256.016 (b), (c) (2) and (f), Government Code must be posted on its internet website, 9) must make available annual audited financial statements, and 10) if the investment pool offers fee breakpoints based on fund balances invested, the investment pool in advertising investment rates must include either all levels of return based on the breakpoints provided or state the lowest possible level of return based on the smallest level of funds invested

6. Money Market Mutual funds that are 1) registered and regulated by the Securities and Exchange Commission, 2) have a dollar weighted average stated maturity of 90 days or less, 3) rated AAA by at least one nationally recognized rating service, and 4) seek to maintain a net asset value of \$1.00 per share.
7. FDIC insured, brokered certificates of deposit securities from a bank in any US state, delivered versus payment to the City's safekeeping agent, not to exceed one year maturity.

Prohibited Investments

The City of Seguin has no authority to use any of the following investment instruments, which are strictly prohibited:

- (1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
- (2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
- (3) collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and
- (4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

VI. INVESTMENT PARAMETERS

Diversification and Maturity Limitations

It is the policy of the City of Seguin to diversify its investment portfolio. Invested funds shall be diversified to minimize the risk of loss resulting from over concentration of assets in a specific

maturity, specific issuer, or specific class of securities. Diversification strategies shall be established and periodically reviewed. At a minimum, diversification standards by security type and issuer shall be:

U. S. Treasuries and securities having principal and interest guaranteed by the U. S. Government.....	no more than 95%..max. 3 yrs.
U. S. Government agencies, instrumentalities and government sponsored enterprises	no more than 80%..max 3 yrs .
Fully insured or collateralized CD's.....	no more than 75%..max 3 yrs.
Local Government Investment Pool.....	up to 100%, but no more than 75% in one pool
Money Market Mutual Funds insured by the U.S. Treasury.....	no more than 80%
Brokered CD Securities	no more than 75%, max 3 year

The Investment Officers shall be required to diversify maturities. The Investment Officers, to the extent possible, will attempt to match investments with anticipated cash flow requirements. Matching maturities with cash flow dates will reduce the need to sell securities prior to maturity, thus reducing market risk. Unless matched to a specific requirement, the Investment Officers will manage the portfolio to have an average maturity of no more than 18 months. Unless matched to a specific requirement, the Investment Officers may not invest any portion of the portfolio for a period greater than 3 years.

Maximum Maturities:

a. **Operating Fund**

The weighted average days to maturity for the operating fund portfolio shall be less than 365 days.

b. **Bond Proceeds**

The investment maturity of bond proceeds (excluding reserve and debt service funds) shall generally be limited to the anticipated cash flow requirement.

c. **Debt Service Funds**

Debt Service Funds shall be invested to ensure adequate funding for each consecutive debt service payment. The Investment Officers shall invest in such a manner as not to exceed the "unfunded" debt service date with the maturity of any investment. An unfunded debt service date is defined as a coupon or principal payment date that does not have cash or investment securities available to satisfy said payment.

d. **Bond Reserve Funds**

Market conditions, Bond Resolution constraints and, if applicable, Arbitrage regulation compliance will be considered when formulating Reserve Fund strategy. Maturity limitation shall generally not exceed the call provisions of the Bond

Resolution and shall not exceed the final maturity of the bond issue.

e. Other Funds

The anticipated cash requirements of other City funds will govern the appropriate maturity mix. Appropriate portfolio strategy shall be determined based on market conditions, Policy compliance, City financial condition and risk/return constraints. Maximum maturity shall not exceed three years.

VII. SELECTION OF BANKS AND DEALERS

Qualified Institutions

The City of Seguin shall invest City funds with any or all of the following institutions or groups consistent with federal and state law and the current Depository Bank contract:

- (1) Depository bank (CD's only);
- (2) Other state or national banks domiciled in Texas that are insured by FDIC;
- (3) Public funds investment pools;
- (4) Primary or secondary government securities brokers and dealers.
- (5) Eligible Money Market Mutual Funds

Depository (Chapter 105, Local Government Code)

At least every five years, a Depository shall be selected through the City's banking services procurement process, which shall include a formal request for proposal (RFP). The selection of a depository will be determined by competitive bid and evaluation of bids will be based on the following selection criteria:

- The ability to qualify as a depository for public funds in accordance with state law.
- The ability to provide requested information or financial statements for the periods specified.
- The ability to meet all requirements in the banking RFP.
- Complete response to all required items on the bid form.
- Lowest net banking service cost, consistent with the ability to provide an appropriate level of service.
- The credit worthiness and financial stability of the bank.

Qualified Brokers/Dealers

In accordance with the Public Funds Investment Act, Section 2256.005(k), a written copy of this investment policy shall be presented to any person seeking to sell to the City an authorized

investment. The registered principal of the business organization seeking to sell an authorized investment shall complete the *Broker/Dealer Questionnaire* as provided in Appendix A of this investment policy and execute a written instrument substantially to the effect that the registered principal has:

- (1) received and thoroughly reviewed the investment policy of the City; and
- (2) acknowledged that the organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the City and the organization.

The City shall, at least annually, review, revise, and adopt a list of qualified brokers/dealers and financial institutions authorized to engage in securities transactions with the City.

The City shall not purchase investments from nor invest funds with a depository, institution, or broker/dealer who either currently boycotts Israel or will boycott Israel during the term of the investment or contract.

General Investment Practices

All investment transactions shall be documented by the Investment Officers. The Investment Officers may make investments orally, but shall follow promptly with a written confirmation to the financial institution or broker/dealer, with a copy of such confirmation retained in the City's files.

On investments, which do not fall under provisions of the City's depository agreement, the Investment Officers may take competitive bids or negotiate with approved broker/dealers. At least three (3) quotations shall be taken for each competitive bid investment made. All broker/dealers must complete a broker/dealer questionnaire (Appendix A), be approved by the Investment Officers, and have a Certification (Appendix B) on file before any transactions transpire.

Delivery vs. Payment

All security transactions done with the City will be held by the City's depository or the depositories corresponding bank on DVP (delivery versus payment) basis, with the exception of investment pools and mutual funds. Funds will be released after notification that the purchased security has been received.

VIII. SAFEKEEPING OF SECURITIES AND COLLATERAL

Safekeeping

The City shall contract with a bank or banks for the safekeeping of securities either owned by the City as part of its investment portfolio or held as collateral to secure demand or time deposits.

Securities owned by the City shall be held in the City's name as evidenced by safekeeping receipts of the institution holding the securities.

Securities pledged as collateral must be retained in an independent third party bank that is chartered in the State of Texas, and the City shall be provided the original safekeeping receipt on each pledged security. The City, financial institution, and the safekeeping bank(s) shall operate in accordance with a master safekeeping agreement signed by all three parties. Collateral may be held by the depository bank's trust department, a Federal Reserve bank or branch of a Federal Reserve bank, a Federal Home Loan Bank, or a third party bank approved by the City.

Collateralization

Consistent with the requirements of the Public Funds Collateral Act, the City requires all banks and savings and loan association deposits to be federally insured or fully collateralized with eligible securities. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest on the deposits or investments less an amount insured by the FDIC. Financial institutions serving as City Depositories will be required to sign a Depository Agreement with the City and the City's safekeeping agent. The safekeeping portion of the Agreement shall define the City's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- the Agreement must be in writing.
- the Agreement has to be executed by the Depository and the City contemporaneously with the acquisition of the asset;
- the Agreement must be approved by the Board of Directors or the loan committee of the Depository and a copy of the meeting minutes must be delivered to the City;
- the Agreement must be part of the Depository's "official record" continuously since its execution.

a. Allowable Collateral

The City shall accept only the following types of collateral:

- Obligations of the United States or its agencies and instrumentalities
- Direct obligations of the state of Texas or its agencies and instrumentalities
- Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized rating firm not less than A or its equivalent with a remaining

maturity of twenty (20) years or less

b. Collateral Substitution

Collateralized investments often require substitution of collateral. Any depository institution requesting substitution must contact the Investment Officers for approval and settlement. The Investment Officers, must provide written notification of the decision to the bank or the safekeeping agent holding the security prior to any security release.

The financial institutions with which the City invests and/or maintains other deposits shall provide monthly, and as requested by the City, a listing of the collateral pledged to the City marked to current market prices. The listing shall include total pledged securities itemized by:

name, type and description of the security;
safekeeping receipt number;
par value;
current market value;
maturity date; and
Moody's or Standard & Poor's rating (both if available) .

Subject to Audit

All collateral shall be subject to inspection and audit by the City or the City's independent auditors.

IX. PERFORMANCE

Performance Standards

The City's investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio shall be designed with the objective of obtaining a rate of return through budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow requirements of the City.

Performance Benchmark

It is the policy of the City to purchase investments with maturity dates coinciding with cash flow needs. Through this strategy, the City shall seek to optimize interest earnings utilizing allowable investments available on the market at that time. Market value will be calculated on a quarterly basis on all securities owned and compared to current book value. The City's portfolio shall be designed with the objective of regularly meeting or exceeding the average rate of return on U.S. Treasury Bills at a maturity level comparable to the City's weighted average maturity in days.

X. REPORTING

Methods

Internal management reports will be provided quarterly to the City Council. The internal management report will include but is not limited to.

- (1) A detailed description of the investment position for the City.
- (2) Contain a summary statement of each investment including:
 - (a) the beginning market value, additions and changes to the market value during the reporting period, the ending market value as of the reporting date, and fully accrued interest for the reporting period.
 - (b) book value and market value of each separately invested asset.
 - (c) state the compliance of the investment portfolio to the investment strategy and investment policy.
 - (d) state the maturity date of each separately invested asset that has a maturity date.
- (3) Be prepared jointly by all Investment Officers and contain all Investment Officers signatures.
- (4) State the pooled fund group for which each individual investment was acquired.

XI. INVESTMENT POLICY ADOPTION

Policy Revisions

The Investment Policy of The City of Seguin may be amended by recommendation of the Investment Officers and action of the City Council. Investment Policy revisions may become necessary with changes in state law, economy, and investment opportunities.

The Investment Policy of the City of Seguin shall be reviewed annually by the City Council. Any modifications made thereto must be approved formally by the City Council.

APPENDIX A

BROKER/DEALER QUESTIONNAIRE

CITY OF SEGUIN

1) Name of Firm:

2) Local Address: National Address:

3) Telephone:

4) PRIMARY REPRESENTATIVE / MANAGER / PARTNER-IN-CHARGE

Secondary representative / manager / partner-in-charge

5) Are you a Primary Dealer in U.S. Government Securities?

6) What is the date of your firm's fiscal year end?

7) Attach certified documentation of your capital adequacy and financial solvency. In addition, an audited financial statement must be provided within 120 days of your fiscal year-end.

8) Is your firm owned by a holding company? If so, what is its name and net capitalization?

9) Identify all personnel who will be trading with or quoting securities to our employees (attach current resumes of all persons listed).

10) Please identify your most directly comparable clients geographical area.

BROKER/DEALER QUESTIONNAIRE
PAGE 2

- 11) Have any of your public-sector clients ever sustained or claimed a loss on a securities transaction or loss of principal arising from a misunderstanding or misrepresentation of the risk characteristics of a recommended instrument purchased through your firm?

- 12) Has your firm ever been subject to a regulatory or state or federal agency investigation for alleged improper, fraudulent, disreputable or unfair activities related to the sale of government securities or money market instruments? If yes, please explain.

- 13) Please provide your wiring and delivery instructions.

- 14) Which instruments are offered regularly by your local desk?

- 15) Which of the above does your firm specialize in marketing?

- 16) What reports, transactions, confirmations and paper trail will we receive?

- 17) What precautions are taken by your firm to protect the interest of the public when dealing with government agencies as investors?

BROKER/DEALER QUESTIONNAIRE
PAGE 3

- 18) What training would you provide for the employees and investment officers?
- 19) Do you participate in the SIPC Insurance Program? If not, please explain.
- 20) What portfolio information do you prefer from your clients?
- 21) Please include samples of research reports or market information that your firm regularly provides to clients.
- 22) Do you or your company currently boycott Israel?
- 23) Do you or does your company intend on boycotting Israel while doing business with the City of Seguin?

I do hereby certify that to the best of my knowledge, all of the foregoing statements and answers are true and correct and I am a qualified representative of my firm as defined in Section 2256.002(10) of the Government Code and Section II H above.

BROKER/DEALER

By: _____

Name: _____

Title: _____

Date: _____

APPENDIX B

Certification by Dealer

This certification is executed on behalf of the City of Seguin and _____ (the Dealer) pursuant to the Public Funds Investment Act, Chapter 2256, Government Code, Texas Codes Annotated (the Act) in connection with investment transactions conducted between the City of Seguin and Dealer.

The undersigned Qualified Representative of the Dealer hereby certifies on behalf of the Dealer that:

1. The Dealer Qualified Representative is duly authorized to execute this Certification on behalf of the Dealer, and
2. The Dealer Qualified Representative has received and reviewed the Investment Policy furnished by the City of Seguin, and
3. The Dealer has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Dealer and the City of Seguin that are not authorized by the entity's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the entity's entire portfolio or requires an interpretation of subjective investment standards.

Dealer Qualified Representative

Signature

Name (Printed)

Title

Date

GLOSSARY OF INVESTMENT TERMINOLOGY

AGENCIES: Federal agency securities.

ASKED: The price at which securities are offered.

BASIS POINT: A basis point equals one one-hundredth of 1% (. 01%).

BID: The price offered for securities.

BOOK ENTRY SECURITIES: All U.S. Treasury and Federal Agencies are maintained on computerized records at the Federal Reserve now known as “wireable” securities.

BROKER: A broker brings buyers and sellers together for a commission paid by the initiator of the transaction or by both sides.

COLLATERAL: Securities, evidence of deposit or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

CERTIFICATE OF DEPOSIT: A time deposit with a specific maturity evidenced by a certificate. Large-denomination CD's are typically negotiable.

DEALER: A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for the dealer's own account.

DELIVERY VERSUS PAYMENT: There are two methods of delivery of securities: delivery versus payment and delivery versus receipt. Delivery versus payment is delivery of securities with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

DEBENTURE: A bond secured only by the general credit of the issuer.

DISCOUNT: The difference between the cost price of security and its value at maturity when quoted at lower than face value.

DISCOUNT SECURITIES: Securities that are issued at a discount and redeemed at maturity for full face value, e.g., U.S. Treasury bills. Interest is received at maturity.

DIVERSIFICATION: Dividing investment funds among a variety of securities and financial institutions offering.

FEDERAL CREDIT AGENCIES: Agencies of the Federal government set up to supply credit to various classes of institutions and individuals, e.g., S & L's, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL FUNDS: Non-interest bearing deposits held by member banks at the Federal Reserve.

FEDERAL FUNDS RATE: The rate of interest at which Federal funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

FEDERAL DEPOSIT INSURANCE CORPORATION: A federal agency that insures bank deposits, currently up to \$100,000 per deposit.

FEDERAL HOME LOAN BANKS: The institutions that regulate and lend to savings and loan associations.

FEDERAL HOME LOAN MORTGAGE CORPORATION (FHLMC): A U. S. corporation and instrumentality of the U. S. Government. Through its purchases of conventional mortgages, it provides liquidity to the mortgage markets, much like FNMA. FHLMC's securities are highly liquid and widely accepted. FHLMC assumes and guarantees that all security holders will receive timely payment of principal and interest .

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, like GNMA was charted under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing & Urban Development. It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporations' purchases include a variety of adjustable mortgages and second loans in addition to fixed-rate mortgages. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven-member Board of Governors in Washington, D. C. , 12 Regional Banks and about 5,700 commercial banks that are members of the system.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loans associations and other institutions. Security holder are protected by full faith and credit of the U.S. Government.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value.

LOCAL AGENCY INVESTMENT FUND (LAIF): The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurers for investment.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, banker's acceptances, etc.) are issued and traded.

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank, as directed by the FOMC, in order to influence the volume of money and credit in the economy. Purchasers inject reserves into the bank system and stimulate growth of money and credit. Sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

PORTFOLIO: Collection of securities held by an investor.

PRIMARY DEALER: A group of government securities dealers that submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight.

PRIME RATE: The rate at which banks lend to their best or "prime" customers.

QUALIFIED REPRESENTATIVE: a person who holds a position with a business organization, who is authorized to act on behalf of the business organization, and who is one of the following:

1. for a business organization doing business that is regulated by or registered with a securities commission, a person who is registered under the rules of the National Association of Securities Dealers;
2. for a state or federal bank, a savings bank, or a state or federal credit union, a member of the loan committee for the bank or branch of the bank or a person authorized by corporate resolution to act on behalf of and bind the banking institution;
3. for an investment pool, the person authorized by the elected official or board with authority to administer the activities of the investment pool to sign the written instrument on behalf of the investment pool; or
4. for an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or, if not subject to registration under that

Act, registered with the State Securities Board, a person who is an officer or principal of the investment management firm.

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held for protection.

SECONDARY MARKET: A market for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISSION: Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SETTLEMENT DATE: The date on which a trade is cleared by delivery of securities against funds. This date may be the same as the trade date or later.

TRADE DATE: The date on which a transaction is initiated or entered into by the buyer or seller.

TREASURY BILL: A discount security issued by the U.S. Treasury to finance the national debt that matures from three months to one year.

TREASURY BONDS: Long-term U.S. Treasury securities having initial maturities of more than ten years.

TREASURY NOTES: Intermediate term U.S. Treasury securities having initial maturities from one to ten years.

WHEN-ISSUED TRADES: Typically, there is a delay between the time a new bond is announced and sold, and the time when it is actually issued. During this interval, the security trades "wi", "when, as, and if issued".

YIELD: The rate of annual income return on an investment, expressed as a percentage. (a) INCOME YIELD is obtained by dividing the current dollar income by the current market price for the security. (b) NET YIELD OR YIELD TO MATURITY is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the security.

CITY OF SEGUIN

To: City Council
From: Susan Caddell, Director of Finance
Date: December 22, 2025
Subject: Review and adoption of City of Seguin's Broker/Dealer List



It's real.

Historical Background

According to the Public Funds Investment Act, Tex. Gov't Code Ann., Chapter 2256, the City of Seguin is required to have an investment policy. Also according to this chapter and Section VII of the City of Seguin's investment policy, the City Council must review and approve the brokers and dealers the City of Seguin can buy authorized investments from.

Action Requested

City Council must approve annually the list of qualified brokers/dealers.

Staff Recommendation

Staff recommends approval of the approval of the brokers and dealers listed in the resolution.

ATTACHMENTS

Resolution approving the review and adoption of the list of brokers/dealers

State of Texas

City of Seguin

Resolution No._____

**RESOLUTION TO REVIEW AND ADOPT THE LIST OF BROKERS/DEALERS
AUTHORIZED TO ENGAGE IN INVESTMENT TRANSACTIONS
WITH THE CITY OF SEGUIN**

WHEREAS, the City of Seguin Investment Policy requires review and adoption of the list of brokers/dealers authorized to engage in investment transactions with the City of Seguin; and

WHEREAS, the City of Seguin Investment Policy conforms to the Public Funds Investment Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Seguin that the list of brokers/dealers authorized to engage in investment transactions with the City of Seguin attached as "Exhibit A" is approved.

PASSED AND APPROVED this the 6th day of January, 2026.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary

Exhibit A

City of Seguin Investment Brokers

First United Bank **Nancy Orrender**

200 North Austin
Seguin, TX 78155

Phone: (830) 401-1176

First United Investment Services

200 North Austin
Seguin, TX 78155

Phone: (830) 401-1140

Cambridge **Mark Edelman**

12000 Westheimer, Suite 225
Houston, TX 77077

Phone: (281) 679-8900

FHN Financial **Buddy Saragusa**

920 Memorial City Way, 11th Floor
Houston, Texas 77024

Phone: (713) 435-4351

Vining-Sparks **Darlyne Haba**

775 Ridge Lake Blvd., Suite 200
Memphis, TN 38120

Phone: (800) 786-1268

Raymond James & Associates, Inc. **Scott C. Kingsford**

2900 Hwy 280, Suite 100
Birmingham, AL 35223

Phone: (205) 802-4248

CITY OF SEGUIN

TO: City Council

FROM: Blaire Friar, Director of Main Street & Destination Seguin

DATE: January 6, 2026

SUBJECT: FY2026 "Fix-It" Façade Grants



It's real.

Historical Background

Seguin Main Street released the FY2026 "Fix-It" Façade grant application in October 2025 with applications due Monday, December 2, 2025. Façade grants can be used for any exterior improvements and repairs to properties within the downtown historic district. The grants reimburse up to 50%, or a maximum of \$10,000, of a project. Four applications were received this grant cycle.

Action Requested

At the December 15 Main Street Advisory Board meeting, the Board reviewed the applications and recommended funding the following projects:

- **203 S. Crockett Street – The Magnolia Hotel**
Reconstruct the building's original second-floor wood balcony on the primary façade using historically appropriate materials and profiles documented by archival photographs.
The Board recommends a 50% grant, not to exceed \$10,000.
- **100 S. Austin Street – Robert Raetzsch Attorney**
Repair and replace existing frames and windows above the awning.
The Board recommends a 50% grant, not to exceed \$3,400.
- **314 S. Austin Street – The Palace Theatre**
Cleaning and repainting the façade, repairing the cracked glass door, and possibly re-tiling the entryway.
The Board recommends a 50% grant, not to exceed \$10,000.

The total allocated for this grant cycle is \$23,400. A second call for projects will be released to award the remaining funds.

Procurement Methodology

No procurement required.

Funding Source

The Main Street program has \$35,000 allocated this year thanks to Council including the funding in the FY2026 budget.

Staff Recommendation

Staff and the Main Street Advisory Board recommend approval.

Attachments

Resolution

2026 “Fix-It” Façade Grant Summary

CITY OF SEGUIN

RESOLUTION NO.: ____

STATE OF TEXAS

**A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, TEXAS
APPROVING THE AWARD OF FOUR FIX-IT FAÇADE GRANTS
FOR THE 2026 FISCAL YEAR; AND DECLARING AN EFFECTIVE
DATE**

WHEREAS, the FY2026 budgeted funding for the FIX-IT Façade Grant program is \$35,000; and

WHEREAS, the purpose of these funds is to assist in the restoration of buildings in Seguin's downtown historic district; and

WHEREAS, at their December 15, 2025, meeting the Main Street Advisory Board reviewed the applications for these funds and recommended that the following four projects be funded, for a total of \$23,400:

- 1.)** 203 S. Crockett Street: 50% of the project costs, not to exceed \$10,000 of a project estimated at \$40,000.00 to reconstruct the building's original second-floor wood balcony on the primary façade.
- 2.)** 100 S. Austin Street: 50% of the project costs, not to exceed \$3,400 of a project estimated at \$6,800 to repair and replace existing frames and windows above the awning.
- 3.)** 314 S. Austin Street: 50% of the project costs, not to exceed \$10,000 of a project estimated at \$20,000 to clean and repaint the façade, repair the cracked glass door, and re-tile the entry.

NOW, THEREFORE, be it resolved by the City Council of the City of Seguin as follows:

Part One. The recommendations of the Main Street Advisory Board as set forth in the above recitals are hereby approved.

Part Two. This Resolution is in effect from and after the date of its passing.

PASSED AND APPROVED THIS ____ DAY OF JANUARY 2026.

Donna Dodgen, Mayor

Attest:

Kristen Mueller, City Secretary

Summary of FY2026 Façade Grant Requests

Address	Business Name/Building Name	Project Description	Total Cost	Eligible Amount	Amount Awarded
203 S. Crockett St.	The Magnolia Hotel	Reconstruct the building's original second-floor wood balcony on the primary façade using historically appropriate materials and profiles documented by archival photographs.	\$ 40,000.00	\$ 10,000.00	10,000.00
100 S. Austin St.	Robert Raetzsch Attorney Office	Repair and replace existing frames and windows above awning	\$ 6,800.00	\$ 3,400.00	3,400.00
314 S. Austin St.	The Palace Theatre	Cleaning and repainting the façade, repair cracked glass door, and possibly re-tile the entry.	\$ 20,000.00	\$ 10,000.00	10,000

It's real.

MEMORANDUM

To: Mayor and City Councilmembers
Steve Parker, City Manager

From: Susan Caddell
Director of Finance

Subject: Certificates of Obligation Bonds 2026

Date: December 22, 2025

Included on the City Council agenda for January 6, 2026 is an item for a resolution of an intent to sell certificates of obligation bonds. Projects included in the bonds are for both General and Utility Fund projects. For the General Fund, the total issuance is for \$39,000,000 and projects include:

Walnut Springs Spillway	\$1,200,000
Bonds were issued in FY25 to include engineering, construction, construction administration and testing to repair flood damages at Walnut Springs Park and south of the Nolte Street bridge. Additional funds are needed to complete this project.	
Railroad Quiet Zones	\$500,000
The City is currently working with the Union Pacific to develop a plan that would allow trains the ability to pass through the City of Seguin without having to blow their train horns at each railroad crossing. This funding would be for the installation of infrastructure to make this project possible. Bonds were issued in FY25 to fund this project. Additional funds are needed to complete this project.	
Aldama-Walnut Springs Trail Crossing	\$450,000
This project is to realign a portion of the Walnut Springs Trail near Aldama Street. The trail will be rerouted under West Kingsbury Street near Aldama Street through the existing drainage culverts to create Seguin's second below-grade trail crossing. This will allow trail users to safely go underneath West Kingsbury Street as opposed to traveling a short distance on a five-foot sidewalk along West Kingsbury Street to cross at Hildago Street/N. Vaughan Avenue at a traffic light or dangerously crossing West Kingsbury Street.	
Fire Station #4	\$9,000,000
To meet the service delivery demands that come with growth of the northern part of the community, the construction of fire station #4 is necessary. Construction of this station will serve to help bring our organization more into line with NFPA response times for various parts of the city. Current growth trends indicate that the Rudeloff/Huber area would be the best location.	

FINANCE

New Community Park North of IH10 \$1,000,000

This would allow the City's contribution to a park for a proposed public improvement district. Bonds were issued in FY25 to begin funding this project. Additional funds are needed to complete this project.

Joe Carrillo Blvd./Countryside Blvd. \$500,000

This is to provide additional funding to a Transportation Alternatives grant received in the amount of \$2,002,496. The project will construct a 10-foot shared-use path along the east side of Countryside Boulevard from FM 466 to Joe Carrillo Boulevard, and along the south side of Joe Carrillo Boulevard from SH 123 to east of Lantana Gate. The project will include crosswalks and pedestrian signage at the two Seguin ISD school campuses for safe crossings at Joe Carrillo Boulevard. Additional signs and crosswalk markings will be added within the project boundaries. Bonds were issued in FY25 to fund this project. Additional funds are needed to complete this project.

Martindale Road Realignment \$6,000,000

This project will assist in alleviating projected congestion from the construction of the new NISD elementary school and increased residential development in the area. This project is supported by the thoroughfare plan and roadway impact fee study.

Rudeloff Road Phase II \$5,000,000

This is the second phase of the added capacity project approved through the MPO funding process. These funds are the City's contribution for the construction costs associated with this project.

Guadalupe Street \$10,500,000

IH 10 to Union Pacific Railroad. Bonds were previously issued for engineering. This includes ROW acquisition and construction.

Huber Road South \$3,000,000

Walnut Springs Development agreement

Street Rehabilitation \$1,000,000

This will fund rehabilitation of numerous streets throughout the City utilizing the Zipper.

Chip Seal \$500,000

This is the annual funding of our chip seal program that extends the life of numerous streets and improves the driving surface of the roadway.

Contingency Funds \$350,000

For the Utility Fund, the total issuance is for \$31,000,000 and project include:

Jim Briley Substation \$832,489

This project would upgrade the feeders, breakers and lines at the Jim Briley Substation

FINANCE

New Navarro Elementary Electric Distribution \$750,000
Construction of the electric lines to serve the new Navarro Elementary School.

Cordova Road Water/Wastewater \$1,892,300
This project is for the water and wastewater portion of the MPO project for Cordova Road.

Guadalupe Street Water/Wastewater (IH10 to UPRR) \$1,915,302
This project is for the water and wastewater portion of the Guadalupe Street project.

Unity Lift Station Renewal (Construction) \$6,000,000
This project includes installing updated safety and operational improvements to enhance lift station access and maintenance. Includes fencing, gate, wet well hatches/safety grates, and replacing existing motors. A lift Station includes replacing control panel, backup power, and general site piping.

24" Geronimo Creek Interceptor (Engineering) \$2,000,000
This project replaces the existing 18-inch Geronimo Creek Interceptor with a new 24-inch line from I-10 to near US-90. This project increases capacity in the Geronimo Creek Interceptor to serve planned developments.

Water/Wastewater Master Plan \$1,000,000

Walnut Branch Sewer Phase IV (30"-WB to Library) \$3,000,000
Bonds have been issued in the past for this project. Additional funding is needed to continue this project.

1.5MG Elevated Storage Tank (Engineering) \$2,500,000
This project includes construction of a new 1.5 MG EST and pertinent piping. The new EST will be interconnected with the ground water system and surface water systems. This EST is proposed with an overflow elevation of 740- feet at a facility height of approximately 200-feet. The proposed elevation provides minimum residual pressures of approximately 60 psi to all surface water customers. The EST will float independently from the ground water system but may be filled via the UPP during an emergency once pertinent projects have been completed. The primary driver for this project is to increase reliability for the surface water system and provide redundancy for surface water customers in the event of an emergency.

Surface Water / Ground Water Interconnect (Construction) \$4,000,000
This project is a critical component of the "Loop" project as this gives the System the ability to supply Rio Nogales 100% of their demand from the Ground Water System in the event of a Surface Water line failure. The loop project only provides ~50% of their demand.

SH46 Upper Pressure Plane Transmission Line Project S6 (Eng. & ROW) \$5,000,000
This project constructs a new 24" transmission main from the West Booster Station along SH46 north to the existing 16" water line at Cordova Rd.

West Booster Pump Station Pumping Expansion \$1,500,000

Contingency Funds	\$609,909
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The total issuance costs of these projects are \$70,000,000. An additional \$300,000 has been added in order to ensure we get the total amount of funding for these projects.

If you have any questions, you can contact me prior to the meeting. We will also have a representative from SAMCO Capital Markets at the meeting to answer any questions you may have.

RESOLUTION

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AUTHORIZING AND APPROVING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; COMPLYING WITH THE REQUIREMENTS CONTAINED IN SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council (the *City Council*) of the City of Seguin, Texas (the *City*) has determined that it is advisable and necessary to issue and sell one or more series of certificates of obligation (the *Certificates*) in an amount not to exceed \$70,300,000 as provided pursuant to the provisions of the Certificate of Obligation Act of 1971, as amended, Texas Local Government Code, Section 271.041 through Section 271.064, for the purpose of paying contractual obligations of the City to be incurred for making permanent public improvements and for other public purposes, to-wit: (1) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's combined utility system, (2) constructing street and bridge improvements (including utilities repair, replacement, and relocation), curbs, gutters, street lighting, technology improvements, signage, acquiring lands and rights-of-way necessary for streets, bridges, and sidewalk improvements, including drainage and landscaping incidental thereto, (3) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's public safety facilities, including the Fire department, (4) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's parks or recreation facilities, including a new City park, (5) designing, constructing, acquiring, renovating, equipping, enlarging, and improving the flood prevention and drainage systems within the City, (6) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes; and (7) payment for professional services relating to the design, construction, project management, and financing of the aforementioned projects; and

WHEREAS, prior to the offering, sale, and issuance of the Certificates, the appropriate officials of the City must review and approve the distribution of a "deemed final" preliminary official statement (the *Official Statement*) in order to comply with the requirements contained in 17 C.F.R. §240.15c2-12 (the *Securities and Exchange Commission Rule*); and

WHEREAS, based upon their review of the Official Statement, the appropriate officials of the City must find to the best of their knowledge and belief, after reasonable investigation, that the representations of facts pertaining to the City contained in the Official Statement are true and correct and that, except as disclosed in the Official Statement, there are no facts pertaining to the City that would adversely affect the issuance of the Certificates or the City's ability to pay the debt service requirements on the Certificates when due; and

WHEREAS, the City Council will comply with the requirements contained in the Securities and Exchange Commission Rule concerning the creation of a contractual obligation between the City and the proposed purchaser(s) of the Certificates (the *Purchasers*) to provide the Purchasers with an Official Statement in a time and manner that will enable the Purchasers to comply with the distribution requirements and continuing disclosure requirements contained in the Securities and Exchange Commission Rule; and

WHEREAS, the City Council authorizes the Mayor, City Manager, Director of Finance, City Secretary, and the City Attorney, as appropriate, or their designees, to review, approve, and execute any document or certificate in order to allow the City to comply with the requirements contained in the Securities and Exchange Commission Rule; and

WHEREAS, prior to the issuance of the Certificates, the City Council is required to publish notice of its intention to issue the Certificates in a newspaper of general circulation in the City, and if the City maintains an internet website, publish such notice of intent on the City's internet website, such notice stating (i) the time and place the City Council tentatively proposes to pass the ordinance authorizing the issuance of the Certificates, (ii) the purposes for which the Certificates are to be issued, (iii) the manner in which the City Council proposes to pay the Certificates; (iv) the then-current principal amount of all outstanding ad valorem debt obligations of the City; (v) the then-current combined principal and interest required to pay all outstanding ad valorem debt obligations of the City on time and in full, which may be based on the City's expectations relative to the interest due on any variable rate ad valorem debt obligations; (vi) the maximum principal amount of the Certificates to be authorized; (vii) the estimated interest rate for the Certificates to be authorized or that the maximum interest rate for the Certificates may not exceed the maximum legal interest rate; and (viii) the maximum maturity date of the Certificates to be authorized; and

WHEREAS, the City Council hereby finds and determines that such documents pertaining to the sale of the Certificates should be approved, and the City should proceed with the giving of notice of intention to issue the Certificates in the time, form, and manner provided by law; and

WHEREAS, the City Council hereby finds and determines that the adoption of this Resolution is in the best interests of the residents of the City; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS THAT:

SECTION 1. The City Secretary is hereby authorized and directed to cause notice to be published of the City Council's intention to issue the Certificates in an amount not to exceed \$70,300,000 for the purpose of paying contractual obligations of the City to be incurred for making permanent public improvements and for other public purposes, to-wit: (1) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's combined utility system, (2) constructing street and bridge improvements (including utilities repair, replacement, and relocation), curbs, gutters, street lighting, technology improvements, signage, acquiring lands and rights-of-way necessary for streets, bridges, and sidewalk improvements, including drainage and landscaping incidental thereto, (3) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's public safety facilities, including the Fire department, (4) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's parks or recreation facilities, including a new City park, (5) designing, constructing, acquiring, renovating, equipping, enlarging, and improving the flood prevention and drainage systems within the City, (6) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes; and (7) payment for professional services relating to the design, construction, project management, and financing of the aforementioned projects. The Certificates will be payable from the levy of an annual ad valorem tax, within the limitations prescribed by law, upon all taxable property within the City and additionally from a pledge of and lien on certain revenues derived from the operation of the City's utility system. The notice hereby approved and authorized to be published shall read substantially in the form and content of Exhibit A attached hereto, which notice is incorporated herein by reference as a part of this Resolution for all purposes.

SECTION 2. The City Secretary shall cause the notice described in Section 1 to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication shall be at least forty-six (46) days prior to the date stated therein for passage of the ordinance authorizing the issuance of the Certificates. Additionally, the City Secretary shall cause the notice described in Section 1 to be posted continuously on the City's website for at least forty-five (45) days prior to the date stated therein for passage of the ordinance authorizing the issuance of the Certificates.

SECTION 3. The Mayor, City Manager, Director of Finance, City Secretary, and the City Attorney, as appropriate, or their designees, are authorized to review and approve the Official Statement pertaining to the offering, sale, and issuance of the Certificates and to execute any document or certificate in order to comply with the requirements contained in the Securities and Exchange Commission Rule.

SECTION 4. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

SECTION 5. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 6. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 8. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 9. This Resolution shall be in force and effect from and after the date of its adoption, and it is so resolved.

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PASSED AND APPROVED, this the ____ day of January, 2026.

CITY OF SEGUIN, TEXAS

Mayor

ATTEST:

City Secretary

(CITY SEAL)

Exhibit A

NOTICE OF INTENTION TO ISSUE CITY OF SEGUIN, TEXAS CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Seguin, Texas will convene at its regular meeting place in the City Hall in Seguin, Texas, at 5:30 o'clock P.M., Seguin, Texas time on March 3, 2026, and, during such meeting, the City Council will consider the passage of an ordinance or ordinances and take such other actions as may be deemed necessary to authorize the issuance of one or more series of certificates of obligation in an aggregate principal amount not to exceed \$70,300,000 for the purpose or purposes of paying contractual obligations of the City to be incurred for making permanent public improvements and for other public purposes, to-wit: (1) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's combined utility system, (2) constructing street and bridge improvements (including utilities repair, replacement, and relocation), curbs, gutters, street lighting, technology improvements, signage, acquiring lands and rights-of-way necessary for streets, bridges, and sidewalk improvements, including drainage and landscaping incidental thereto, (3) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's public safety facilities, including the Fire department, (4) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's parks or recreation facilities, including a new City park, (5) designing, constructing, acquiring, renovating, equipping, enlarging, and improving the flood prevention and drainage systems within the City, (6) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes; and (7) payment for professional services relating to the design, construction, project management, and financing of the aforementioned projects. The certificates of obligation (the *Certificates*) will be payable from the levy of an annual ad valorem tax, within the limitations prescribed by law, upon all taxable property within the City and from a lien on and pledge of certain revenues derived by the City from the operation of the City's utility system. In accordance with Section 271.049, as amended, Texas Local Government Code, (i) the current principal amount of all of the City's outstanding public securities secured by and payable from ad valorem taxes is \$452,370,000; (ii) the current combined principal and interest required to pay all of the City's outstanding public securities secured by and payable from ad valorem taxes on time and in full is \$920,455,256; (iii) the estimated combined principal and interest required to pay the Certificates to be authorized on time and in full is \$144,965,582; (iv) the maximum interest rate for the Certificates may not exceed the maximum legal interest rate; and (v) the maximum maturity date of the Certificates to be authorized is September 1, 2060. The Certificates are to be issued, and this notice is given, under and pursuant to the provisions of the Certificate of Obligation Act of 1971, as amended, Texas Local Government Code Section 271.041 through Section 271.064, Chapter 1502, as amended, Texas Government Code, and the City's Home Rule Charter.

/s/ Kristen Mueller
City Secretary,
City of Seguin, Texas

RESOLUTION

A RESOLUTION RELATING TO 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; AUTHORIZING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council (the *Governing Body*) of the City of Seguin, Texas (the *Issuer*) has entered into or will enter into various contracts pertaining to the expenditure of lawfully available funds of the Issuer to finance the costs associated with (i) (a) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's combined utility system, (b) constructing street and bridge improvements (including utilities repair, replacement, and relocation), curbs, gutters, street lighting, technology improvements, signage, acquiring lands and rights-of-way necessary for streets, bridges, and sidewalk improvements, including drainage and landscaping incidental thereto, (c) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's public safety facilities, including the Fire department, (d) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's parks or recreation facilities, including a new City park, (e) designing, constructing, acquiring, renovating, equipping, enlarging, and improving the flood prevention and drainage systems within the City, (f) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes, and (g) payment for professional services relating to the design, construction, project management, and financing of the aforementioned projects (the *Construction Costs*), (ii) the payment of various engineering costs, including design testing, design engineering, and construction inspection related to the Construction Costs (the *Engineering Costs*), (iv) the payment of various architectural costs, including preparation of plans and specifications and various other plans and drawings related to the Construction Costs (the *Architectural Costs*), and (v) the payment of various administrative costs, including the fees of bond counsel, financial advisor, project manager, project consultant, other professionals, and bond printer (the *Administrative Costs*) the Construction Costs, the Engineering Costs, the Architectural Costs, and the Administrative Costs collectively constitute the costs of the Issuer's projects that are the subject of this Resolution (the *Project*); and

WHEREAS, the provisions of Section 1201.042, as amended, Texas Government Code (Section 1201.042) provide that the proceeds from the sale of obligations issued to finance the acquisition, construction, equipping, or furnishing of any project or facilities, such as the Project, may be used to reimburse the Issuer for costs attributable to such project or facilities paid or incurred before the date of issuance of such obligations; and

WHEREAS, the United States Department of Treasury (the *Department*) released Regulation Section 1.150-2 (the *Regulations*) which establishes when the proceeds of obligations are spent and therefore are no longer subject to various federal income tax restrictions contained in the Internal Revenue Code of 1986, as amended (the *Code*); and

WHEREAS, the Issuer intends to reimburse itself, within eighteen months from the later of the date of expenditure or the date the property financed is placed in service (but in no event more than three years after the original expenditures are paid), for the prior lawful capital expenditure of funds from the proceeds of one or more series of tax-exempt obligations (the *Obligations*) that the Issuer currently contemplates issuing in the principal amount of not to exceed \$70,300,000 to finance a portion of the costs of the Project; and

WHEREAS, under the Regulations, to fund such reimbursement with proceeds of the Obligations, the Issuer must declare its expectation ultimately to make such reimbursement before making the expenditures; and

WHEREAS, the Issuer hereby finds and determines that the reimbursement for the prior expenditure of funds of the Issuer is not inconsistent with the Issuer's budgetary and financial circumstances; and

WHEREAS, the Governing Body hereby finds and determines that the adoption of this Resolution is in the best interests of the residents of the Issuer; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS THAT:

SECTION 1. This Resolution is a declaration of intent to establish the Issuer's reasonable, official intent under section 1.150-2 of the Regulations and Section 1201.042 to reimburse itself from certain of the proceeds of the Obligations for any capital expenditures previously incurred (not more than 60 days prior to the date hereof) or to be incurred with respect to the Project from the Issuer's General Fund or other lawfully available funds of the Issuer.

SECTION 2. The Issuer intends to issue the Obligations and allocate within 30 days after the date of issuance of the Obligations the proceeds therefrom to reimburse the Issuer for prior lawful expenditures with respect to the Project in a manner to comply with the Regulations.

SECTION 3. The reimbursed expenditure will be a type properly chargeable to a capital account (or would be so chargeable with a proper election) under general federal income tax principles.

SECTION 4. The Issuer intends to otherwise comply, in addition to those matters addressed within this Resolution, with all the requirements contained in the Regulations.

SECTION 5. This Resolution may be relied upon by the appropriate officials at the Office of the Attorney General for the State of Texas and establishes compliance by the Issuer with the requirements of Texas law and the Regulations.

SECTION 6. With respect to the proceeds of the Obligations allocated to reimburse the Issuer for prior expenditures, the Issuer shall not employ an abusive device under Treasury Regulation Section 1.148-10, including using within one year of the reimbursement allocation, the funds corresponding to the proceeds of the Obligations in a manner that results in the creation of "replacement proceeds", as defined in Treasury Regulation Section 1.148-1, of the Obligations or another issue of tax-exempt obligations.

SECTION 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Governing Body.

SECTION 8. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 10. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Governing Body hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 11. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 12. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

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PASSED, ADOPTED AND APPROVED on this the ____ day of January, 2026.

CITY OF SEGUIN, TEXAS

Mayor

ATTEST:

City Secretary

(CITY SEAL)

CITY OF SEGUIN, TEXAS
RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS; APPROVING AND AUTHORIZING THE EXECUTION OF A REIMBURSEMENT AGREEMENT RELATING TO THE WALNUT SPRINGS PUBLIC IMPROVEMENT DISTRICT; AND RESOLVING OTHER MATTERS RELATED THERETO.

WHEREAS, on January 21, 2025, the City Council (the "City Council") of the City of Seguin, Texas (the "City") adopted Resolution No. 2025R-024 creating the Walnut Springs Public Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code, as amended (the "Act"); and

WHEREAS, the City desires to approve the "Walnut Springs Public Improvement District Improvements Area #1 and Future Improvement Area Reimbursement Agreement" by and between the City and 2021 FII Walnut, LP, a Texas limited partnership, relating to the District (the "Reimbursement Agreement"); and

WHEREAS, the Reimbursement Agreement is a "reimbursement agreement" authorized by Section 372.023(d)(1) of the Act.

WHEREAS, the City Council hereby finds and determines that these actions are in the best interests of the residents of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, THAT:

SECTION 1. The findings and premises contained in the recitals above are hereby deemed to be true and correct and incorporated as a part of this Resolution for all purposes.

SECTION 2. The Reimbursement Agreement attached hereto as **Exhibit A**, is approved and the Mayor or City Manager is authorized to execute such Reimbursement Agreement on behalf of the City.

SECTION 3. This Resolution shall become effective from and after its date of passage in accordance with law.

[Remainder of Page Intentionally Left Blank]

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN THIS
THE 6TH DAY OF JANUARY, 2026.**

CITY OF SEGUIN,

Mayor

ATTEST:

City Secretary

(CITY SEAL)

Exhibit A to Resolution
Reimbursement Agreement

[to be provided]

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 21-25 (1500 Blk of Martindale Rd)**
Zoning Designation to R-1
Date: December 22, 2025

Background

The City of Seguin received a zoning designation request for a property located in the 1500 block of Martindale Road. The property is presently going through the voluntary annexation process, with the first reading of the annexation approved on December 2, 2025. The property is approximately 50.62 acres and is located on Martindale Rd across from the Navarro Oaks residential subdivision. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Suburban Residential district of the Future Land Use Plan, which supports single-family residential land uses.
- The proposed zoning is consistent with the residential land uses in two nearby subdivisions- Navarro Oaks and Oak Village North. The proposed land use is also compatible with the proposed elementary school site north of the Navarro Oaks Subdivision.
- Access to the proposed development would be from Martindale Rd, which is identified as an urban arterial.

During the public hearing surrounding property owners shared concerns about the additional traffic that would be generated by the new development, specifically citing the future traffic of the proposed elementary school in the same impacted area. Concerns about potential impacts to the natural springs in the area were also raised.

Action Requested

Staff is requesting action on the applicant's request to zone the property to Single-family Residential (R-1).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 6-3-0 to recommend approval of the zoning designation request to Single-family Residential (R-1).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 21-25 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Form from property owner within the 200' notification area
- Draft Ordinance

CITY OF SEGUIN

ORDINANCE NO. _____

COUNTY OF GUADALUPE

**AN ORDINANCE AMENDING THE ZONING ORDINANCE NUMBER 884 OF THE
CITY OF SEGUIN, TEXAS, FOR A ZONING DESIGNATION TO SINGLE FAMILY
RESIDENTIAL 1 (R-1) FOR A 50.620-ACRE PROPERTY LOCATED AT THE 1500
BLOCK OF E. MARTINDALE ROAD, PROPERTY ID 52678, MORE FULLY
DESCRIBED IN EXHIBIT A ATTACHED
(ZC 21-25)**

WHEREAS, the property being 50.620 located at the 1500 Block of E. Martindale Road, more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") was recently annexed into the city limits and is currently undesignated with a temporary default zoning of Agricultural Ranch; and

WHEREAS, the City of Seguin has determined that the designation of said property to Single-Family Residential 1 (R-1) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for a zoning designation to Single-Family Residential 1 (R-1) be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by establishing the zoning designation for said property to Single Family Residential 1 (R-1) and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 6th day of January 2026.

PASSED AND APPROVED on the second reading this 20th day of January 2026.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary



PLANNING & CODES

Planning and Zoning Commission Report ZC 21-25

A request for Zoning Designation ZC 21-25 to Single-Family Residential (R-1) for the property located at the 1500 Blk of E. Martindale Rd., Property ID: 52678 was considered during the December 9, 2025, Planning & Zoning Commission meeting.

Pamela Centeno, Director of Planning & Codes, presented the staff report. She explained the property is currently going through the annexation process and the applicant has requested a zoning designation of Single-Family Residential (R-1).

Mrs. Centeno further explained the R-1 zoning designation and pointed out the neighboring properties that are within the city limits with the same zoning designation. Mrs. Centeno went on to note the property's location within the city's Future Land Use Plan and noted that the Suburban Residential district does support residential development. Mrs. Centeno briefly touched on the development process and explained that any proposed development will be required to follow all the city's development standards.

Mrs. Centeno went over the criteria for a zoning change to the Commission and noted the Capital Projects & Engineering department's plans to extend E. Martindale Rd, but stated that she does not know the status or timing of the project. Mrs. Centeno then touched on the comment form that was received back from the property owner who is within 200' of the property and within the city limits, stating the resident was opposed because it would take away from the open rural view behind their home. The comment form also cited traffic, drainage, infrastructure strain, and the development not fitting the character of the area as reason for opposition. Mrs. Centeno also pointed out that comment forms were received from six (6) properties that were not within the 200' notification area. While written comment forms are only accepted for the record from property owners within the 200' notification area, Mrs. Centeno informed the Commission of the concerns expressed: traffic, sewer and water capacity, public infrastructure, emergency services, and a concern for the existing wildlife on the property. Commissioner Jones asked if notifications were sent to the properties to the north and south of the subject property. Mrs. Centeno stated that only properties within the city limits are notified.

The regular meeting recessed, and a public hearing was held. Trevor Tast, TX2 Engineering, representing the developer, addressed the Commission. Mr. Tast touched on the proposed project at the location and noted the steps and infrastructure needs that would need to be done for this project. Commissioner Jones inquired about the ponds on site. Mr. Tast stated that they are aware of them and the geo technician will account for this. Doug Mannel, 124 Spanish Oak, addressed the Commission, he stated his concern for the increase in traffic within the area and noted a spring that was impacted with a past project within the area. Logan Leatherwood, 1430 E. Martindale Rd. addressed the Commission, she noted her concern over traffic and touched on the existing road within the area and pointed out the concern for the increase in traffic flow with the elementary school, and how the alignment of the driveway will cause vehicle headlights to shine on her and her neighbors' homes. Ms. Leatherwood concluded by stating that she is opposed to the request. John Kiser, 1850 E. Martindale Rd. also addressed the Commission, Mr. Kiser asked if a traffic study was done and asked about the expansion of

Martindale Rd. and noted his concern about the increase in traffic and density within the area. Steve Callegari, 228 Lone Oak St, addressed the Commission and noted his concerns about traffic congestion and pointed out the current state of Martindale Rd.

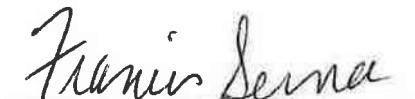
There being no other responses from the public, the regular meeting was reconvened. Commissioner Pedigo asked staff if there are plans for road improvements within the area. Mrs. Centeno informed the Commission that there are plans for it but the timeline and status of the improvements are not known to the Planning Department. Mrs. Centeno went on to brief the Commission regarding the process for a traffic impact analysis (TIA) and the Master Throughfare Plan (MTP) within the area. The Commission discussed the TIA and what it would be based on. Mrs. Centeno touched on the TIA process and noted the TIA would determine what improvements would need to be made by the developer to allow for the proposed density. Commissioner Jones asked what would happen if the property were not annexed and stayed in the County. Mrs. Centeno stated that development would follow the development standards for properties in the County. Commissioner Silvius asked what safeguards the city would have if it was approved to R-1. Mrs. Centeno stated the Unified Development Code (UDC) would be the safeguard and regulate the development, as conditions cannot be placed on the R-1 zoning designation. Commissioner Schievelbein inquired about when water capacity is looked at. Mrs. Centeno stated that this would happen during the development process.

After consideration of the staff report and all information given regarding the zoning designation (ZC 21-25), Commissioner Pedigo made a motion to recommend approval of the requested Single-Family Residential (R-1) zoning designation for the property located at the 1500 Blk of E. Martindale Rd. Commissioner Hernandez seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING DESIGNATION TO SINGLE-FAMILY RESIDENTIAL (R-1)

MOTION PASSED

6-3-0



Francis Serna, Planning Assistant



ATTEST: Pamela Centeno, Director of Planning & Codes

Applicant:
1680 E Martindale LLC
851 Branch Rd
Seguin, Texas 78155

Property Owner:
1680 E Martindale LLC

Property Address/Location:
1500 Blk of E Martindale Rd
Property ID 52678

Legal Description:
Abstract 10, M Cherino
Survey

Lot Size/Project Area:
50.620 Acres

Future Land Use Plan:
Suburban Residential

Notifications:
Mailed: 11/25/2025
Newspaper: 11/16/2025

Comments Received:

Staff Review:
Shelly Jackson
Assistant Director

Attachments:

- Location Map
- Zoning Map
- Future Land Use Map

REQUEST:

The applicant is requesting a zoning designation to (R-1) Single Family Residential

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	No Zoning	Farmland
N of Property	No Zoning	Farmland / Residential
S of Property	No Zoning / Single Family Residential (R-1)	Farmland / Oak Village North
E of Property	No Zoning	Farmland
W of Property	Single Family Residential (R-1)	Navarro Oaks

SUMMARY OF STAFF ANALYSIS:

The applicant is pursuing voluntary annexation and requesting a zoning designation of (R-1) Single Family Residential. The surrounding vicinity has experienced recent residential growth and includes a planned elementary school.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – The request aligns with the Suburban Residential designation, which supports single family residential development.

Compatible with existing and permitted uses of surrounding properties – The proposed zoning is compatible with adjacent residential neighborhoods, including Navarro Oaks to the west and Oak Village North to the south.

Adverse impact on surrounding properties or natural environments – None identified.

Proposed zoning follows a logical and orderly pattern – Yes

Other factors that impact public health, safety or welfare – East Martindale Rd is identified as an Urban Arterial in the City's Master Thoroughfare Plan. Future subdivision development will be required to improve the portion of E Martindale Rd adjacent to the property. The City's planned improvements include extending Martindale Rd (south of the subject property) from Twin Oaks Rd to SH 123, incorporating 11-foot travel lanes and 5-foot sidewalks.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The subject property consists of approximately 50.620 acres and is currently undergoing voluntary annexation with a concurrent request for zoning. The property is located within the City's ETJ and is currently used for agricultural purposes.

CODE REQUIREMENTS:

Upon voluntary annexation, properties default to Agricultural Ranch (AR) zoning unless a specific zoning request is submitted. The applicant is requesting (R-1) Single Family Residential zoning.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The proposed single family residential subdivision is compatible with surrounding development patterns, which include agricultural land, existing single family neighborhoods, and a public school.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.) No concerns have been identified related to public health, safety, cultural resources, or the natural environment.

COMPREHENSIVE PLAN (The Future Land Use Plan):

The property is designated Suburban Residential in the Future Land Use Plan, and the requested (R-1) Single Family Residential zoning is consistent with this designation.

TRAFFIC (STREET FRONTAGE & ACCESS):

Access to the property will be provided on E Martindale Rd and is reviewed in accordance with the city standards.

LOCATION MAP

ZC 21-25 1500 Blk of Martindale Rd.



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- 200' Buffer
- Parcel
- Site Location

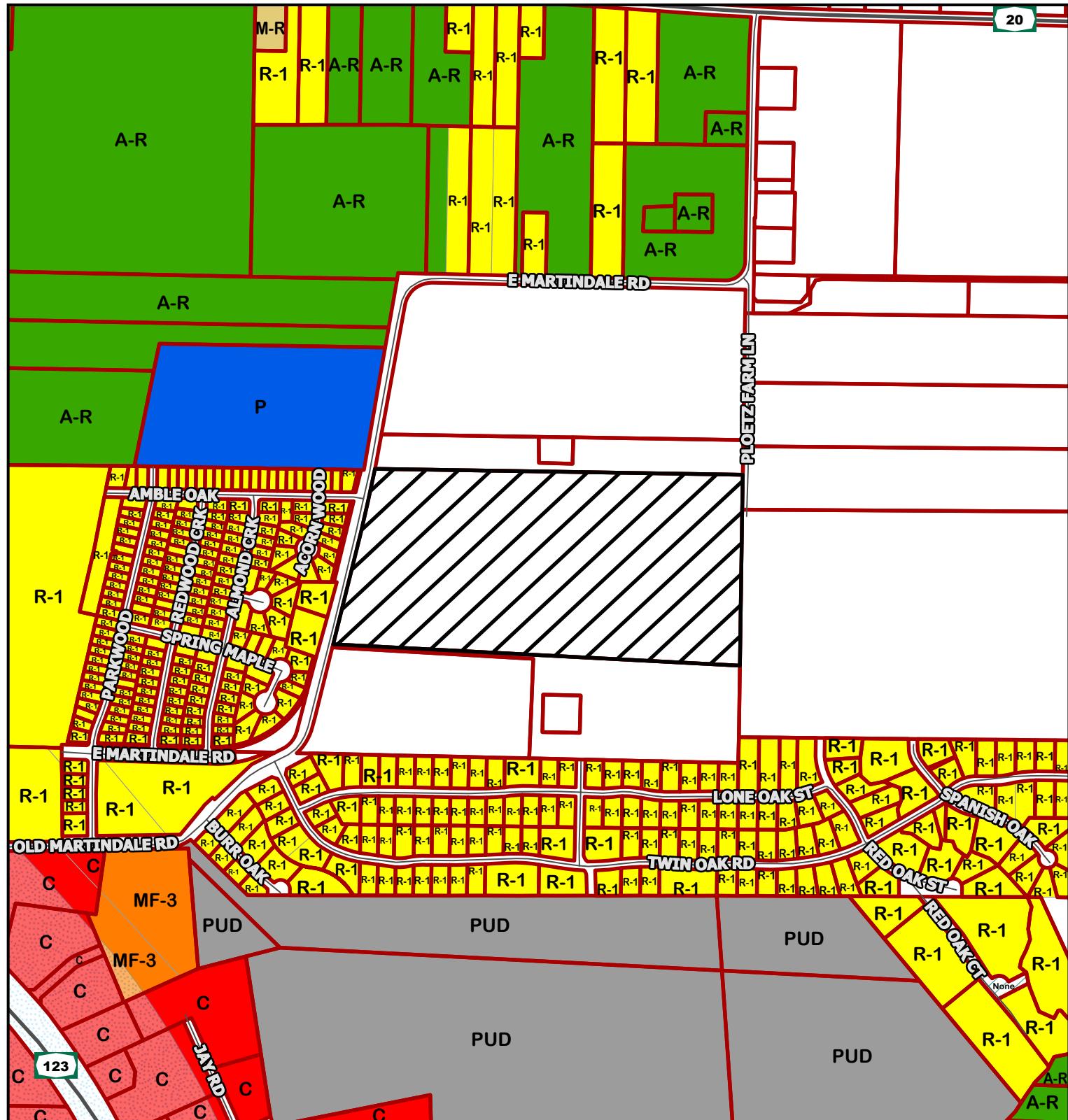
1 inch = 750 feet

Printed: 11/17/2025

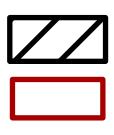
200

ZONING MAP

ZC 21-25 1500 Blk of Martindale Rd.



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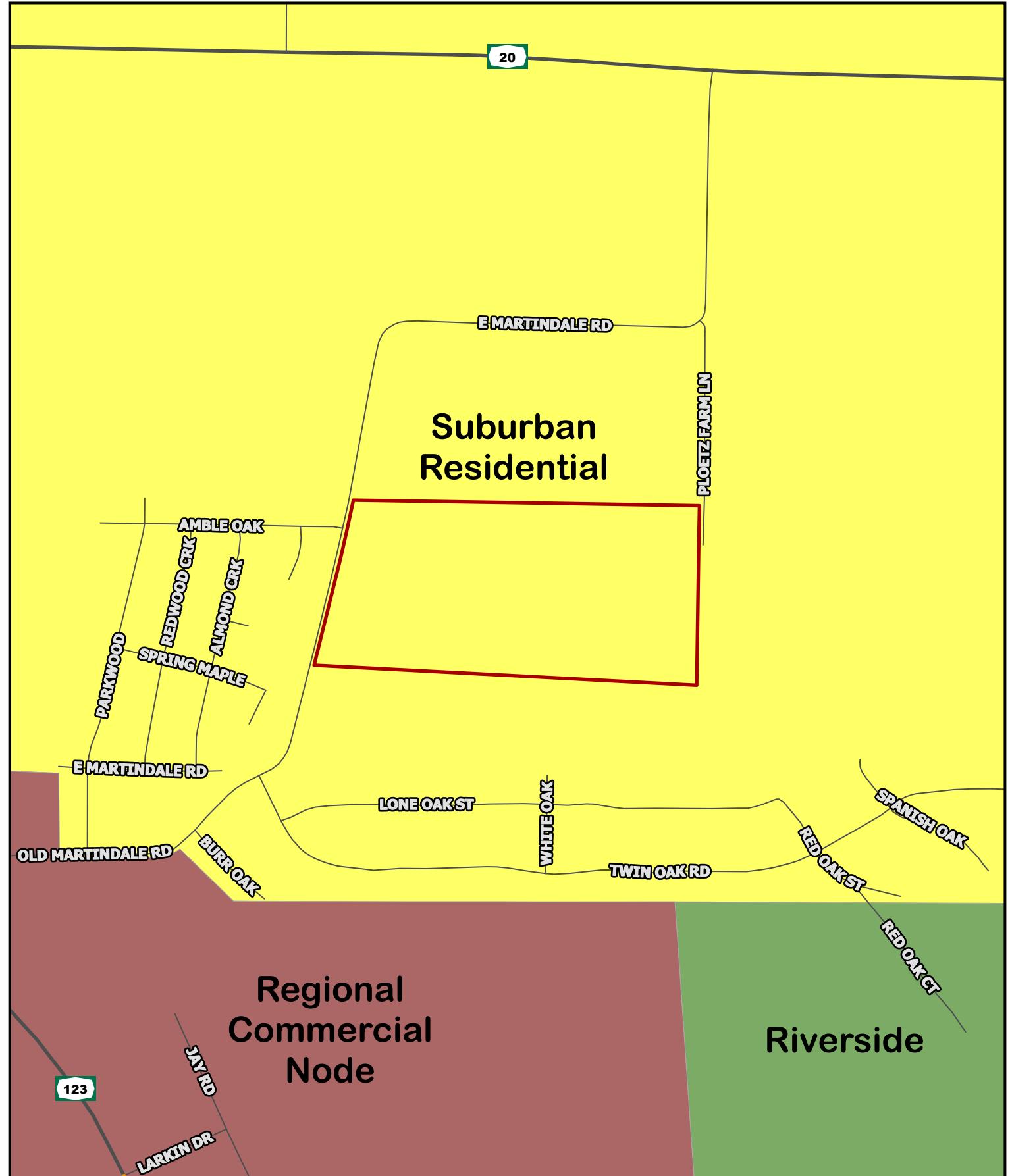


Site Location

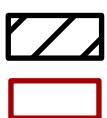
$$1 \text{ inch} = 750 \text{ feet}$$

Printed: 11/17/2025

201



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Site Location



Parcel

1 inch = 750 feet

Printed: 11/17/2025
202

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REPLY

**1500 Block of Martindale Rd.
Property ID 52678**

Name: Taylor Currie

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing): _____

RECEIVED
12.5.25

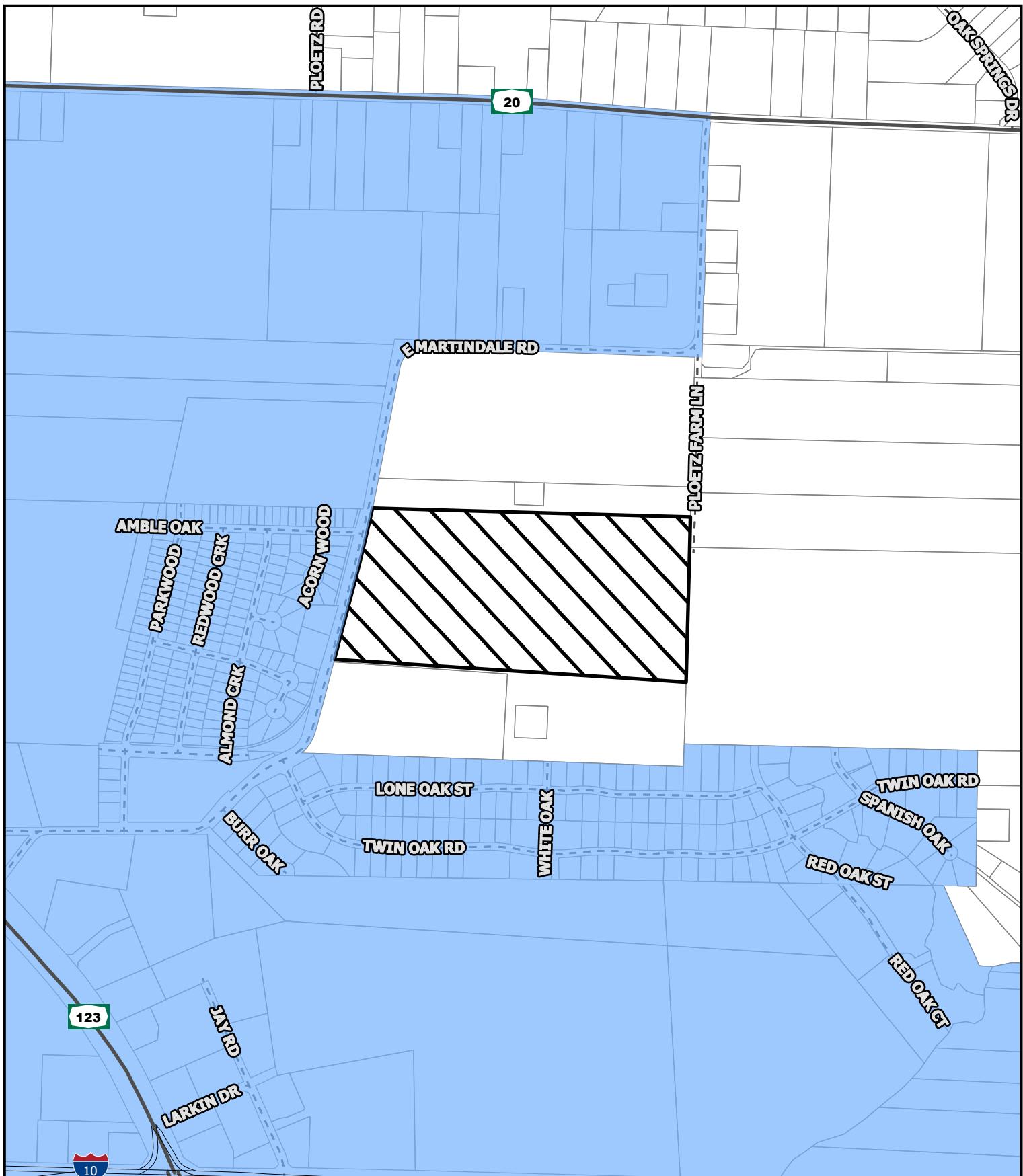
If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed ✓

Reasons and/or comments I oppose the rezoning because it would take away the open rural view behind my home, increase traffic, create drainage issues, and put a strain on local infrastructure. The proposed residential development does not fit the character of the area, and I respectfully ask that the request be denied.

EXHIBIT A



ZC 21-25 1500 Blk of Martindale Rd.

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0 425 850 1,700 Feet

Printed : 11/18/2018 204

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 22-25 (1700-1900 Blk of Rudeloff Rd)**
Zoning Change from A-R to R-2
Date: December 22, 2025

Background

The City of Seguin received a zoning change request for a vacant property located in the 1700-1900 block of Rudeloff Rd (Prop ID 52806). The applicant is proposing to develop a residential subdivision on the 68.047-acre tract. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Suburban Residential district of the Future Land Use Plan, which supports low- to medium- density residential land uses.
- There are residential developments to the north and south of the tract. The light industrial area to the east was existing when the area was annexed.
- The western portion of the property is within a 100-year floodplain.
- The property fronts and takes access from Rudeloff Rd. The property is also located in an area designated for the alignment of Pecan Parkway per the Seguin Master Thoroughfare Plan. A future connection to the Hiddenbrooke Subdivision is also proposed per the Master Thoroughfare Plan.

Action Requested

Staff is requesting action on the applicant's request to rezone the property to Single-Family Residential (R-2).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Single-Family Residential (R-2).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 22-25 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Forms from property owners within the 200' notification area
- Draft Ordinance

CITY OF SEGUIN

ORDINANCE NO. _____

COUNTY OF GUADALUPE

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
NUMBER 884 OF THE CITY OF SEGUIN, TEXAS,
TO REASSIGN ZONING FOR PROPERTY CURRENTLY ZONED AGRICULTURAL
RANCH (A-R) FOR PROPERTY LOCATED AT THE 1700-1900 BLOCK OF
RUDELOFF ROAD, PROPERTY ID 52806 MORE FULLY DESCRIBED IN EXHIBIT A
ATTACHED,**

(ZC 22-25)

WHEREAS, the property located at the 1700-1900 Block of Rudeloff Road., more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") is currently zoned Agricultural Ranch (A-R) and

WHEREAS, the City of Seguin has determined that the designation of said property from Agricultural Ranch (A-R) to Single Family Residential 2 (R-2) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for change of designation to Single Family Residential 2 (R-2) be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by changing the zoning designation for said property from Agricultural Ranch (A-R) to Single Family Residential 2 (R-2) and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 6th day of January 2026.

PASSED AND APPROVED on the second reading this 20th day of January 2026.

ATTEST:

Donna Dodgen, Mayor

Kristin Mueller, City Secretary



PLANNING & CODES

Planning and Zoning Commission Report

ZC 22-25

A request for Zoning Change 22-25 from Agricultural-Ranch (AR) to Single Family Residential (R-2) for a property located at the 1700-1900 block of Rudeloff Road, Property ID 52806 was considered during a public hearing at the Planning & Zoning Commission meeting on December 9th, 2025.

Kyle Warren, planner, presented the staff report. He stated that the owner wanted to go forward with a zone change to subdivide and develop a new neighborhood of single-family residences.

The property is a 68.047-acre lot bordered by single family residential, commercial, Light Industrial, Mobile Home Park, and Agricultural Ranch zoning types. The property is in the Suburban Residential category of the FLUP which supports Single-Family zoning. The property 1,600 feet of frontage on Rudeloff Road as access. The two safety or general welfare issues were identified were additional traffic generated in the area, and the fact that the western 1/3 of the property was in the 100-year floodplain.

Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with nearby and adjacent properties being zoned Single Family residential as well.

Mr. Warren then said two letters were received against the case. They highlighted concerns about more traffic, lack of water supply, and loss of farmland. He clarified that the city would service the area and would have to sign off on a utility service form for water service at time of platting.

The regular meeting recessed, and a public hearing was held. The applicant, John McKiset approached the commission and stated that the proposed development would be a similar subdivision to the surrounding areas. He stated water supply would be taken into consideration too.

Jake Sloan from the public spoke on the zone change and stated he was in favor of it, and that more homes was a good thing for Seguin.

The regular meeting was reconvened for action and a vote was made.

After consideration of the staff report and all information given regarding Zoning Change (ZC 22-25), Commissioner Pete Silvius moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch (AR) to Single Family Residential (R-2) to for the property located at the 1700-1900 block of Rudeloff Road. Commissioner Joe Pedigo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL (R-2)

MOTION PASSED

9-0

Francis Serna

Francis Serna,
Planning Assistant

Kyle Warren

ATTEST: Kyle Warren,
Planner

Applicant:

M&A Development
901 Main St., Suite 4650
Dallas, TX 75202

Property Owner:

Estate of Ella Meier c/o
Sandra Gawlik
102565 N State Hwy 123
Falls City, TX 78113

Property Address/Location:

1700-1900 Blk Rudeloff Rd.

Legal Description:

ABS: 11 SUR: J D CLEMENTS
68.0470 AC.
Property ID: 52806

Lot Size/Project Area:

68.047 acres

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: November 25, 2025
Newspaper: November 23,
2025

Comments Received:

None at publication

Staff Review:

Kyle Warren
Planner

Attachments:

- Location Map
- Zoning Map
- Future Land Use Plan Map

REQUEST:

The applicant is requesting a zoning change from Agricultural-Ranch (AR) to Single-Family Residential (R-2).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	AR	Vacant
N of Property	R-1	Residential Homes
S of Property	MHP/C	Manufacture Home Park/Vacant
E of Property	LI	Ag uses
W of Property	AR	Vacant

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change from Agricultural-Ranch (AR) to Single Family Residential (R-2) for a property located at the 1700-1900 block of Rudeloff Road.

A zoning change to Single-Family Residential (R-2) on this 68.047-acre tract would be compatible with the Future Land Use Plan (FLUP) of Suburban Residential, and some surrounding zoning types.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, single family zoning types (Including R-2 zoning) are highly supported by the Suburban Residential FLUP. It states, “Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets.”

Compatible with existing and permitted uses of surrounding property – Yes, residential uses can be seen to the north with single family homes, and to the south, in the form of a manufactured home park.

Adverse impact on surrounding properties or natural environment – Increase in traffic on Rudeloff Road due to added density.

Proposed zoning follows a logical and orderly pattern – A zone change to Single-Family Residential would fit with the existing R-2 zoned properties to the north of the location. It is also in the vicinity of Hidden Brooke, Mill Creek Crossing, and Meadows of Mill Creek, all single-family zoned developments.

Other factors that impact public health, safety or welfare – The western 1/3 of the property is within the 100-year flood plain, and homes constructed there would need to comply to building standards for such a floodplain.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 68.047-acre property has contained its original zoning of Agricultural-Ranch (AR) since time of annexation in 2006. It is vacant and contains no buildings or structures. The property is adjacent to a Light Industrial zoned lot to the east and a large Agricultural-Ranch lot to the west. To the north there are single family residential properties and a manufactured home park to the south.

CODE REQUIREMENTS:

The property is currently zoned Agriculture-Ranch and would only allow for limited residential development, with lots greater than 10 acres. To gain more density for single-family residential development, a request for Single-Family zoning would have to be approved. If the zoning is approved, the developer would then have to subdivide the property to allow for more units to be constructed. This would require public infrastructure extensions (sewer, water, public streets, etc.) to reach the new lots.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Although the area does have commercial and Light-Industrial zoned properties adjacent to the property, there is also a large amount of single-family zoning across Rudeloff Road. Three subdivisions, Mill Creek Crossing, Villages of Mill Creek and Meadows of Mill Creek all account for this. The zone change request would put the property in the same use category as the aforementioned subdivisions.

COMPREHENSIVE PLAN:

New residential development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets. Housing within this designation can consist of a range of housing types and densities, including detached single-family homes and duplexes.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

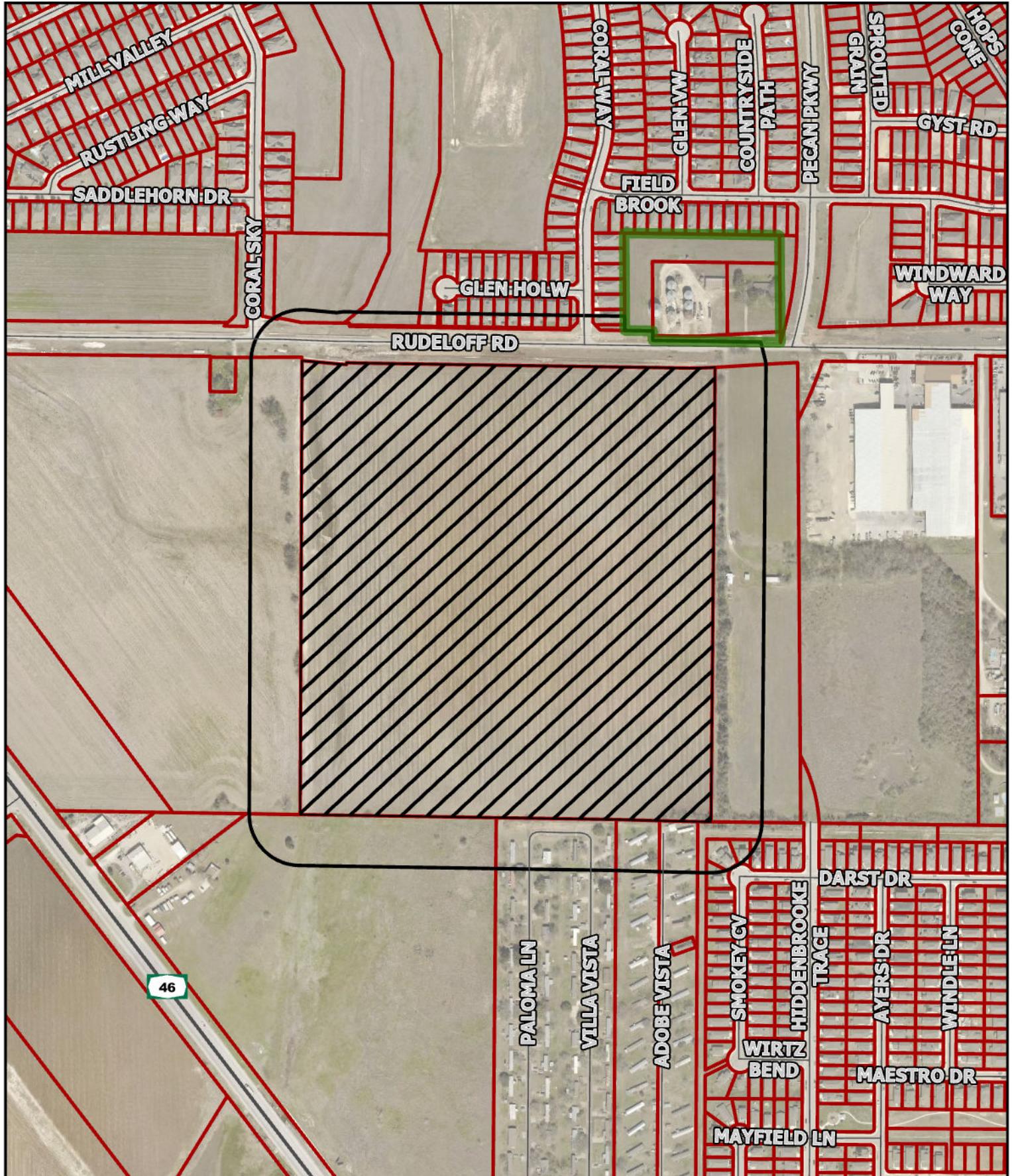
There is a likelihood of higher volumes of traffic on Rudeloff Rd. due to the increase in density of residential development. The floodplain on the property will have to be considered as well at time of building permitting for any new homes built there.

TRAFFIC (STREET FRONTAGE & ACCESS):

This site can be accessed from its 1620-foot frontage along Rudeloff Rd.

LOCATION MAP

ZC 22-25 1700-1900 Blk of Rudeloff Rd



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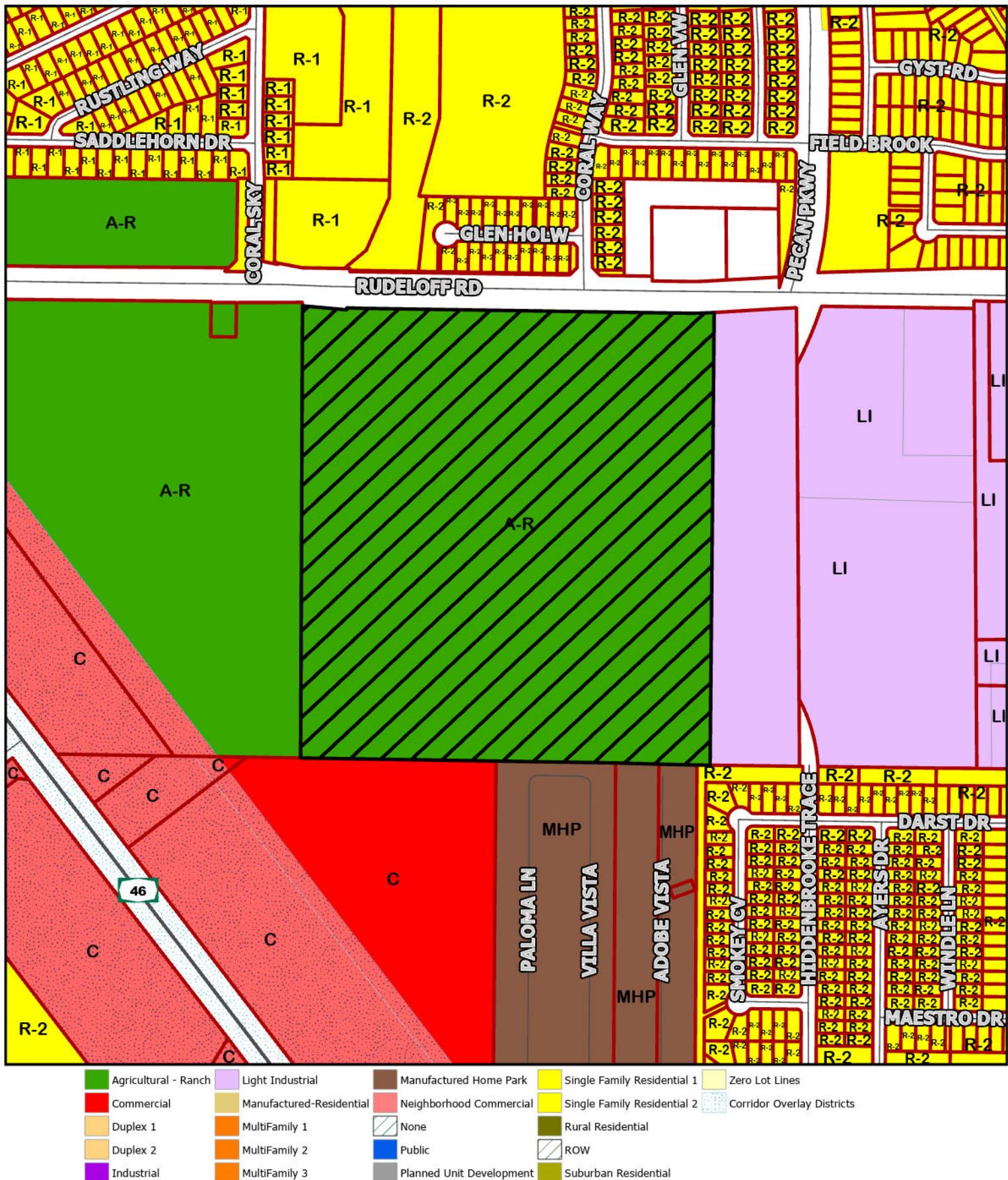
- ◻ 200' Buffer
- Parcel
- ▨ Site Location

1 inch = 500 feet

Printed: 11/26/2025

ZONING MAP

ZC 22-25 1700-1900 Blk of Rudeloff Rd



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Site Location



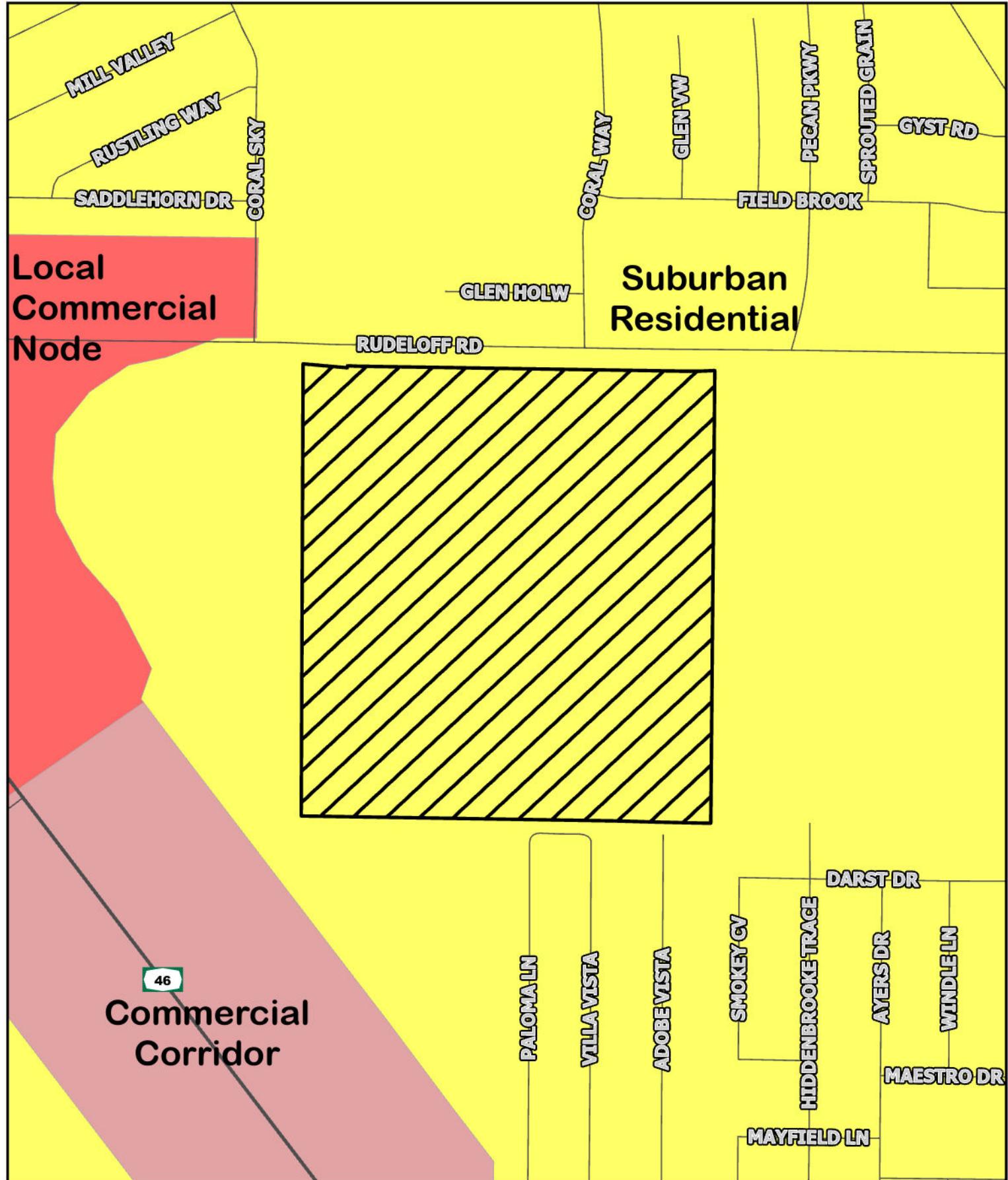
Parcel

1 inch = 500 feet

Printed: 11/26/2025

FUTURE LAND USE MAP

ZC 22-25 1700-1900 Blk of Rudeloff Rd



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Site Location



Parcel

1 inch = 500 feet

Printed: 11/26/2025

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REPLY

1700-1900 block of Rudeloff Rd.
Property ID 52806
(ZC 22-25)

RECEIVED
12/1/25

Name: Clair Gregg

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed

Reasons and/or comments Fully Support

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REPLY

1700-1900 block of Rudeloff Rd.
Property ID 52806
(ZC 22-25)

Name: Gardoni

Mailing Address: _____

Phone No.: _____

RECEIVED
12-5-25

Physical Address of property (if different from the mailing):

SAME

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed

Reasons and/or comments We need farms not houses.
There are extensive neighborhoods being built
in the area already! We don't have the infrastructure
for more residential homes, our lakes are empty. We
need water, etc. to supply these homes.

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

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REPLY

**1700-1900 block of Rudeloff Rd.
Property ID 52806
(ZC 22-25)**

Name: Adam and Jennifer Slyter

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

RECEIVED
12.4.25

Opposed X

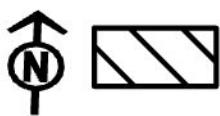
Reasons and/or comments We oppose the re-zoning as there are not enough water and infrastructure planned over the next 5 years to make this make sense for current residents. Also, the developers still need to sell the houses around our area and adding new home will just lower our value and sit unoccupied.

EXHIBIT A



ZC 22-25 1700-1900 Blk of Rudeloff Rd

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Site

0 255 510 1,020 Feet

Printed : 11/26/2018

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 23-25 (3281 Cordova)**
Zoning Designation to Public
Date: December 22, 2025

Background

The City of Seguin received a zoning designation request for the properties at the corner of Cordova Rd and SH 46. The properties are presently going through the annexation process, with the first reading of the annexation approved on December 2, 2025. The properties are approximately 132.993 acres and are the site of the proposed Texas State Technical College. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within multiple districts on the Future Land Use Plan: Commercial Corridor, Local Commercial, and Suburban Residential. Public zoning supports long-term planning efforts and institutional uses near development residential areas.
- The property is located within an area of growth and development. The existing land uses are primarily single-family residential, but high-density residential and commercial uses are also developing along SH 46.
- The property has frontage along SH 46 and Cordova Rd. A joint City/County roadway project will widen Cordova Rd to four lanes with a raised median. In addition, Cordova Road will be realigned and signalized at the Three Oaks Rd intersection.

Action Requested

Staff is requesting action on the applicant's request to rezone the properties to Public.

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Public.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 23-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance

CITY OF SEGUIN

ORDINANCE NO. _____

COUNTY OF GUADALUPE

**AN ORDINANCE AMENDING THE ZONING ORDINANCE NUMBER 884 OF THE
CITY OF SEGUIN, TEXAS, FOR A ZONING DESIGNATION TO PUBLIC (P) FOR A
132.993-ACRE PROPERTY LOCATED AT 3281 CORDOVA ROAD, PROPERTY ID
55627 AND 55628, MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED
(ZC 23-25)**

WHEREAS, the property being 132.993-acre property located at 3281 Cordova Road more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") was recently annexed into the city limits and is currently undesignated with a temporary default zoning of Agricultural Ranch; and

WHEREAS, the City of Seguin has determined that the designation of said property to Public (P) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for a zoning designation to Public (P) be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by establishing the zoning designation for said property to Public (P) and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 6th day of January 2026.

PASSED AND APPROVED on the second reading this 20th day of January 2026.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary



PLANNING & CODES

Planning and Zoning Commission Report ZC 23-25

A request for zoning designation ZC 23-25 for the property located at 3281 Cordova Rd. to Public (P) was considered at the December 9, 2025, Planning & Zoning Commission meeting. The subject properties, identified by property identification numbers 55627 and 55628 are located within the City of Seguin's Extraterritorial Jurisdiction (ETJ). These properties, total approximately 132.993 acres and is anticipated to be annexed into the city limits on January 30, 2026.

Armando Guerrero, Planning Manager, presented the staff report. He explained that the subject property consists of approximately 132.993 acres and is currently in the process of annexing into the city. The requested Public (P) zoning designation zoning is intended to support the development of a new technical college campus.

Mr. Guerrero further explained that the properties fall into three Future Land Use Plan categories: Commercial Corridor, Local Commercial, and Suburban Residential, and while public development is not directly aligned with all portions of the FLUP, the proposed zoning supports balanced growth and delivers essential educational infrastructure.

Mr. Guerrero went on to note that access will be from State Hwy 46 and Cordova Rd. Any proposed access points or improvements connecting to SH 46 or Cordova will require review and approval by TXDOT and the City.

Commissioner Jones inquired about the student count and traffic at this location.

Mr. Guerrero noted that figures for future student count are not currently known and that traffic impacts and road realignment will be reviewed by the Engineering Department.

The regular meeting recessed, and a public hearing was held. Shelly Turner, P.O. Box 31988 New Braunfels, Texas 78131, addressed the commission. She requested some clarification on the notification map she received. Mr. Guerrero clarified that the buffer shown on the notification map received unintentionally displayed hash marks within the 200' buffer notification shown, and the zoning designation request does not involve her property or the properties the buffer touches.

The regular meeting was reconvened for action. After consideration of the staff report and all information given regarding the requested zoning designation (ZC 23-25), Vice Chair Davila made a motion to recommend approval of the requested Public (P) zoning designation for the subject properties. Commissioner Rizo seconded the motion. The Planning & Zoning Commission voted in favor of the recommendation. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO PUBLIC (P)

MOTION PASSED

9-0-0

Francis Serna

Francis Serna, Planning Assistant

Armando Guerrero

ATTEST: Armando Guerrero, Planning Manager

Applicant:
Seguin Economic Dev Corp
211 N River St
Seguin, Texas 78155

Property Owner:
Seguin Economic Dev Corp

Property Address/Location:
3281 Cordova Rd
Property ID's 55627 and
55628

Legal Description:
Abstract 20, AM Esnaurizar
Survey

Lot Size/Project Area:
132.993 Acres

Future Land Use Plan:
Commercial Corridor
Local Commercial
Suburban Residential

Notifications:
Mailed: 11/25/2025
Newspaper: 11/16/2025

Comments Received:
None

Staff Review:
Shelly Jackson
Assistant Director

Attachments:

- Location Map
- Zoning Map
- Future Land Use Map

REQUEST:

The applicant is requesting a zoning designation to (P) Public

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	No Zoning	Farmland / Residential
N of Property	Single Family Residential (R-2)	Vacant
S of Property	Single Family Residential (R-2) / No Zoning	Vacant / Residential
E of Property	Single Family Residential (R-2)	Three Oaks Subdivision
W of Property	No Zoning	Residential

SUMMARY OF STAFF ANALYSIS:

The applicant is pursuing voluntary annexation and requesting a zoning designation of (P) Public. The subject properties are located within the City of Seguin's ETJ and are expected to be formally annexed on January 30, 2026. The Future Land Use Plan designates the area as Commercial Corridor, Local Commercial, and Suburban Residential. The requested zoning is intended to support the development of a new technical college campus.

CRITERIA FOR ZONING CHANGE:

With Seguin experiencing substantial growth, securing sites for future educational facilities is a priority. Public zoning supports long-term planning efforts and institutional uses near developing residential areas.

Compatible with existing and permitted uses of surrounding properties – The proposed zoning aligns with surrounding permitted uses and does not conflict with existing development patterns.

Adverse impact on surrounding properties or natural environments – None identified.

Proposed zoning follows a logical and orderly pattern – Colleges are only permitted in commercial and public zoning districts. A technical college in a rapidly growing area follows a logical and orderly pattern.

Other factors that impact public health, safety or welfare – A joint City/County roadway project will widen Cordova Rd to four lanes with a raised median, turn bays, drainage improvements, 10-foot shared-use paths, and a realigned and signalized Three Oaks Rd intersection.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The subject property consists of approximately 132.993 acres and is currently undergoing voluntary annexation, including a request for zoning designation. The land is located within the City's ETJ and is primarily used for agricultural purposes.

CODE REQUIREMENTS:

Upon voluntary annexation, properties default to Agricultural Ranch (AR) zoning unless a zoning request is submitted by the applicant. In this case, the applicant is requesting a (P) Public zoning designation.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

A technical college is compatible with surrounding residential uses and aligns with current development trends in the area.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.) No concerns have been identified related to public health, safety, cultural resources, or the natural environment.

COMPREHENSIVE PLAN (The Future Land Use Plan):

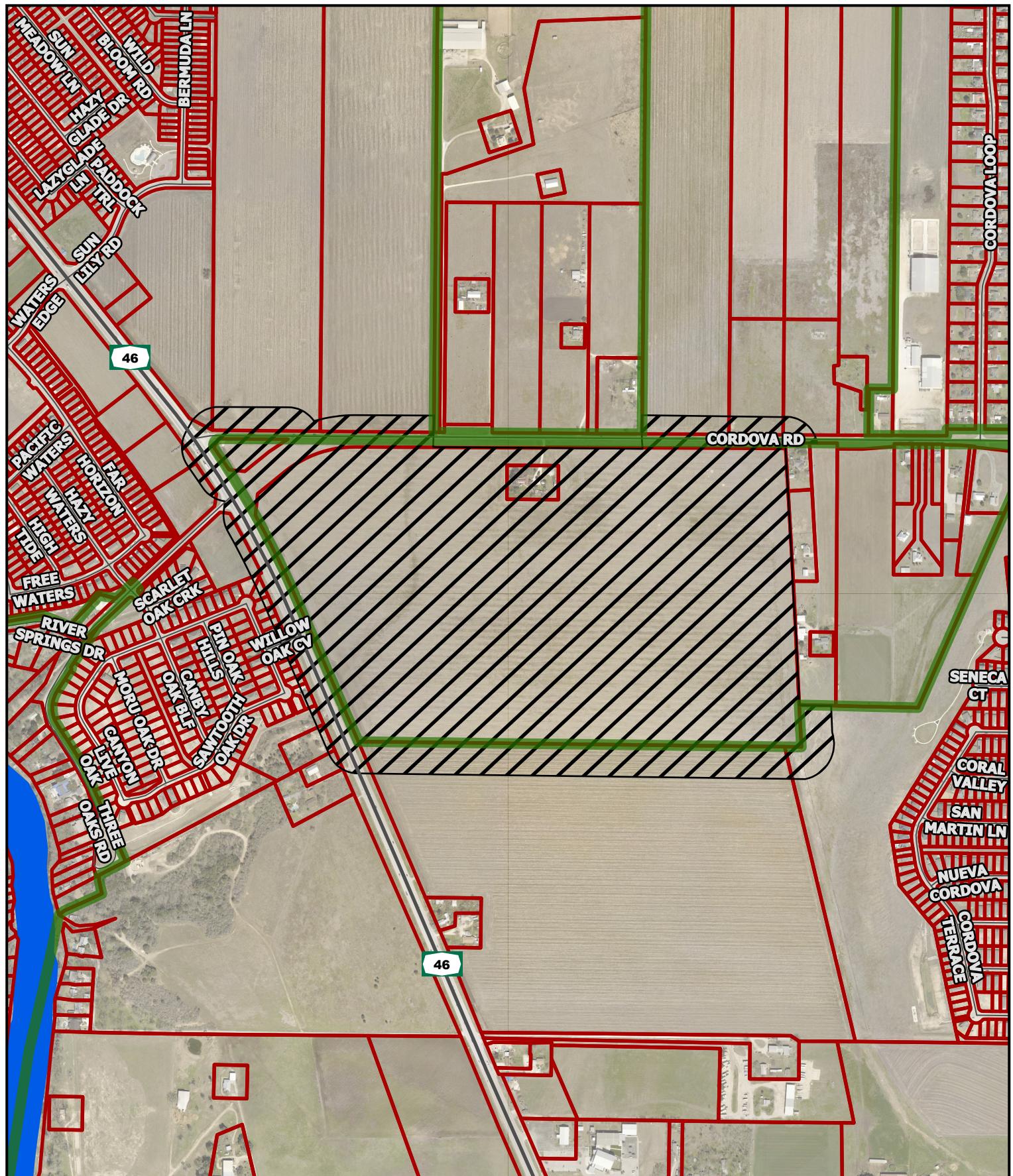
The properties fall into three Future Land Use Plan categories: Commercial Corridor, Local Commercial, and Suburban Residential. While public development is not directly aligned with all portions of the FLUP, the proposed zoning supports balanced growth and delivers essential educational infrastructure.

TRAFFIC (STREET FRONTAGE & ACCESS):

Primary access will be SH 46 and Cordova Rd. Any access improvements connecting to SH 46 and Cordova will require review and approval by TXDOT and the City.

LOCATION MAP

ZC 23-25 3281 Cordova Rd.



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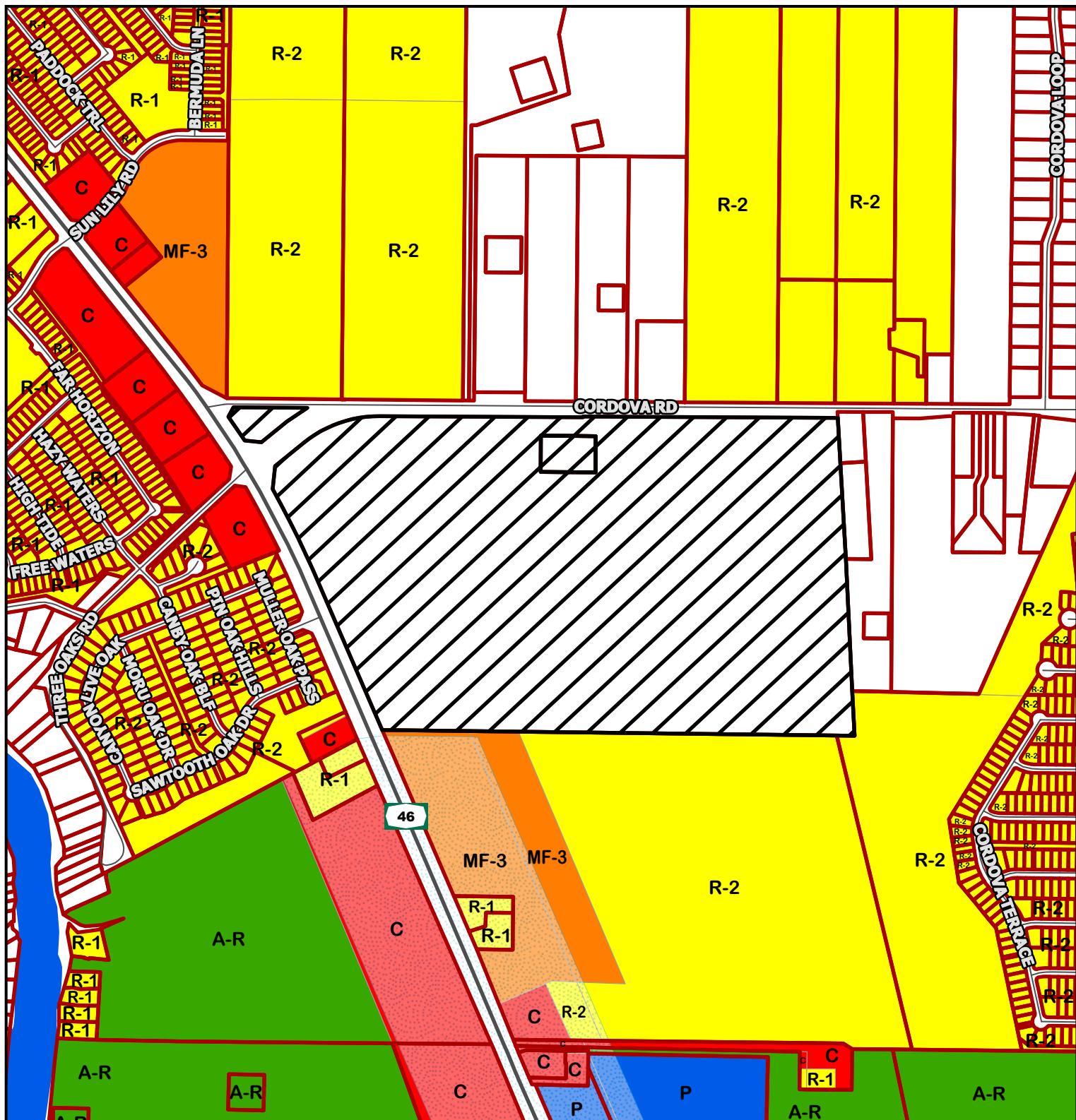
- 200' Buffer
- Parcel
- Site Location

1 inch = 800 feet

Printed: 11/17/2025

ZONING MAP

ZC 23-25 3281 Cordova Rd.



Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Public	ROW
Duplex 2	MultiFamily 2			
Industrial	MultiFamily 3	Planned Unit Development		Suburban Residential

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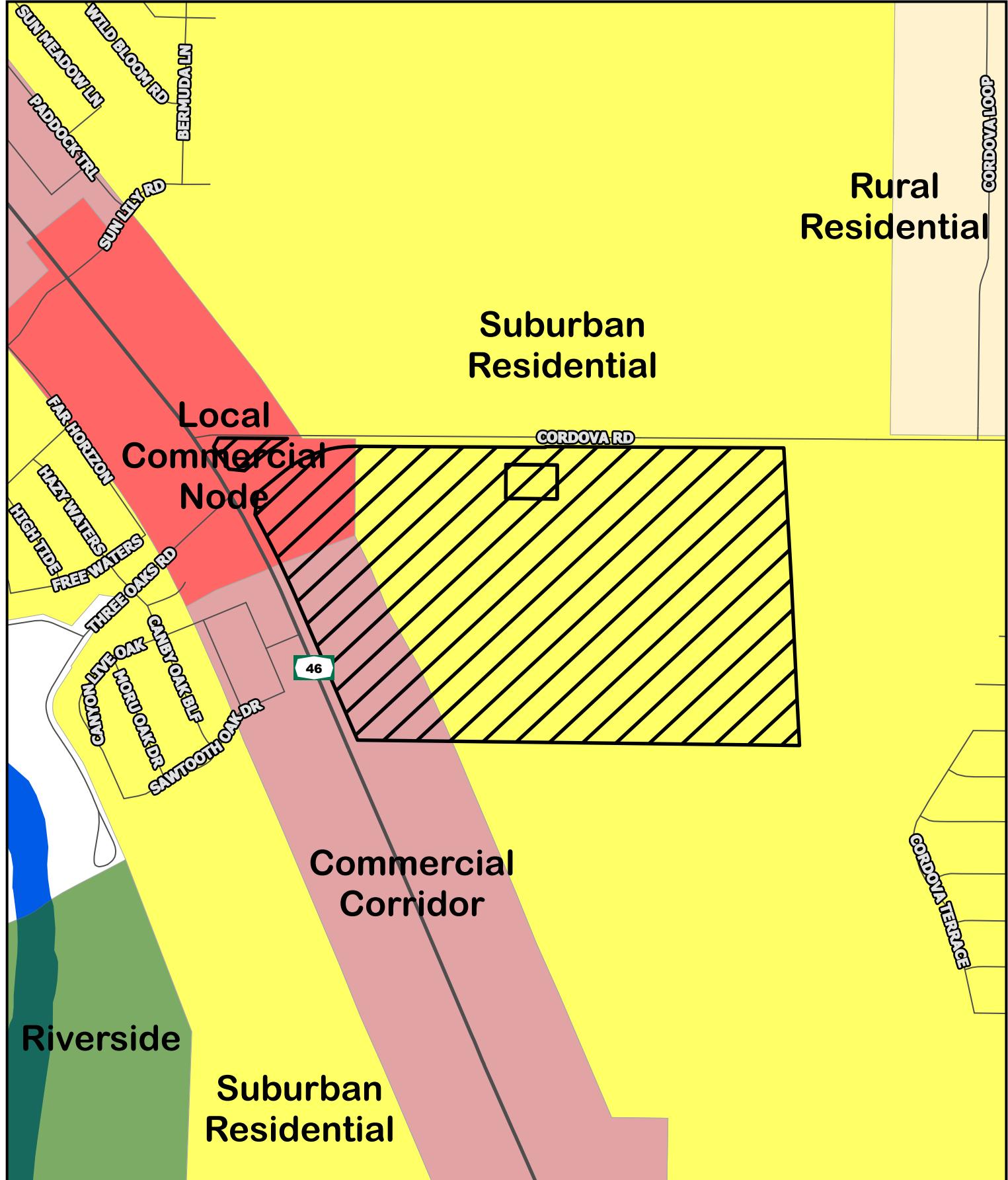
Site Location



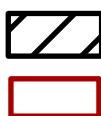
Parcel

1 inch = 800 feet

Printed: 11/17/2025



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Site Location

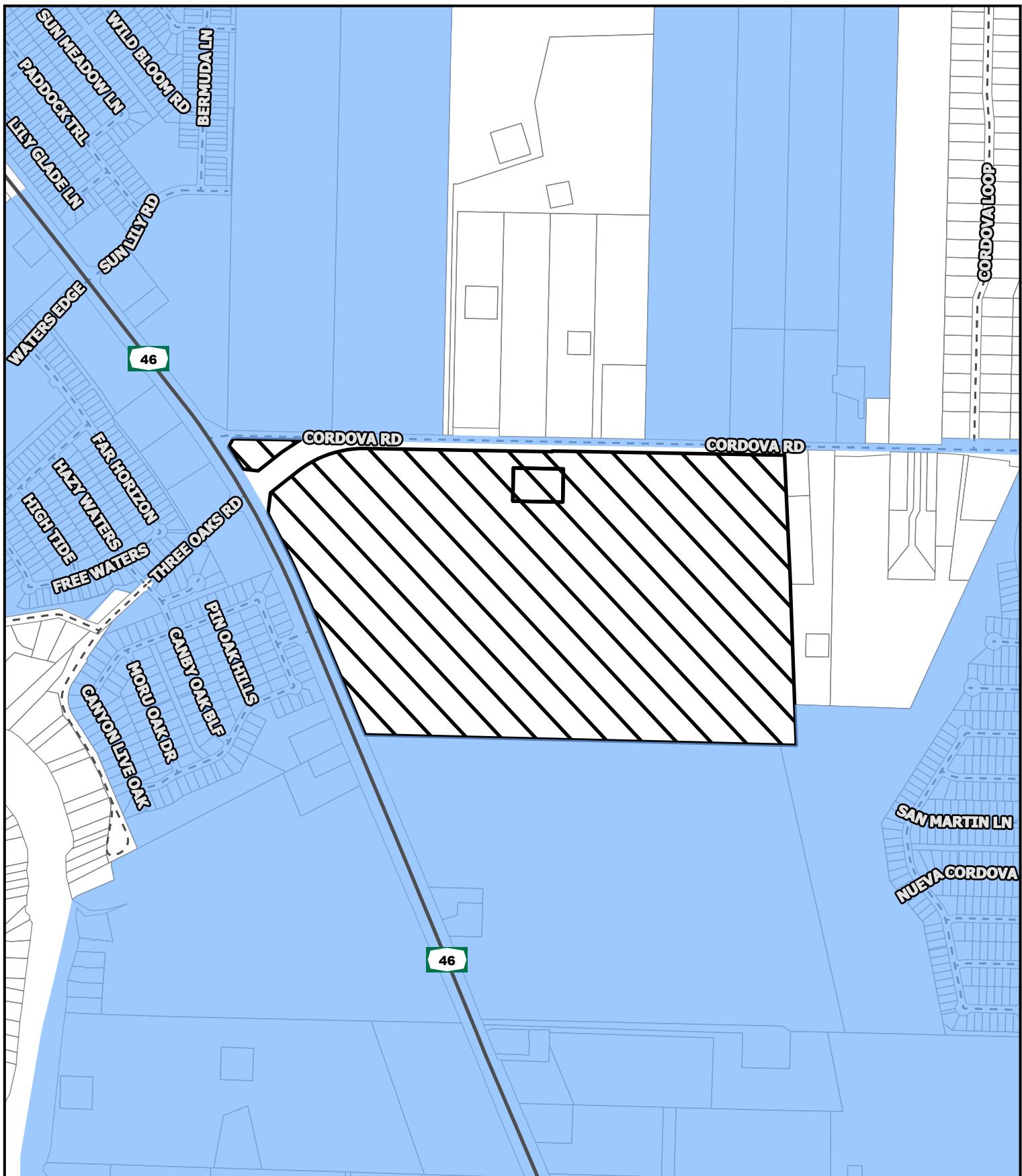


Parcel

1 inch = 800 feet

Printed: 11/17/2025

EXHIBIT A



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0 425 850 1,700 Feet

Printed : 11/18/2023 229

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 24-25 (700 Blk, Jefferson Ave)**
Zoning Change from P to R-1
Date: December 22, 2025

Background

The City of Seguin received a zoning change request for a vacant property located in the 700 block of Jefferson Avenue (Prop ID 108755). The applicant is proposing to develop single-family residential lots on the 2.53-acre tract. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Traditional Residential district of the Future Land Use Plan, which supports low- to medium- density residential land uses.
- The vacant lot is within a residential neighborhood, with an elementary school directly adjacent to the lot to the west.
- The property fronts and takes access from Jefferson Avenue, a local collector street.

Action Requested

Staff is requesting action on the applicant's request to rezone the property to Single-Family Residential (R-1).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Single-Family Residential (R-1).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 24-25 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Forms from property owners within the 200' notification area
- Draft Ordinance

CITY OF SEGUIN

ORDINANCE NO. _____

COUNTY OF GUADALUPE

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
NUMBER 884 OF THE CITY OF SEGUIN, TEXAS,
TO REASSIGN ZONING FOR PROPERTY CURRENTLY ZONED PUBLIC (P) FOR
PROPERTY LOCATED IN THE 700 BLOCK OF JEFFERSON AVENUE, PROPERTY
ID 108755 MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED,**

(ZC 24-25)

WHEREAS, the property located at the 700 Block of Jefferson Avenue, more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") is currently zoned Public (P) and

WHEREAS, the City of Seguin has determined that the designation of said property from Public (P) to Single Family Residential (R-1) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for change of designation to Single Family Residential (R-1) be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by changing the zoning designation for said property from Public (P) to Single Family Residential (R-1) and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 6th day of January 2026.

PASSED AND APPROVED on the second reading this 20th day of January 2026.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary



PLANNING & CODES

Planning and Zoning Commission Report

ZC 24-25

A request for Zoning Change 24-25 from a zoning change from Public (P) to Single-Family Residential (R-1) for a property located at the 700 Blk of Jefferson Ave., Property ID 108755 was considered during a public hearing at the Planning & Zoning Commission meeting on December 9th, 2025.

Kyle Warren, planner, presented the staff report. He stated that this was the 4th rezoning attempt for this property as the previous three were either denied or withdrawn. The owner wanted to go forward with a zone change to subdivide and develop a new neighborhood of single-family residences.

Mr. Warren stated the property is a 2.53-acre lot bordered by single family residential, Mobile Home Park, and Public zoning types. The property is in the Traditional Residential category of the FLUP which highly supports Single-Family zoning. The access to the property is its 340 feet frontage on Jefferson Avenue. Lastly, he mentioned that the maximum number of units per acre was 8 though a more realistic outcome after right-of-way dedication was 5 units.

The only safety or general welfare issues that were identified was additional traffic generated in the area.

Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with nearby and adjacent properties being zoned Single Family residential as well. The proposed use of single-family homes would also provide walkability to the nearby Jefferson elementary.

Mr. Warren then said three letters were received against the case and one in favor. They highlighted concerns about more traffic, potential for noise pollution, and a departure from the traditionally larger lots found in the areas. He also passed out all letters for and against to the commission for further review.

The regular meeting recessed, and a public hearing was held. The applicant, Preston James, approached the commission and stated that Mr. Warren had given a thorough presentation, and that the target number of units per acre was 5 to 6. Chair Felty thanked Mr. James for his patience with the process.

Susan Gerth from the public then approached the podium. She stated that she hopes the proposed development will be in similarity to the surrounding single-family homes.

The regular meeting was reconvened for action and a vote was made.

After consideration of the staff report and all information given regarding Zoning Change (ZC 24-25), Commissioner Eddie Davaila moved that the Planning and Zoning Commission recommended approval of the zoning change from Public (P) to Single-Family Residential (R-1) for a property located at the 700 Blk of Jefferson Ave. Commissioner Joe Pedigo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL (R-1)

MOTION PASSED

Francis Serna

Francis Serna,
Planning Assistant

9-0

Kyle Warren

ATTEST: Kyle Warren,
Planner

Applicant:

Big Rock PM
503 N Austin St.
Seguin, TX 78155

Property Owner:

Flat Toob LLC
503 N Austin St.
Seguin, TX 78155

Property Address/Location:

700 Blk of Jefferson Ave.

Legal Description:

JEFFERSON AVENUE, LOT 1
2.530 AC.
Property ID: 108755

Lot Size/Project Area:

2.53 acres

Future Land Use Plan:

Traditional Residential

Notifications:

Mailed: November 25, 2025
Newspaper: November 23, 2025

Comments Received:

None at publication

Staff Review:

Kyle Warren
Planner

Attachments:

- Location Map
- Zoning Map
- Future Land Use Plan Map

REQUEST:

The applicant is requesting a zoning change from Public (P) to Single-Family Residential (R-1).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Vacant
N of Property	R-1	Residential Homes
S of Property	MHP	Manufactured Home Park
E of Property	P	Single-Family Home
W of Property	P	Elementary School

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change from Public (P) to Single-Family Residential (R-1) on 2.53-acres located in the 700 Blk of Jefferson Ave., for a proposed housing development.

A zoning change to Single-Family Residential (R-1) on this 2.53-acre tract would be compatible with the Future Land Use Plan (FLUP).

The FLUP states that new residential development within this area should be evaluated site by site to prevent incompatible scaling and density, and that different housing types encourage various ownership opportunities.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, single family zoning types (Including R-1 zoning) are highly supported by Traditional Residential FLUP. It states Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets.

Compatible with existing and permitted uses of surrounding property – Yes, residential uses can be seen to the north with single family homes, and to the south, across Jefferson Ave. in the form of a manufactured home park.

Adverse impact on surrounding properties or natural environment – Increase in traffic due to added density.

Proposed zoning follows a logical and orderly pattern – A zone change to Single-Family Residential would fit with the existing R-1 zoned properties to the east and north of the location. The single-family use would also add potential for walkability to the adjacent elementary school and nearby Veterans park.

Other factors that impact public health, safety or welfare – No others specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This 2.53-acre property has contained its original zoning of Public (P) since 1989. It is vacant and contains no buildings or structures. The property is adjacent to Public zoned lots to the east (single family home) and west (Jefferson Elementary School), as well as single family residential properties to the north. Across Jefferson Avenue to the south there is a manufactured home park.

CODE REQUIREMENTS:

The property is currently zoned Public and would not allow for any sort of residential development. To develop this property for single family residential use R-1 zoning is one of the zoning types that could be used to allow this. If the zoning is approved, the developer would then have to subdivide the property to allow for more units to be constructed. This would require public infrastructure extensions (sewer, water, public streets, etc.) to reach the new lots.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This portion of Jefferson Avenue is primarily residential in nature with uses ranging from single-family housing, a manufactured home park, an elementary school, and park space (Veterans Park). Single family homes would be an appropriate fit in an already predominantly single family (R-1) zoned area.

COMPREHENSIVE PLAN:

New residential development within this FLUP district (Traditional Residential) should be evaluated site by site to prevent incompatible scaling and density. Development within Traditional Residential areas should consist of low- to medium density residential homes facing local streets. Neighborhoods are encouraged to have individuality within the guidelines of the regulations. Different housing types may be integrated to encourage various ownership opportunities.

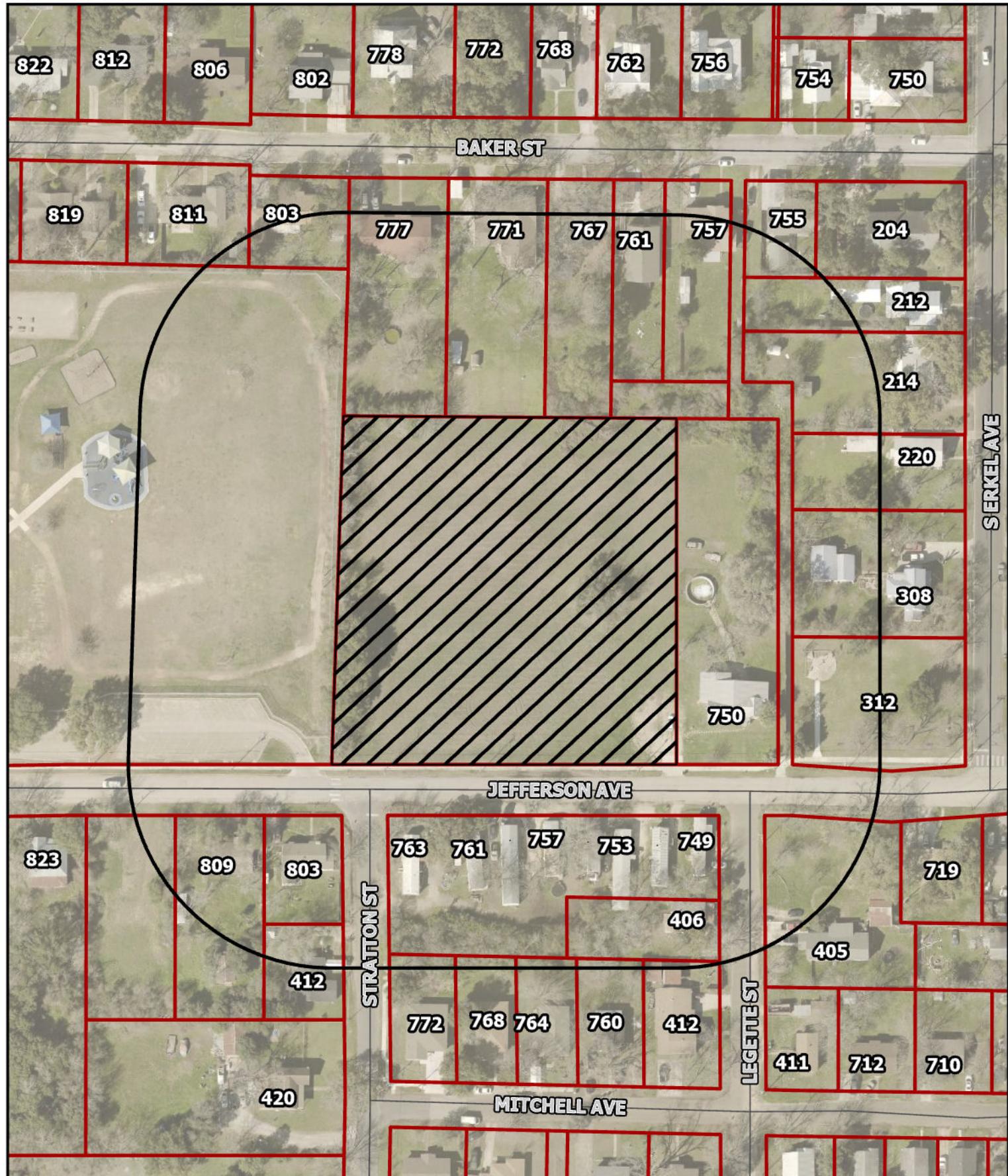
HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.) There is a likelihood of higher volumes of traffic on Jefferson Ave. due to the increase in density.

TRAFFIC (STREET FRONTAGE & ACCESS):

This site can be accessed from its 340-foot frontage along Jefferson Ave.

LOCATION MAP

ZC 24-25 700 Blk of Jefferson Ave



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Parcel
Site Location

1 inch = 125 feet

Printed: 11/14/2025

ZONING MAP

ZC 24-25 700 Blk of Jefferson Ave



Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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Site Location

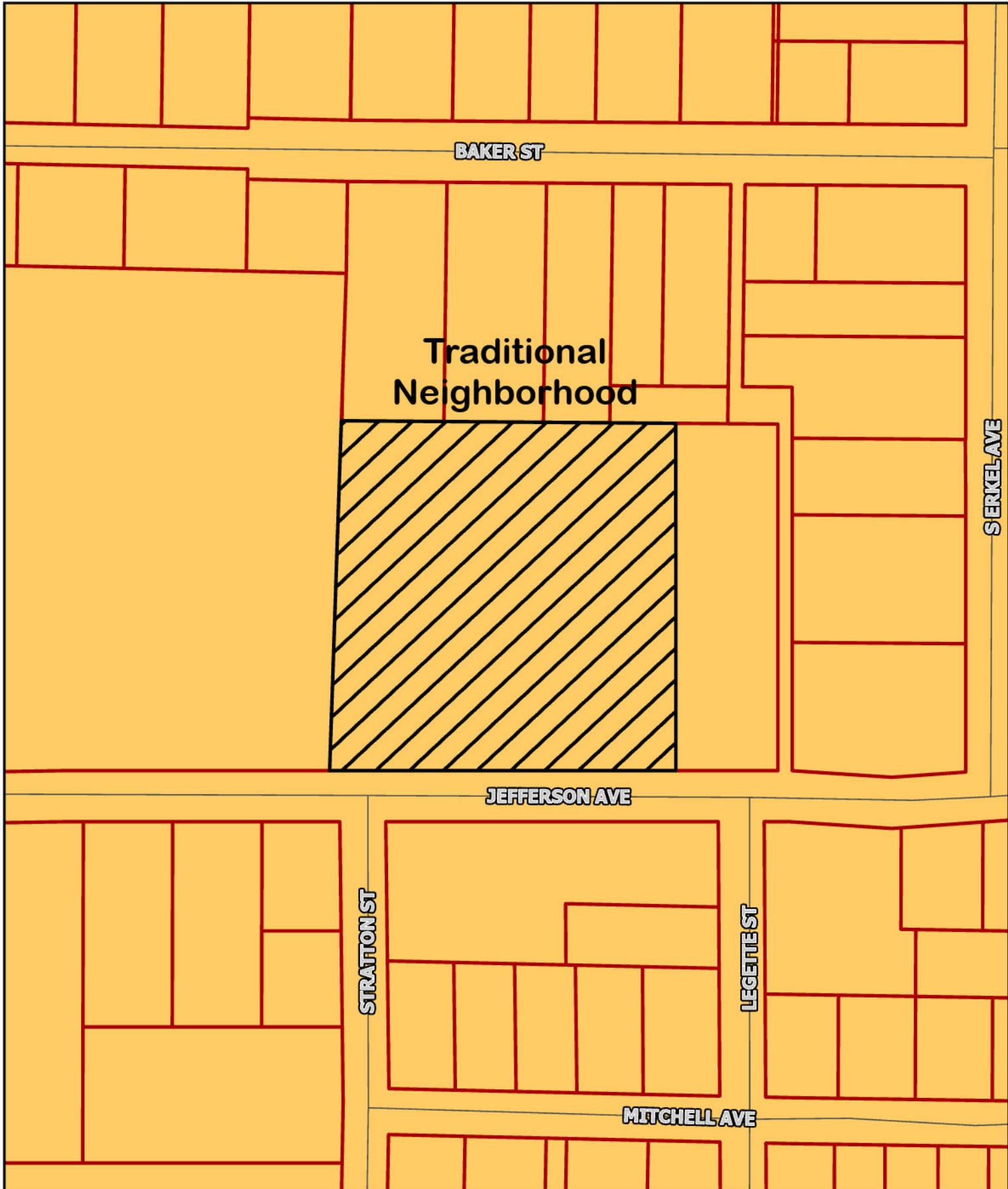
Parcel

1 inch = 125 feet

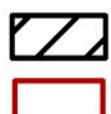
Printed: 11/14/2025

FUTURE LAND USE MAP

ZC 24-25 700 Blk of Jefferson Ave



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Site Location



Parcel

1 inch = 125 feet

Printed: 11/14/2025

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

700 Block of Jefferson Ave.
Property ID 108755
(ZC 24-25)

Name: FRANKLIN HAYES

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

308 South ERKEL AVE, SEGUIN, TX 78156

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ✓

Opposed _____

Reasons and/or comments _____

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REPLY

700 Block of Jefferson Ave.
Property ID 108755
(ZC 24-25)

RECEIVED
12-9-25

Name: Goldie Mc Kinney

Mailing Address:

Phone No.:

Physical Address of property (if different from the mailing):

771 Baker

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed X

Not

Reasons and/or comments 1) Over crowding 2) Building
appropriate structures that support this
historic neighborhood 3) Traffic on
Jefferson Street which is a through street to 46.
4) Not supporting the people who live
here as this developer lives in
San Marcos \$150K

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REPLY

**700 Block of Jefferson Ave.
Property ID 108755
(ZC 24-25)**

RECEIVED
12-8-25

Name: Mr & Mrs Abelardo Salazar

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed ✓

Reasons and/or comments _____ Property tax increase
may be imposed

KW

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REPLY

700 Block of Jefferson Ave.
Property ID 108755
(ZC 24-25)

RECEIVED
12-2-25

Name: Susan Gerth

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed X

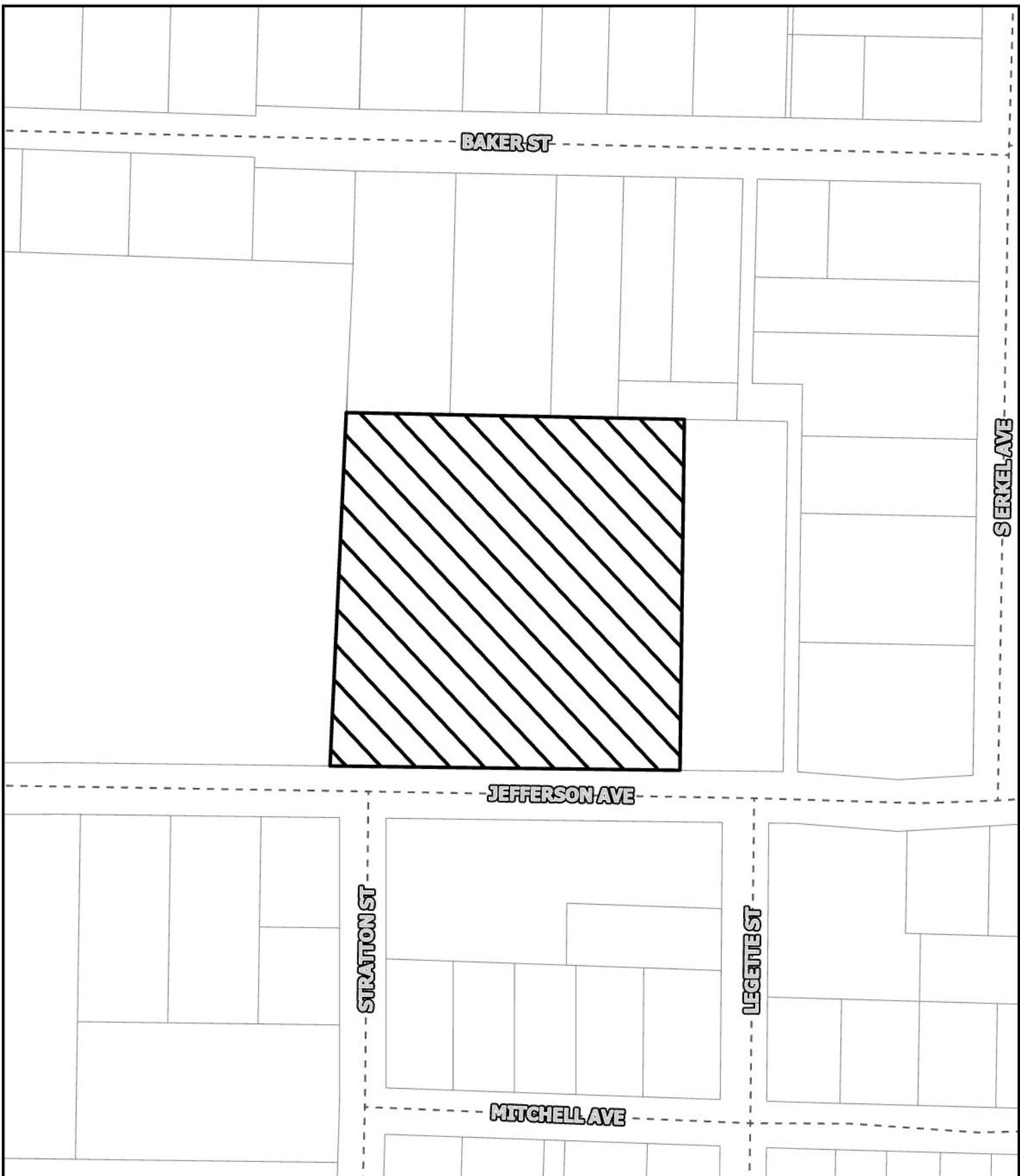
Reasons and/or comments
This developer has not shown good
faith to the historic neighborhood as to what he ~~wants~~ wants
to do with the property. Never has he talked to the neighborhood.
He lives in San Marcos and doesn't care. Building on this property
will produce noise and lighting which will change the
aesthetic and overall feel of this quiet historic
neighborhood. The west side is not prepared with
infrastructure for more development. No grocery store
W-W-Mart. The only entrance is along Jefferson
Street, a busy, school line road that goes through to L-
243

It will have a negative affect on my property value and will infringe on the privacy of the adjoining properties with noise and lighting. I've lived here 48 years.

The developer is from San Marcos and has not had any desire to speak to us about what he wants to do.

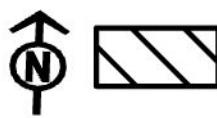
There is a clump of trees that has wild life in it. It would be nice if that was protected from the developer just tearing it all down.

EXHIBIT A



ZC 24-25 700 Blk of Jefferson Ave

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Site

0 65 130 260 Feet

Printed : 11/14/2023 245

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 25-25 (South of Beechcraft Ln & Rudeloff Rd)**
Zoning Change from A-R to LI
Date: December 22, 2025

Background

The City of Seguin received a zoning change request for a vacant property located in an area south of Rudeloff Rd and west of Beechcraft Ln (Prop ID 52966). The applicant has requested a zoning of Light Industrial for the 18.049-acre tract. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Suburban Residential district of the Future Land Use Plan, which does not recommend light industrial land uses.
- Directly to the west and south of the property is a residential subdivision. The light industrial area to the north was existing when the area was annexed in 2006. Huber Airfield, a private airfield, is located to the east of this vacant property.
- A portion of the property is within the 500-year floodplain.
- This property has no street frontage. A future connection to Griffith Drive will be created when Unit 4 of Hiddenbrooke Subdivision is built out, but it is a local residential street. Access to this vacant property from Griffith Drive will require passage through the residential neighborhood.

Action Requested

Staff is requesting action on the applicant's request to rezone the property to Light Industrial.

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 9-0-0 to recommend denial of the zoning change request to Light Industrial. **An affirmative vote of at least three-fourths of the members of City Council is required to overrule a recommendation by the Commission that a proposed zoning change be denied.**

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 25-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance

CITY OF SEGUIN

ORDINANCE NO. _____

COUNTY OF GUADALUPE

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
NUMBER 884 OF THE CITY OF SEGUIN, TEXAS,
TO REASSIGN ZONING FOR PROPERTY CURRENTLY ZONED AGRICULTURAL
RANCH (A-R) FOR PROPERTY LOCATED SOUTH OF BEECHCRAFT LANE AND
RUDELOFF ROAD, PROPERTY ID 52966 MORE FULLY DESCRIBED IN EXHIBIT A
ATTACHED,**

(ZC 25-25)

WHEREAS, the property located south of Beechcraft Lane and Rudeloff Road., more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") is currently zoned Agricultural Ranch (A-R) and

WHEREAS, the City of Seguin has determined that the designation of said property from Agricultural Ranch (A-R) to Light Industrial (LI) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for change of designation to Light Industrial (LI) be denied; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by changing the zoning designation for said property from Agricultural Ranch (A-R) to Light Industrial (LI) and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 6th day of January 2026.

PASSED AND APPROVED on the second reading this 20th day of January 2026.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary



PLANNING & CODES

Planning and Zoning Commission Report

ZC 25-25

A request for a Zoning Change ZC 25-25 from Agricultural Ranch (A-R) to Light Industrial (LI) for a property located south of Beechcraft and Rudeloff Rd., Property ID: 52966 was considered during a public hearing at the Planning & Zoning Commission meeting on December 9, 2025.

Armando Guerrero, Planning Manager, presented the staff report. He explained that the requested 18.049-acre tract sits on vacant undeveloped land with no structures on the property.

Mr. Guerrero informed the Commission that a zoning change will be required for any proposed light industrial use at this location. Any proposed development will require review by city staff to ensure the development meets all requirements adopted in the UDC and Technical Manual regarding traffic, drainage, setbacks, landscaping, parking, and potential access points.

Mr. Guerrero went on to note the surrounding zoning and land use within the area and informed the Commission of the different uses allowed by right in Light Industrial (LI) zoning. He pointed out the Hiddenbrooke subdivision to the west and south zoned Single-Family Residential (R-2) and noted future access to the property would be through the Hiddenbrooke subdivision (Griffith Dr.) once Phase 4 of Hiddenbrooke is developed. Mr. Guerrero also pointed out the undeveloped property to the north zoned Light Industrial (LI), and Huber Air Park to the east zoned Planned Unit Development (PUD) and pointed out this property's location within the city's Future Land Use Plan. Mr. Guerrero went on to explain that development within the Suburban Residential district should consist of single-family neighborhoods that range in different housing types and densities, and that light industrial, regional commercial, and multi-family uses are not recommended within this district.

Mr. Guerrero concluded his report by noting the Light Industrial (LI) designation to the north was designated at the time of annexation in 2006 based on its existing use, and that any past zoning changes were based on the city's past comprehensive plan.

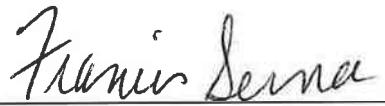
The regular meeting was recessed, and a public hearing was held for ZC 25-25. There being no responses from the public, the regular meeting was reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 25-25), Commissioner Windle moved that the Planning and Zoning Commission recommended denial of the zoning change from Agricultural Ranch (A-R) to Light Industrial (LI) for the property located at the south of Beechcraft Ln. and Rudeloff Rd., Commissioner Kelly Schivelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO DENY THE ZONING CHANGE TO LIGHT INDUSTRIAL

MOTION PASSED

9-0-0



Francis Serna, Planning Assistant



ATTEST: Armando Guerrero, Planning Manager

Applicant:

Lance Huber
PO Box 2634
Seguin, TX 78156

Property Owner:

Dennis Huber
PO Box 1301
Seguin, TX 78155

Property Address/Location:

South of Beechcraft Ln &
Rudeloff Rd.

Legal Description:

ABS: 11 SUR: J D CLEMENTS
18.0490 AC.

Property ID: 52966

Lot Size/Project Area:

18.049 acres

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: Nov 25, 2025
Newspaper: Nov 23, 2025

Comments Received:

None at the time of
publication.

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan
Map

REQUEST:

A zoning change request from Agricultural Ranch (A-R) to Light Industrial (LI).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Undeveloped Land
N of Property	LI & PUD	Undeveloped Land/Huber Air Park
S of Property	R-2	Future Hiddenbooke Unit 4
E of Property	PUD	Huber Air Park
W of Property	R-2	Hiddenbrooke Subdivision

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Agricultural Ranch (A-R) to Light Industrial (LI). The requested zoning change is not consistent with the city's Future Land Use Plan (FLUP) or the recent development within the area. The existing Light Industrial (LI) zoning to the north was designated based on the property's uses at time of annexation in 2006. The city's current FLUP identifies this area as an area for residential growth and development and does not support light industrial use within this area.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – No, light industrial use is not an appropriate use within the Suburban Residential district.

Compatible with existing and permitted uses of surrounding property – Light industrial is not compatible with existing and permitted uses in the area. There is existing LI zoning to the north, however, these properties were designated LI at the time of annexation in 2006. Residential use and development can be seen to the west and south of this property.

Adverse impact on surrounding properties or natural environment – Potential impacts of uses that are allowed in LI zoning near existing residential zoning.

Proposed zoning follows a logical and orderly pattern – No, this area has seen a rise in residential development. Existing LI zoning was designated at the time of annexation or based off the city's previous comprehensive plan.

Other factors that impact public health, safety or welfare – None specifically identified, however uses that are permitted within LI zoning may impact the neighboring subdivision.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This site contains its original zoning designation from 2001 annexation and totals 18.049 acres. The site is vacant and undeveloped, with no structures on the property.

CODE REQUIREMENTS:

Allowed uses in LI zoning can range from Bus station and Terminal, Contractor's storage/equipment yard, Packing, assembly, and/or treatment of finished or semi-finished products from previously prepared material, and Light industrial uses defined as *"establishments engaged in the manufacturing of finished or semi-finished products or parts, including fabrication, assembly, and packaging of such products; includes warehousing, wholesaling, distribution of products, research and development activities, and high technology use, but excluding basic industrial processing. Such activities shall not emit detectable particulates, odor, smoke, gas fumes, light, vibrations or noise beyond the property lines."*

Any proposed development will require review by city staff to ensure the development meets all requirements adopted in the UDC and Technical Manual regarding traffic, drainage, setbacks, landscaping, parking, and potential access points.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Light industrial is not compatible with existing and permitted uses in the area. To the west and south of the property is the Hiddenbrooke subdivision, to the north is an undeveloped tract zoned Light Industrial (LI), and to the east is Huber Airpark zoned as Planned Unit Development (PUD).

Although there are similar zoning designations to the north of this property, it is important to note that the properties to the north were designated for LI zoning when annexed in 2006. The LI zoning designation for the properties was based on their existing use at the time of annexation.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

Potential impacts of uses that are allowed in LI zoning near existing residential zoning.

COMPREHENSIVE PLAN (The Future Land Use Plan):

This property is within the Suburban Residential district of the city's Future Land Use Plan. Suburban Residential areas should consist of suburban-style single-family neighborhoods that range in housing types and densities, including detached single-family homes, duplexes, and supporting uses.

Light Industrial, Regional Commercial, and Multifamily uses are not recommended within the Suburban Residential district.

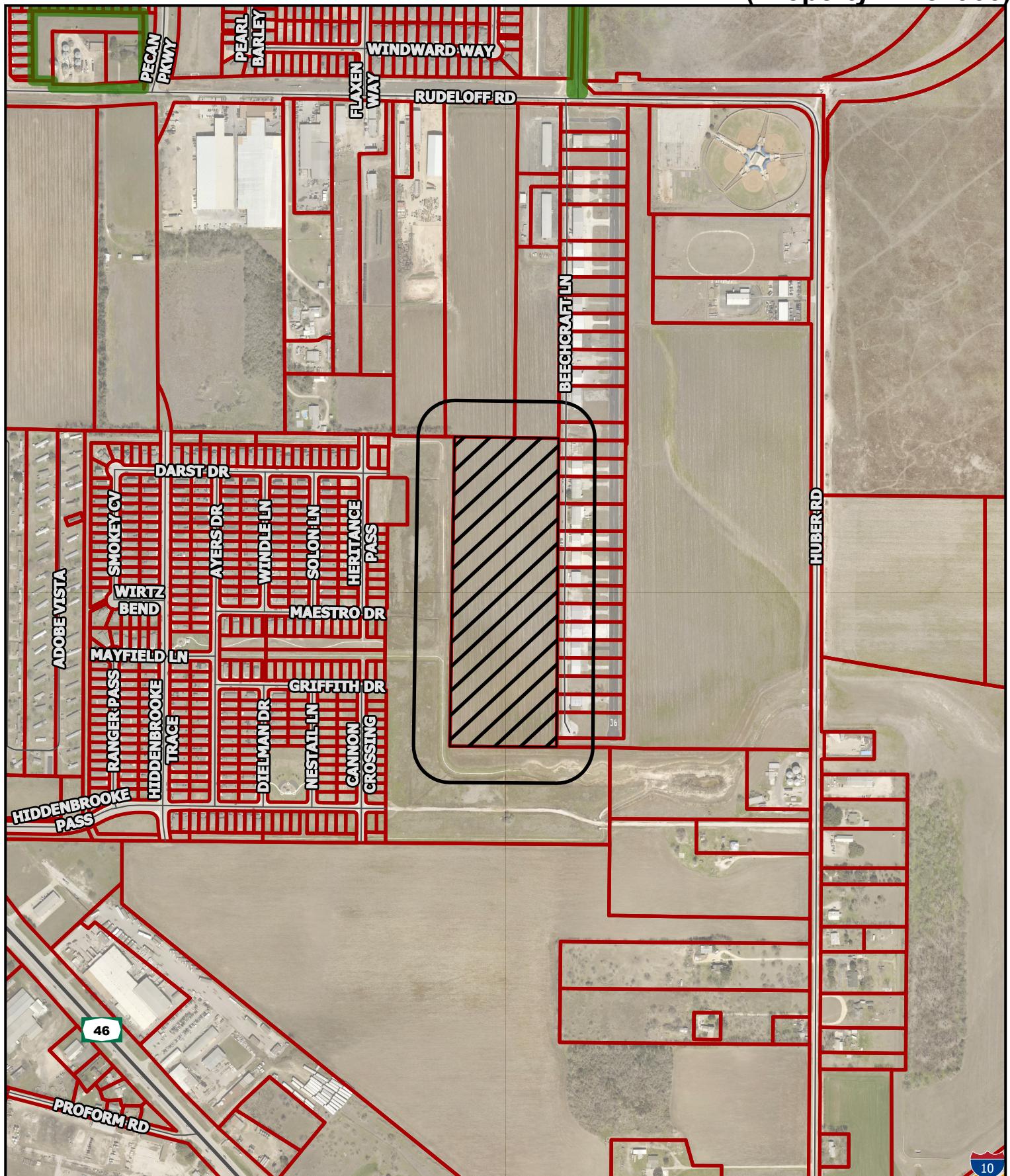
TRAFFIC (STREET FRONTEAGE & ACCESS):

This property has no legal street frontage. Legal access to the site will have to be provided via plat, plat variance, or easement prior to any development occurring.

It is important to note that when Hiddenbrooke Unit 4 builds out, Griffith Dr. will be extended to the property boundary during this phase and provide legal street access to the property. Ingress and egress to the property will require passage through the Hiddenbrooke subdivision neighborhood.

South of Beechcraft Ln & Rudeloff Rd. (Property ID: 52966)

LOCATION MAP



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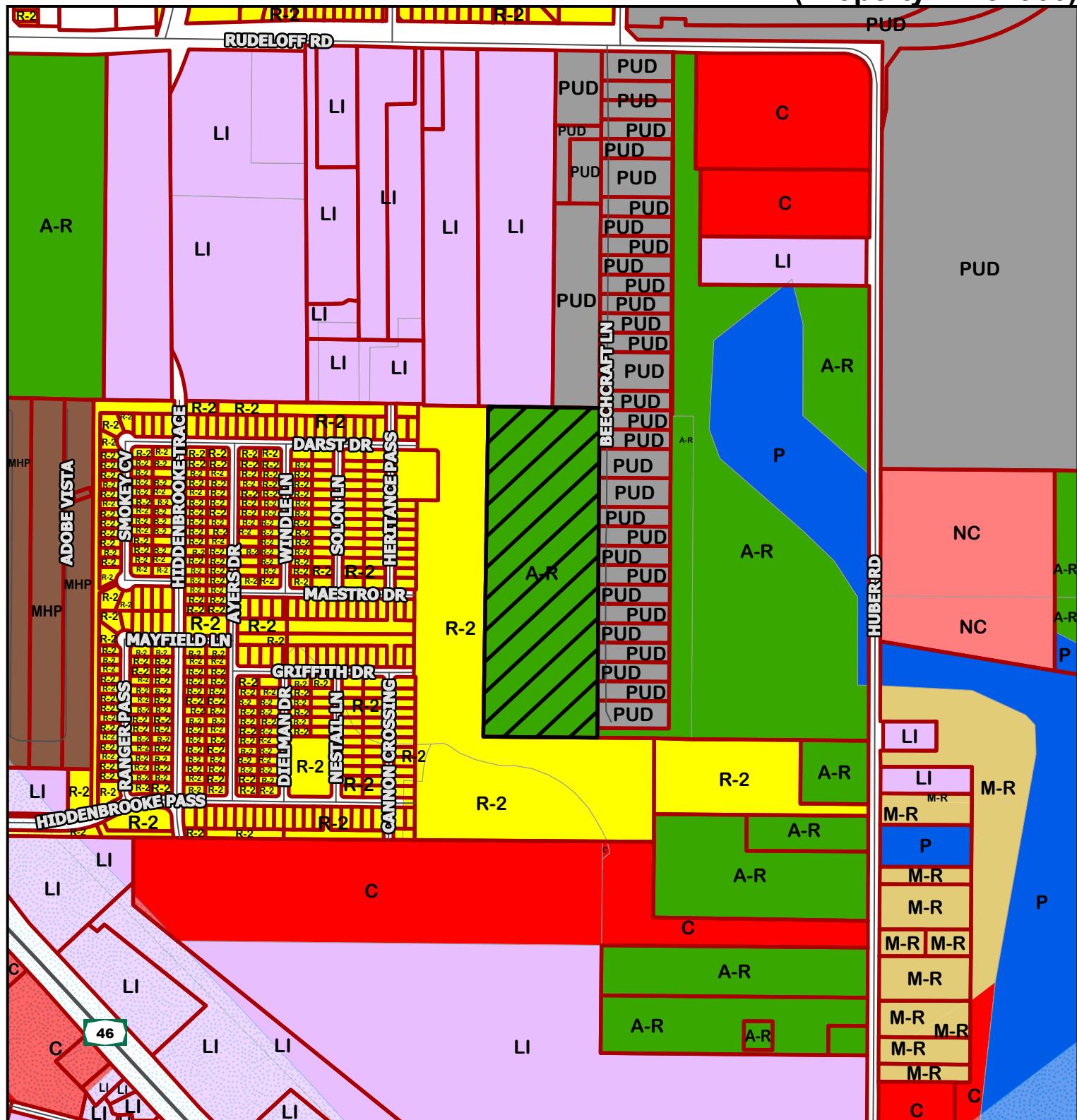
- 200' Buffer
- Parcel
- Site Location

1 inch = 700 feet

Printed: 11/18/2025

South of Beechcraft Ln & Rudeloff Rd. (Property ID: 52966)

ZONING MAP



Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial		Manufactured-Residential	Single Family Residential 2	Corridor Overlay Districts
Duplex 1		MultiFamily 1		
Duplex 2		MultiFamily 2		
Industrial		MultiFamily 3		
		None		
		Public		
		Planned Unit Development		
		ROW		
		Suburban Residential		

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Site Location



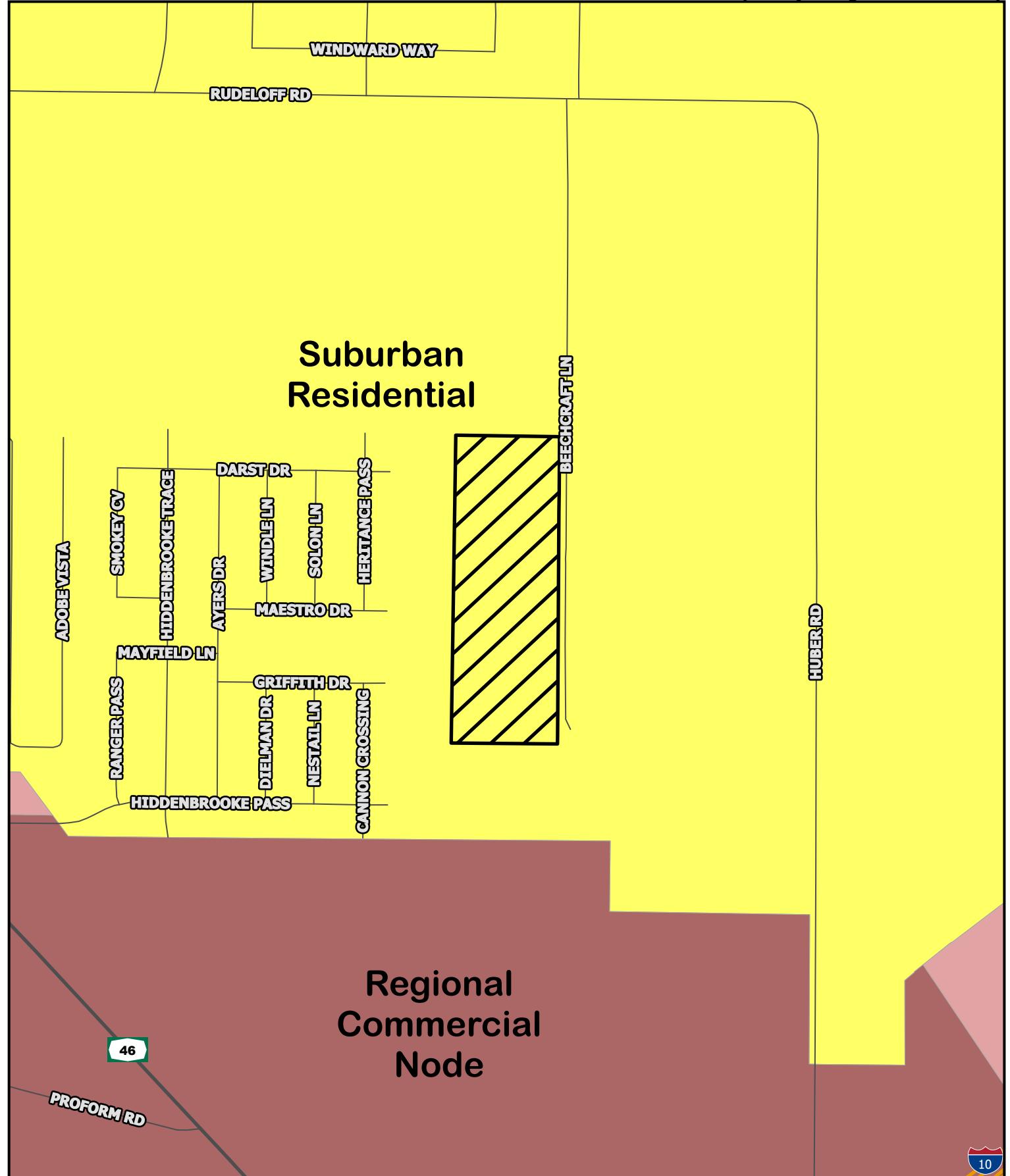
Parcel

1 inch = 700 feet

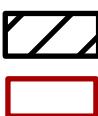
Printed: 11/18/2025

South of Beechcraft Ln & Rudeloff Rd
(Property ID: 52966)

FUTURE LAND USE MAP



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Site Location

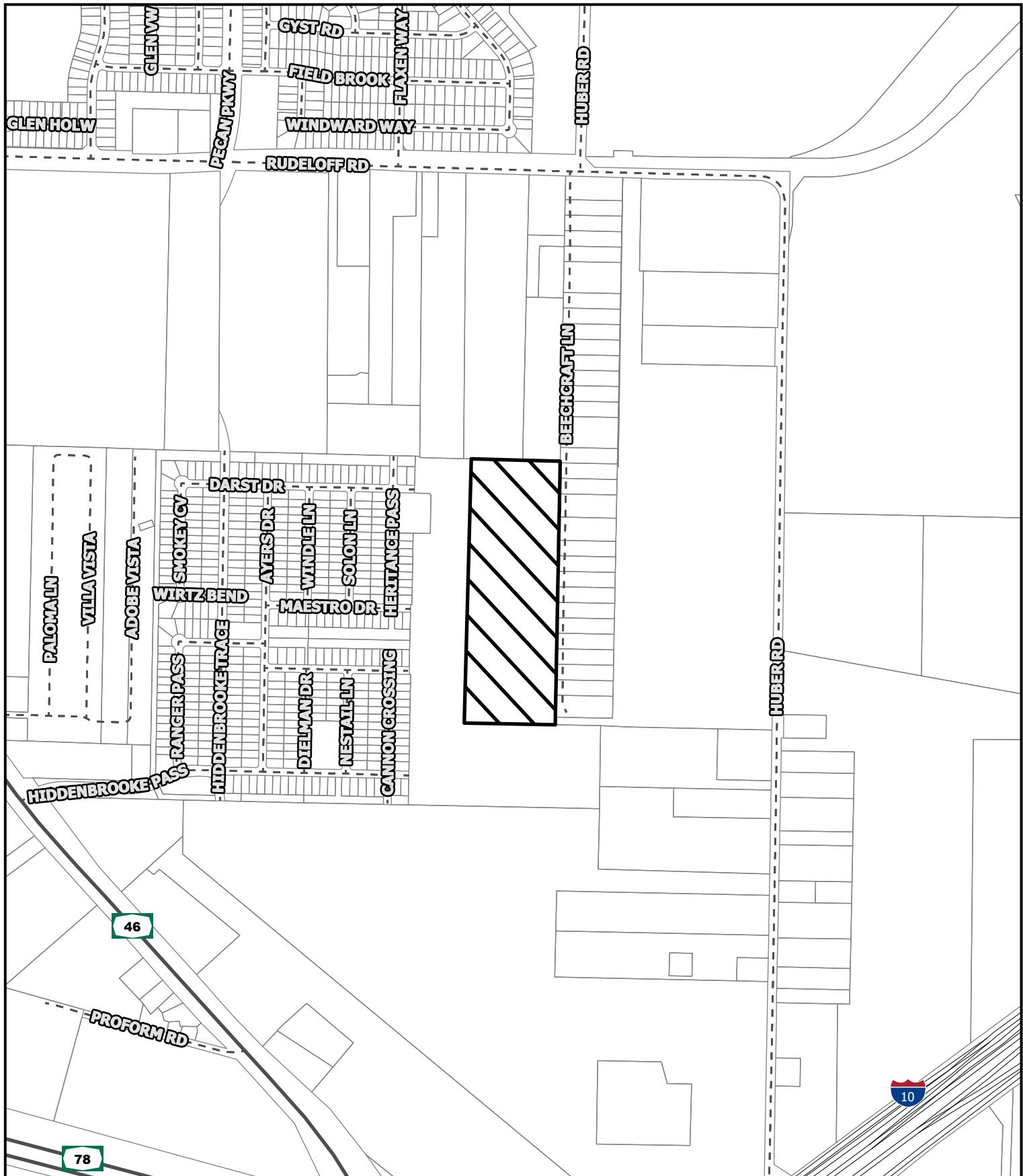


Parcel

1 inch = 700 feet

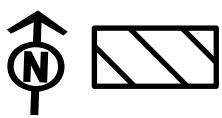
Printed: 11/18/2025
255

EXHIBIT A



South of Beechcraft Ln & Rudeloff Rd. (Property ID: 52966)

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Site

0 425 850 1,700 Feet

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 26-25 (919 N. Guadalupe)**
Zoning Change from P to NC
Date: December 22, 2025

Background

The City of Seguin received a zoning change request for a developed lot located at 919 N. Guadalupe Street. The property has been zoned Public since 2002 and has been the site of Seguin Youth Services, a nonprofit organization. The applicant has requested a zoning change to Neighborhood Commercial for use of the existing building as a dance studio. Neighborhood commercial uses include small scaled, limited impact commercial, retail, and personal services uses and are often located near residential areas. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Traditional Residential district of the Future Land Use Plan, which supports neighborhood-scaled services that are located along major thoroughfares and support a walkable, mixed-use environment.
- The property is located within an area that is primarily residential, with some existing public and commercial uses along the frontage of Guadalupe Street. All of the properties directly adjacent to this lot are zoned R-1 (single-family residential). The proposed use is similar to the existing use, which has been in operation for over 20 years. There are other properties zoned neighborhood commercial that front Guadalupe Street approximately 200' to the north and 600' to the south of this location.
- The property fronts and takes access from Guadalupe Street, a local collector.

Action Requested

Staff is requesting action on the applicant's request to rezone the property to Neighborhood Commercial.

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 8-0-1 to recommend approval of the zoning change request to Neighborhood Commercial.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 26-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance

CITY OF SEGUIN

ORDINANCE NO. _____

COUNTY OF GUADALUPE

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
NUMBER 884 OF THE CITY OF SEGUIN, TEXAS,
TO REASSIGN ZONING FOR PROPERTY CURRENTLY ZONED PUBLIC (P) FOR
PROPERTY LOCATED AT 919 N. GUADALUPE STREET, PROPERTY ID 22893
MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED,**

(ZC 26-25)

WHEREAS, the property located at 919 N. Guadalupe Street, more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") is currently zoned Public (P) and

WHEREAS, the City of Seguin has determined that the designation of said property from Public (P) to Neighborhood Commercial (NC) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for change of designation to Neighborhood Commercial (NC) be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by changing the zoning designation for said property from Public (P) to Neighborhood Commercial (NC) and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 6th day of January 2026.

PASSED AND APPROVED on the second reading this 20th day of January 2026.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary

PLANNING & CODES

Planning and Zoning Commission Report ZC 26-25

A request for a Zoning Change ZC 26-25 from Public (P) to Neighborhood Commercial (NC) for the property located at 919 N. Guadalupe St., Property ID: 22893 was considered during the Planning & Zoning Commission meeting on December 9, 2025.

Armando Guerrero, Planning Manager, presented the staff report. He noted the zoning change request is to allow for the establishment of a dance studio at this location and briefly touched on the history of the 0.92 acre site and noted the existing structure, parking, and fencing at the location.

Mr. Guerrero, when on to explain the retail/service use being proposed at the location would not be allowed in the current Public (P) zoning per Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC). Mr. Guerrero went on to explain that the requested Neighborhood Commercial (NC) zoning allows for small scale, limited impact commercial, retail, and personal service uses near their primary customers.

Mr. Guerrero noted that the site's past use operated in a similar nature to what is being proposed while being surrounded by Single-Family Residential (R-1) in every direction and pointed out the property's location within the city's Future Land Use Plan and explained that neighborhood commercial use is encouraged within the Traditional Residential district.

Mr. Guerrero concluded by noting that access to the site will be done from the existing driveway.

Commissioner Wayne Windle informed the Commission he represents the buyer and seller and will recuse himself from voting.

The regular meeting recessed, and a public hearing was held. Wayne Windle 226 Elm St., representative of the buyer and seller of the property, explained the proposed use would be similar what has been done at the location, with the exception of being a for profit use. Mr. Windle stated he is in favor of the zoning change request. There being no other responses from the public the regular meeting was reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 26-25), Commissioner Pedigo moved that the Planning and Zoning Commission recommended approval of the zoning change from Public (P) to Neighborhood Commercial (NC) for the property located at 919 N. Guadalupe St., Vice-Chair Davila seconded the motion. The following vote was recorded:

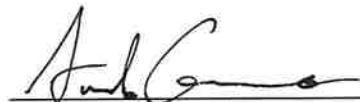
RECOMMENDATION TO APPROVE THE ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL (NC)

MOTION PASSED

8-0-1



Francis Serna, Planning Assistant



ATTEST: Armando Guerrero, Planning Manager

Applicant:
Double J Property Ventures
LLC
785 Gin Spur Rd.
Seguin, TX 78155

Property Owner:
Seguin Youth Services
919 N. Guadalupe St.
Seguin, TX 78155

Property Address/Location:
919 N. Guadalupe St.
Seguin, TX 78155

Legal Description:
LOT: 3 & 4 BLK: 269 ADDN:
FARM
Property ID: 22893

Lot Size/Project Area:
0.92 Ac

Future Land Use Plan:
Traditional Residential

Notifications:
Mailed: Nov 25, 2025
Newspaper: Nov 23, 2025

Comments Received:
None at time of publication

Staff Review:
Armando Guerrero
Planning Manager

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A zoning change request from Public (P) to Neighborhood Commercial (NC).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Youth Center
N of Property	R-1	Single family residential
S of Property	R-1	Single family residential
E of Property	R-1	Single family residential
W of Property	R-1	Single family residential

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Public (P) to Neighborhood Commercial (NC) to allow for the establishment of a dance studio at 919 N. Guadalupe St. The site is currently utilized by the Seguin Youth Services nonprofit organization; the proposed dance studio will operate within the existing building and utilize the existing parking at this location. If additions, modifications, or changes of use are proposed at this location, the site will be required to meet the development requirements for the proposed additions, modification, and change of use.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Neighborhood Commercial zoning is appropriate in the Traditional Residential district if it promotes walkability within the district.

Compatible with existing and permitted uses of surrounding property – Yes, this site's past use is similar in nature to what is being proposed.

Adverse impact on surrounding properties or natural environment – None specifically identified.

Proposed zoning follows a logical and orderly pattern – Neighborhood Commercial zoning allows for continued residential use, while also allowing various types of small scale, limited impact commercial, retail, personal services, and office use.

Other factors that impact public health, safety, or welfare – None specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 0.92 acre site was acquired by the Seguin Youth Services nonprofit organization in April of 2002 and zoned Public June 2002. Since then, the organization has been operating at this location. The site contains a 12,000 square foot parking area, a main building totaling 6000 square feet, and fencing to the north, east, and south of the property, effectively screening the parking area and building from the surrounding residential homes.

CODE REQUIREMENTS:

The proposed Retail/Service use at this location would not be allowed in the current Public (P) zoning per Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC). The requested Neighborhood Commercial (NC) zoning allows for small scale, limited impact commercial, retail, and personal service uses near their primary customers. The proposed dance studio would be classified as a Retail/Service use, which would be allowed within Neighborhood Commercial (NC) zoning. If additions, modifications, or changes of use are proposed at this location, the site will be required to meet the development requirements for the proposed additions, modification, and change of use. These requirements include but are not limited to, landscaping, platting, parking requirements, drainage mitigation, etc.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The proposed Neighborhood Commercial (NC) zoning allows a low-impact commercial use that is intended to serve the neighboring residence. The site's past use operated in a similar nature to what is being proposed while being surrounded by Single-Family Residential (R-1) in every direction. The sites past use operated with little to no disruption to the surrounding neighborhood throughout the years.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No health, safety or environmental issues have been identified for these properties.

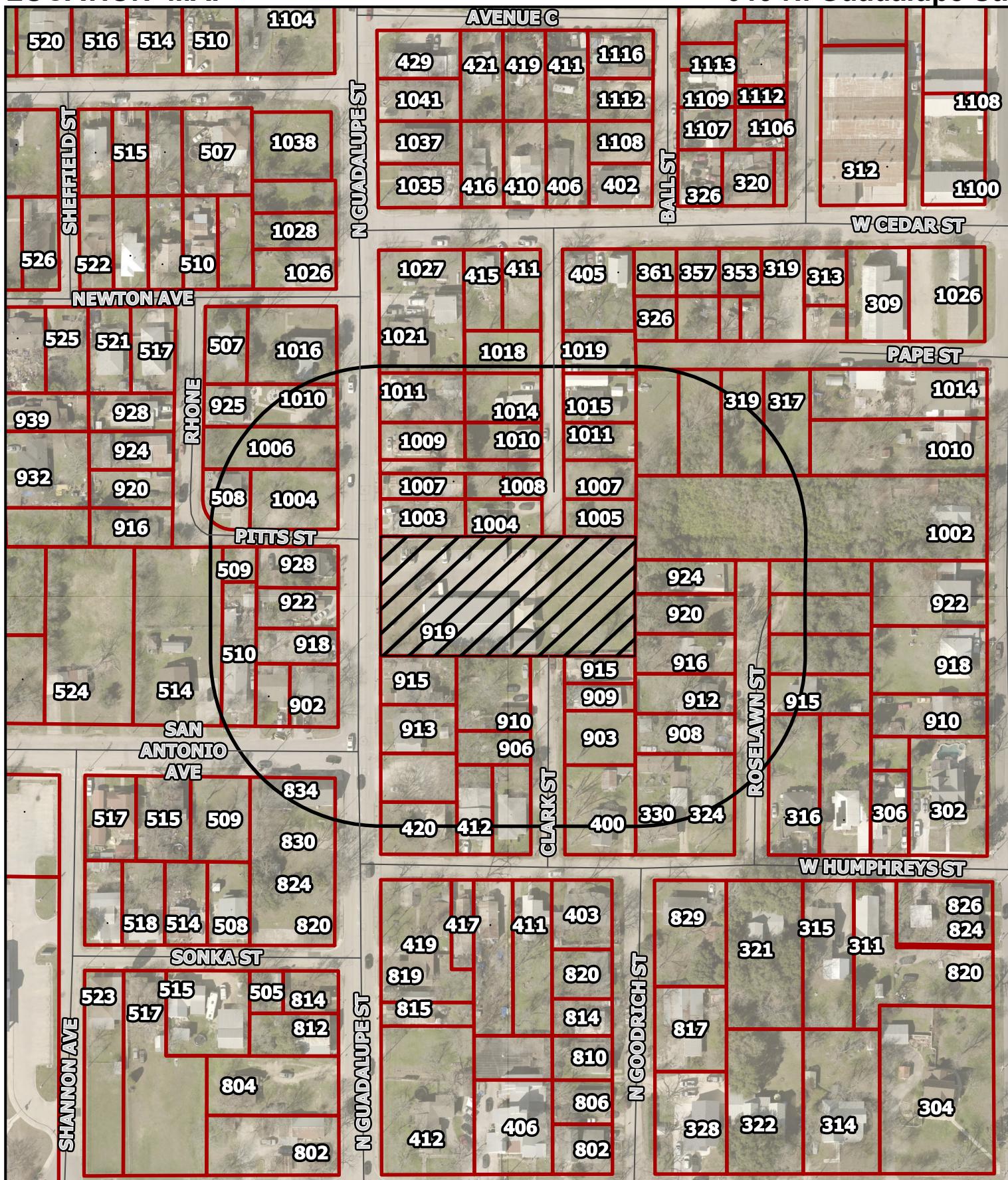
COMPREHENSIVE PLAN (The Future Land Use Plan):

This property is located within the Traditional Residential district of the City's Future Land Use Plan which encourages neighborhood commercial use if contributing to district walkability and vehicle circulation.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property is accessed from the existing driveway off Guadalupe St.

LOCATION MAP



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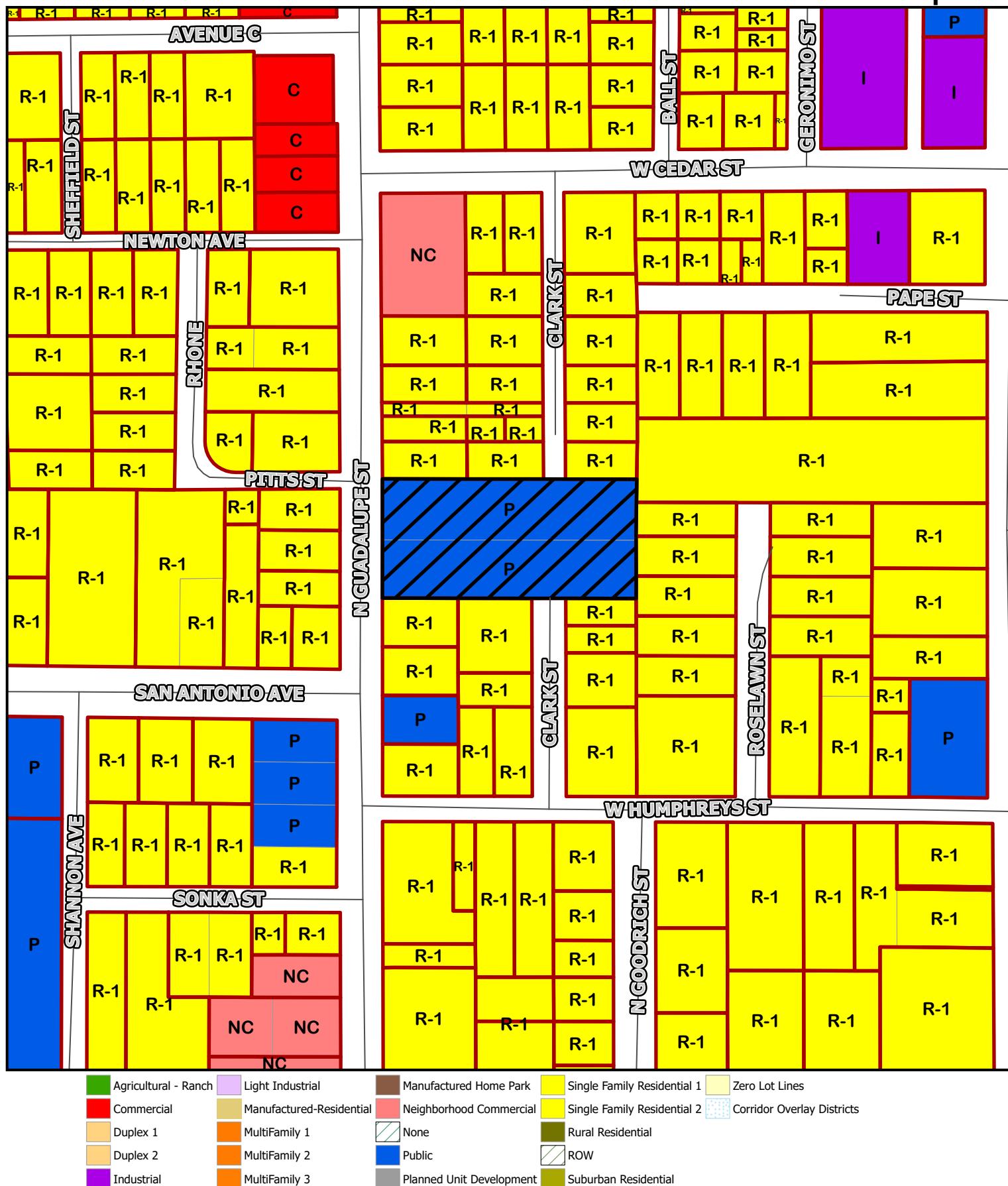
- 200' Buffer
- Parcel
- Site Location

1 inch = 150 feet

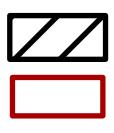
Printed: 11/17/2025

ZONING MAP

919 N. Guadalupe St.



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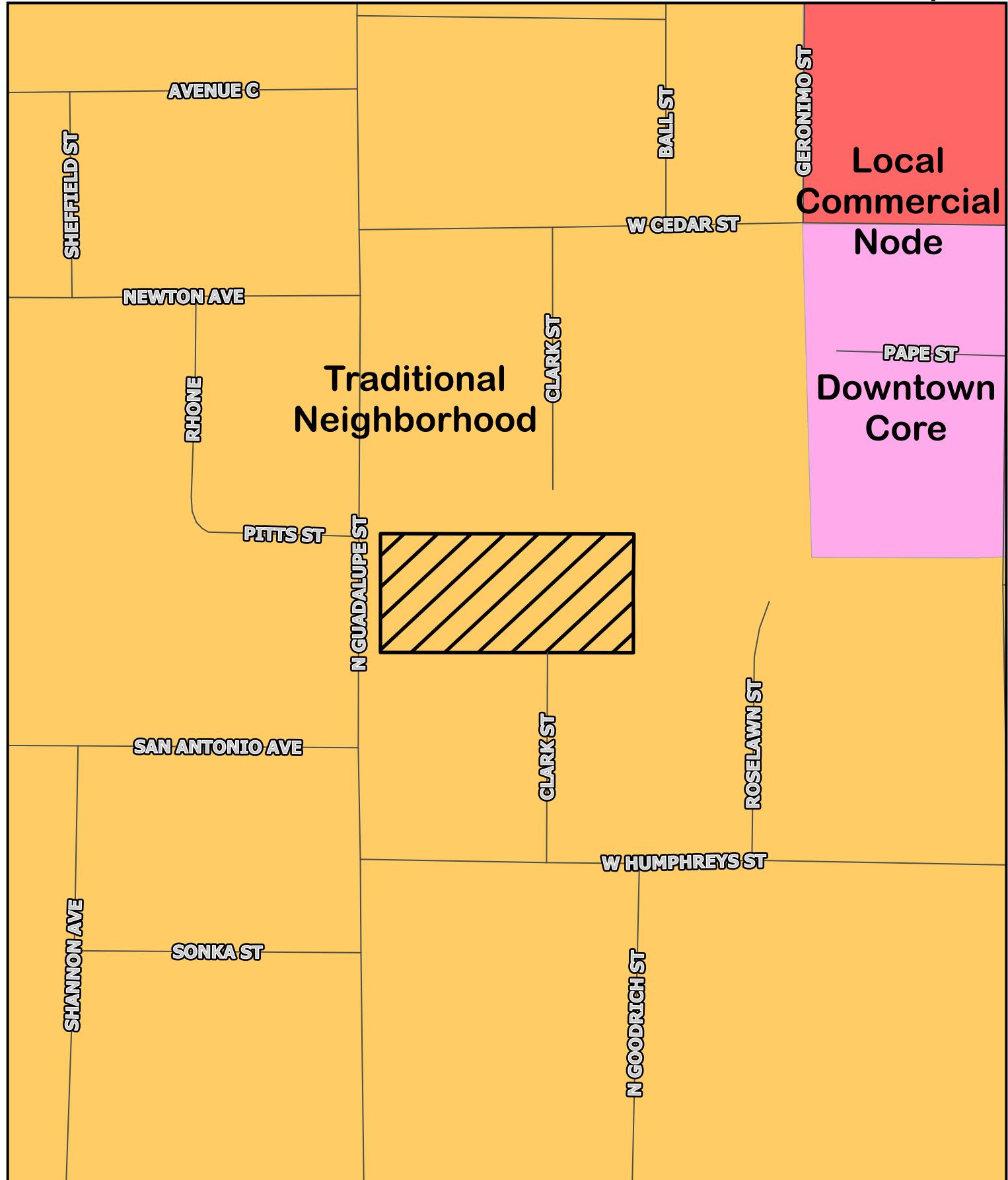
Parcel

1 inch = 150 feet

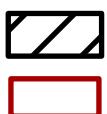
Printed: 11/17/2025

FUTURE LAND USE MAP

919 N. Guadalupe St.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Site Location

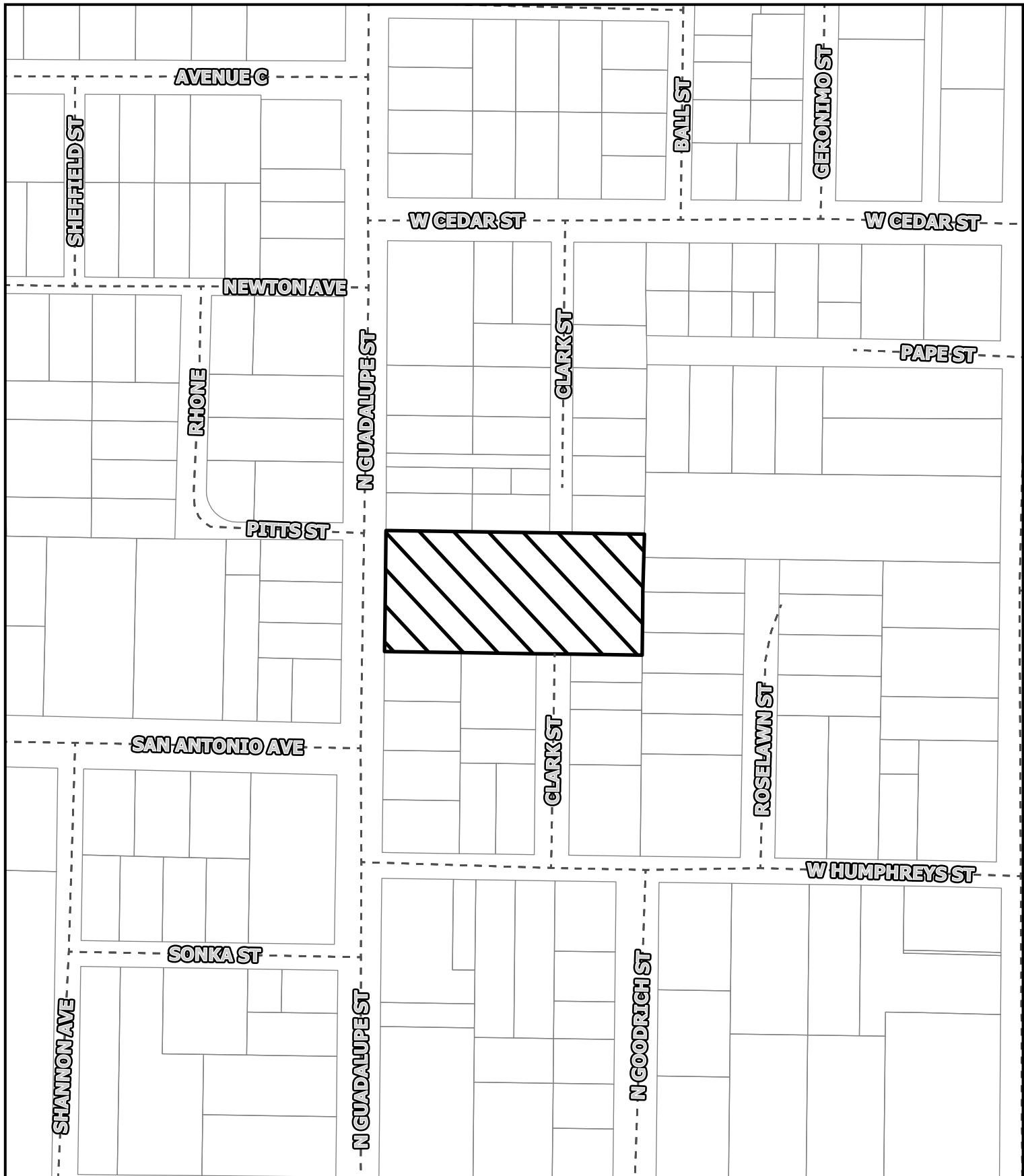


Parcel

1 inch = 150 feet

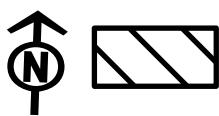
Printed: 11/17/2025

EXHIBIT A



919 N. Guadalupe St.

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Site

0 75 150 300 Feet

MEMORANDUM

To: Mayor and City Council Members
Steve Parker, City Manager

From: Mark Kennedy, City Attorney

Subject: Resolutions related to the Seguin Public Finance Corporation

Date: January 6, 2026

Historical Background

The Seguin Public Finance Corporation was established on or about December 15, 2009. It is not known what the activities of the Seguin PFC were during its early years. However, the Seguin PFC recently approved the provision of financing for the Lily Springs housing development. That development is due to turn dirt in 1st Quarter of 2026.

Action Requested / Staff Recommendation

It was recently discovered that the Seguin PFC Certificate of Formation included a “poison pill” provision that proposed to dissolve the PFC if it had not taken actions in support of workforce housing within five years of its creation. Since the record is unclear regarding early actions of the PFC, and since the PFC is still recognized as a legal and currently existing entity by the State of Texas, Staff recommends eliminating this provision from the Certificate of Formation and, for good measure, approving all prior actions of the PFC.

After discussion, legal counsels recommend that the City Counsel first authorizes the Amended and Restated Certificate, and then that the Seguin PFC takes action to authorize the Amended and Restated Certificate and ratify all prior actions of the PFC. For that reason, there are two items related to this matter, one for City Council and one for the Seguin PFC Board, which is constituted by members of the City Council.

CERTIFICATE OF CITY CLERK

THE UNDERSIGNED HEREBY CERTIFIES that:

On January 6, 2026, the City Council (the “City Council”) of the City of Seguin, Texas (the “City”) convened in regular session at its regular meeting place in the City (the “Meeting”), the duly constituted members of such City Council being as follows:

Donna Dodgen	205 N. River, Seguin, Texas 78155
Joe Rea	205 N. River, Seguin, Texas 78155
David Eveld	205 N. River, Seguin, Texas 78155
Jim Lievens	205 N. River, Seguin, Texas 78155
John Carlsson	205 N. River, Seguin, Texas 78155
Paul Gaytan	205 N. River, Seguin, Texas 78155
Monica Carter	205 N. River, Seguin, Texas 78155
Jason Biesenbach	205 N. River, Seguin, Texas 78155
Bill Keller	205 N. River, Seguin, Texas 78155

and all of such persons were present at the Meeting, except the following: _____, thus constituting a quorum. Among other business considered at the Meeting, the attached resolution (the “Resolution”) entitled:

RESOLUTION APPROVING AMENDED AND RESTATED CERTIFICATE OF FORMATION AND BYLAWS OF THE SEGUIN PUBLIC FACILITY CORPORATION

was introduced and submitted to the City Council for passage and adoption. After presentation and discussion of the Resolution, a motion was made by Councilmember _____ that the Resolution be finally approved and adopted. The motion was seconded by Councilmember _____ and carried by the following vote:

____ voted “For” ____ voted “Against” ____ abstained

all as shown in the official minutes of the City Council for the Meeting.

The attached Resolution is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the City Council on the date of the Meeting are those persons shown above, and, according to the records of my office, each member of the City Council was given actual notice of the time, place, and purpose of the Meeting and had actual notice that the Resolution would be considered; and the Meeting and deliberation of the aforesaid public business, was open to the public and written notice of said Meeting, including the subject of the Resolution, was posted and given in advance thereof in compliance with the provisions of Chapter 551, as amended, Texas Government Code, as amended.

[remainder of this page intentionally left blank]

IN WITNESS WHEREOF, I have signed my name officially and affixed the seal of the City, this 6th day of January, 2026.

City Clerk

(CITY SEAL)

RESOLUTION

RESOLUTION APPROVING AMENDED AND RESTATED CERTIFICATE OF FORMATION AND BYLAWS OF THE SEGUIN PUBLIC FACILITY CORPORATION

WHEREAS, on December 15, 2009 the City Council (the “Governing Body”) of the City of Seguin, Texas (the “City”) created the Seguin Public Facility Corporation (the “Corporation”) pursuant to Chapter 303 of the Texas Local Government Code, as amended (the “Act”), for the purposes of providing for the financing, acquisition, and construction of public facilities under the Act and approved the Corporation’s Certificate of Formation and Bylaws; and

WHEREAS, the Board of Directors of the Corporation (the “Board”) has reviewed the Corporation’s Amended and Restated Certificate of Formation and, if necessary, Amended and Restated Bylaws and is as of even date herewith passing a resolution authorizing and approving the same (“Corporation Resolution”); and

WHEREAS, pursuant to Section 303.027 of the Act and the Bylaws of the Corporation, it is necessary for the Governing Body to approve amendments to the Certificate of Formation and Bylaws and approve the form of amendments thereto; and

WHEREAS, the Governing Body has reviewed and determined that the proposed amendments are advisable and approves and authorizes such amendments to be made; and

WHEREAS, the Governing Body hereby finds and determines that the adoption of this Resolution is in the best interests of the citizens of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS:

Section 1. The Corporation Resolution and the amendments to the Certificate of Formation and Bylaws incorporated therein are hereby approved and authorized. Said Corporation Resolution is attached hereto as **Attachment I**. The amended Certificate of Formation is attached hereto as **Attachment II**. The Amended Bylaws are attached hereto as **Attachment III**.

Section 2. The form of the amendments to the Corporation’s Certificate of Formation and Bylaws are each hereby approved.

Section 3. The amended and restated Certificate of Formation of the Corporation shall take effect upon the issuance of the Certificate of Amendment by the Secretary of State. The amended and restated Bylaws of the Corporation shall take effect upon the later of the effective date hereof or the resolution adopted by the Board approving the amended and restated Bylaws.

Section 4. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 5. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the Governing Body at which this Resolution was adopted was posted at a place convenient and readily accessible at all times to the general public at the regular meeting place of the City for the time required by law preceding this meeting, as required by the Open

Meetings Law, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. The Governing Body further ratifies, approves, and confirms such written notice and the contents and posting thereof.

Section 6. This Resolution shall be in force and effect from and after the date of its adoption, and it is so resolved.

[The remainder of this page is intentionally left blank.]

PASSED AND APPROVED this 6th day of January, 2026.

By: _____
Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary

Signature Page to Resolution

ATTACHMENT I

**RESOLUTION OF THE BOARD OF DIRECTORS
SEGUIN PUBLIC FACILITY CORPORATION**

[attached]

ATTACHMENT II

**AMENDED AND RESTATED CERTIFICATE OF FORMATION
SEGUIN PUBLIC FACILITY CORPORATION**

[attached]

ATTACHMENT III

**AMENDED AND RESTATED BYLAWS
SEGUIN PUBLIC FACILITY CORPORATION**

[attached]

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Seguin Public Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas (the "Corporation") hereby certifies as follows:

1. In accordance with its bylaws, the Board of Directors of the Corporation (the "Board") held a meeting on June 17, 2025 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION AUTHORIZING THE LILY SPRINGS APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AUTHORIZING THE CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Bylaws of the Corporation.

SIGNED June 17, 2025.

Name: Rick Cortes
Title: Executive Director

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE LILY SPRINGS APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AUTHORIZING THE CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Lightpath Seguin Multifamily, Ltd., a Texas limited partnership (the “Partnership”), has been formed to acquire, construct and equip a 282-unit multifamily housing facility (the “Housing Facility”) to be located near the northeast corner of Cordova Road and Highway 46 (the “Land,” together with the Housing Facility, the “Project”) pursuant to a Development Agreement between the Seguin Public Facility Corporation (the “Corporation”), the Partnership, and HWY 46 Corona Road, LLC, a Texas limited liability company, in its capacity as developer (the “Development Agreement”);

WHEREAS, at the request of the Partnership, the Corporation has agreed to acquire the Land and own the Project and lease it to the Partnership pursuant to a Lease Agreement (the “Lease”) and a Regulatory Agreement and Declaration of Restrictive Covenants ensuring that 40% of the units are reserved for tenants earning 80% of the area median income and 10% of the units are reserved for tenants earning 60% of the area median income (the “Regulatory Agreement”);

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the rehabilitation of the Project, the Corporation will enter into an agreement to serve as the general contractor and enter into any required construction contracts and ancillary documents (the “Construction Documents”);

WHEREAS, the Corporation has (i) obtained the requisite underwriting assessment from a professional entity without a financial interest in the development, developer or public facility user, which also has experience underwriting affordable multifamily residential development, indicating that the Project would not be feasible without the participation by the Corporation, and (ii) published the underwriting assessment on its website and provided notice of the Project to the presiding officer of the governing body of each taxing unit in which the Project is located at least 30 days before this Resolution;

WHEREAS, the Board has determined that (i) the development of the Project would not be feasible but for the Corporation’s participation, and (ii) the development of the Project is in furtherance of the City of Seguin’s housing programs, policies and initiatives, and (iii) is carried out pursuant to the provisions of the Corporation’s Articles of Incorporation, Bylaws and the Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended;

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of Seguin for the various entities to enter into the transactions described above so that the Partnership may construct the Project; and

WHEREAS, this Board of Directors has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of the Corporation; now, therefore,

BE IT THEREFORE RESOLVED BY THE BOARD OF DIRECTORS OF THE SEGUIN PUBLIC FACILITY CORPORATION, THAT:

Section 1. The Project, the Lease, the Development Agreement, the Regulatory Agreement, the Construction Documents and a joinder to the loan documents for the Partnership (the "Joinder"), are hereby authorized and approved when such documents are approved by the officers signing them.

Section 2. The President, Vice President, Secretary, Treasurer and Executive Director, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Lease, the Development Agreement, the Regulatory Agreement, the Construction Documents and the Joinder covering the Land or the Project, and all other documents relating to the development of the Project to which the Corporation is a party.

Section 3. The purchase of the Land, the lease of the Land, and the role of the Corporation as the general contractor for the Project are approved and the President, Vice President, Secretary, Treasurer, and Executive Director, or any of them, are hereby authorized to execute the documents required to be executed by the Corporation in order to effect such transactions.

Section 4. The President, Vice President, Secretary, Treasurer, and Executive Director, or any of them, and, if required by the form of the document, the Secretary and Executive Director, or any of them, of the Corporation are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by the Corporation, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, Vice President, Secretary, Treasurer, and Executive Director, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to the Corporation, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 5. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. The officers of this Board hereby approve the selection of Bracewell LLP as counsel to the Corporation for this transaction.

Section 7. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 8. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board. The Board hereby finds in good faith that the Project would not be feasible without the participation of the Corporation and that all required notices, publications and approvals have been obtained.

Section 9. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 10. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 11. This Resolution shall be in force and effect from and after its passage.

Rick Cortes
Executive Director

**AMENDED AND RESTATED
CERTIFICATE OF FORMATION
OF
SEGUIN PUBLIC FACILITY CORPORATION**

Pursuant to the provisions of Chapter 303 of the Texas Local Government Code (the “Act”), as amended, and specifically Section 303.029 of the Act, the undersigned nonprofit public facility corporation adopts, with the approval of the City Council of the City (the “Governing Body”), as evidenced by the Resolution attached hereto as Exhibit A and made a part hereof for all purposes, the following Amended and Restated Certificate of Formation (this “Amended and Restated Certificate”), which shall amend and restate in its entirety the Certificate of Formation (the “Original Certificate”) filed in the office of the Secretary of State of the State of Texas (the “SOS”) on [_____], 2009, and which such Amended and Restated Certificate accurately copies the Original Certificate and all amendments that are in effect of the date of filing without further changes:

**ARTICLE ONE
NAME**

The name of the Corporation is the Seguin Public Facility Corporation (the “Corporation”). The filing number issued to the Corporation by the SOS is [_____].

**ARTICLE TWO
DURATION**

Subject to the provisions of Article Eleven hereof, the period of duration of the Corporation is perpetual.

**ARTICLE THREE
PURPOSE AND LIMITATIONS**

(a) The Corporation is organized exclusively for the purpose of assisting the City of Seguin (the “City”) in financing, refinancing, or providing public facilities. The Corporation shall have and possess the broadest possible powers to finance the acquisition of City obligations issued or incurred in accordance with existing law, to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing and placement in service of public facilities in the City under the terms of the Act and at the lowest possible borrowing costs. The Corporation is authorized to issue “bonds” as defined and permitted by the Act; however, no bonds, notes, interim certificates, or other evidence of indebtedness may be issued by the Corporation unless such bonds are first approved by resolution of the Governing Body. The Corporation is further authorized to acquire an interest in any partnership or other entity in order to accomplish any of the above purposes. The Corporation is a public nonprofit corporation, a constituted authority, and a public instrumentality within the meaning of the Act, the United States Treasury Department, the rulings of the Internal Revenue Service prescribed and promulgated pursuant to sections 103 and 141 of the Internal Revenue Code of 1986, as amended, and the Corporation is authorized to act on behalf of the City as provided in this Amended and Restated Certificate.

The Corporation will not advertise or hold out to the public in any manner that it is a state or national bank, trust company or depository institution, or that it is authorized to conduct banking or trust business.

(b) In the fulfillment of its corporate purpose, the Corporation shall have and may exercise the powers described in paragraph (a) of this Article, together with all of the other powers granted to the corporations that are incorporated under the Act and to the extent not in conflict with the Act, the Corporation shall additionally have and may exercise all of the rights, powers, privileges, authorities, and functions given by the general laws of the State of Texas (the "State") to nonprofit corporations under the Texas Nonprofit Corporation Law, Chapter 22 of the Texas Business Organizations Code, as amended, or any other applicable laws of the State.

(c) The Corporation shall have the purposes and powers permitted by the Act, but the Corporation does not have, and shall not exercise the powers of sovereignty of the City, including the power to tax, eminent domain, and police power. However, for the purposes of the Texas Tort Claims Act (Subchapter A, Chapter 101, Texas Civil Practice and Remedies Code, as amended), the Corporation is a governmental unit, and its actions are governmental functions.

(d) No bonds or other obligations, contracts, or agreements of the Corporation are or shall ever be deemed to be or constitute the contracts, agreements, bonds, other debt instruments, or other obligations or the lending of credit, or a grant of the public money or things of value, of, belonging to, or by the State, the City, or any other political corporation, subdivision or agency of the State, or a pledge of the faith and credit of any of them. Any and all of such contracts, agreements, bonds, other debt instruments, and other obligations, contracts and agreements shall be payable solely and exclusively from the revenues and funds received by the Corporation from the sources authorized by the Act and from such other sources as may be otherwise lawfully available and belonging to the Corporation from time to time.

(e) The Governing Body, in its sole discretion, may alter the Corporation's structure, name, organization, programs, or activities, consistent with the Act and subject to limitations provided by law relating to the impairment of contracts entered into by the Corporation.

ARTICLE FOUR FINANCING

(a) Before the consummation of the sale and delivery of any bonds, the Corporation shall obtain approval by the Governing Body evidenced by the adoption of a written resolution or ordinance.

(b) In the exercise of the powers of the Corporation, the Corporation may enter into loan, lease, trust, or other agreements as authorized by the Act that are necessary and appropriate to the fulfillment of the public purpose of the Corporation.

ARTICLE FIVE MEMBERS

The Corporation has no members and is a nonstock corporation.

ARTICLE SIX AMENDMENTS

This Amended and Restated Certificate may be amended at any time as provided in the Act, to make any changes and add any provisions which might have been included in the Amended and Restated Certificate in the first instance. Any amendment may be accomplished in either of the following manners:

- (1) The Directors of the Corporation shall file with the Governing Body a written application requesting approval of the amendments to this Amended and Restated Certificate, specifying in such application the amendments proposed to be made. The Governing Body shall consider such application and, if it shall duly find and determine that it is advisable that the proposed amendments be made it shall approve, by appropriate resolution or ordinance, the form of the proposed amendments. The Directors may then amend the Amended and Restated Certificate by adopting such certificate of amendment at a meeting of the Board of Directors. The Corporation's president or vice-president and the city clerk of the City shall execute the certificate of amendment on behalf of the Corporation. The certificate of amendment and a certified copy of the resolution of the Governing Body shall be delivered to the Secretary of State as required by the Act.
- (2) The Governing Body may, at its sole discretion, and at any time, amend this Amended and Restated Certificate and alter or change the structure, name, organization, programs or activities of the Corporation, or terminate or dissolve the Corporation (subject to Article Eleven and the provisions of the Act, and subject to any limitation provided by the constitutions and laws of the impairment of contract entered into by the Corporation) by resolution adopting the certificate of amendment or certificate of termination at a meeting of the Governing Body, and delivering a certificate of amendment or certificate of termination to the Secretary of State, as provided in the Act. A subsequent amended and restated certificate of formation may be filed with the Secretary of State as provided in the Act.

ARTICLE SEVEN ADDRESS

The street address of the registered office of the Corporation is 205 N. River, Seguin, Texas 78155, and the name of its registered agent at that address is Steve Parker, City Manager (or successor).

ARTICLE EIGHT BOARD OF DIRECTORS

(a) The affairs of the Corporation shall be managed by a board of directors which shall be composed of the Mayor and Councilmembers of the City unless as provided in the Bylaws of the Corporation. The board of directors shall be appointed by the Governing Body.

Each director shall serve for a term of not more than four (4) years. Each director's term will be coterminous with their term as Mayor or as a Councilmember of the City. Any director shall cease to be a director at the time he or she ceases to be a member of the Governing Body. Directors are removable by the Governing Body under the same terms, conditions, and procedures as required for the removal of members of the Governing Body. A majority of the entire membership of the board of directors, including any vacancies, is a quorum. The board of directors shall conduct all meetings within the boundaries of the City.

(b) The names and street addresses of the persons who are current Directors are as follows:

Names	Addresses
Donna Dodgen	205 N. River, Seguin, Texas 78155
Joe Rea	205 N. River, Seguin, Texas 78155
David Eveld	205 N. River, Seguin, Texas 78155
Jim Lievens	205 N. River, Seguin, Texas 78155
John Carlsson	205 N. River, Seguin, Texas 78155
Paul Gaytan	205 N. River, Seguin, Texas 78155
Monica Carter	205 N. River, Seguin, Texas 78155
Jason Biesenbach	205 N. River, Seguin, Texas 78155
Bill Keller	205 N. River, Seguin, Texas 78155

(c) The directors shall serve without compensation, but they shall be reimbursed for their actual expenses incurred in the performance of their duties as directors.

(d) The board of directors shall elect a president, vice president, secretary, executive director and any other officers that the Corporation considers necessary, to serve as executive officers of the Corporation, as more specifically provided in the Corporation's Bylaws.

(e) Any director or officer may resign at any time, and a successor shall be appointed in accordance with the procedures set forth in the Bylaws.

ARTICLE NINE **BYLAWS**

The Bylaws of the Corporation as previously adopted by the Corporation's Directors remain in effect and shall, together with this Amended and Restated Certificate, govern the affairs of the Corporation until and unless further amended in accordance with the provisions of

the Act and this Amended and Restated Certificate. The Bylaws and each amendment and repeal of the Bylaws must be approved by the Governing Body by resolution.

ARTICLE TEN **GOVERNING BODY APPROVAL**

(a) The City has specifically authorized the Corporation by resolution to act on its behalf to further the public purposes stated in this Amended and Restated Certificate, and the City has by the Resolution attached hereto as Exhibit A, approved this Amended and Restated Certificate. The date of approval of this Amended and Restated Certificate by the Governing Body is January 6, 2026, at which time this Amended and Restated Certificate was determined to be advisable and was authorized by a majority vote of the members of the Governing Body. A copy of the Resolution is on file among the permanent public records of the City and the Corporation. As set forth in Article Six, the Governing Body, in its sole discretion, may alter the Corporation's structure, name, organization, programs, or activities, consistent with the provisions of the Act.

(b) The City is the Corporation's "Sponsor" (as defined by the Act) and has caused this Corporation to be created. The City's principal office address is 200 N. River, Seguin, Texas 78155, and the Corporation's principal office address is 200 N. River, Seguin, Texas 78155.

ARTICLE ELEVEN **DISSOLUTION**

(a) The Governing Body, by written resolution, may authorize and direct the dissolution of the Corporation. However, the Corporation shall not be dissolved, and its business shall not be terminated, by act of the Governing Body or otherwise, so long as the Corporation shall be obligated to pay any bonds.

(b) No action shall be taken pursuant to paragraph (a) of this Article or pursuant to paragraph (b) of Article Twelve of this Certificate, in any manner or at any time that would impair any contract, lease, right, or other obligation executed, granted, or incurred by the Corporation prior to such action.

ARTICLE TWELVE **MISCELLANEOUS**

(a) All properties owned by the Corporation shall be held for the use and benefit of the public on a nondiscriminatory basis.

(b) No dividends shall ever be paid by the Corporation, and no part of its net earnings remaining after payment of its expenses and other obligations shall be distributed to or inure to the benefit of its directors or officers, or any individual, private firm, or private corporation or association, except in reasonable amounts for services rendered and expenses incurred.

(c) If the Corporation ever should be dissolved when it has, or is entitled to, any interest in any funds or property of any kind, real, personal or mixed, such funds or property or

rights thereto shall not be transferred to private ownership, but shall be transferred and delivered to the City after satisfaction of debts and claims.

(d) No part of the Corporation's activities shall consist of the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in any political campaign of or in opposition to any candidate for public office.

(e) Every amendment to the Original Certificate contained in this Amended and Restated Certificate has been made in conformity with the Act.

(f) This Amended and Restated Certificate accurately copies the Original Certificate and all previous amendments in effect on the date hereof, as further amended by the amendments in this Amended and Restated Certificate.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have executed this Amended and Restated
Amended and Restated Certificate as of January 6, 2026

Donna Dodgen, President
Seguin Public Facility Corporation

Kristin Mueller, City Secretary

EXHIBIT A
Approving Resolution of the City

S-2

Error! Unknown document property name.

MEMORANDUM

To: Mayor and City Council Members
Steve Parker, City Manager

From: Mark Kennedy, City Attorney

Subject: Resolutions related to the Seguin Public Finance Corporation

Date: January 6, 2026

Historical Background

The Seguin Public Finance Corporation was established on or about December 15, 2009. It is not known what the activities of the Seguin PFC were during its early years. However, the Seguin PFC recently approved the provision of financing for the Lily Springs housing development. That development is due to turn dirt in 1st Quarter of 2026.

Action Requested / Staff Recommendation

It was recently discovered that the Seguin PFC Certificate of Formation included a “poison pill” provision that proposed to dissolve the PFC if it had not taken actions in support of workforce housing within five years of its creation. Since the record is unclear regarding early actions of the PFC, and since the PFC is still recognized as a legal and currently existing entity by the State of Texas, Staff recommends eliminating this provision from the Certificate of Formation and, for good measure, approving all prior actions of the PFC.

After discussion, legal counsels recommend that the City Counsel first authorizes the Amended and Restated Certificate, and then that the Seguin PFC takes action to authorize the Amended and Restated Certificate and ratify all prior actions of the PFC. For that reason, there are two items related to this matter, one for City Council and one for the Seguin PFC Board, which is constituted by members of the City Council.

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Seguin Public Facility Corporation, a Texas nonprofit public facility corporation created pursuant to the laws of the State of Texas (the “Corporation”) hereby certifies as follows:

1. In accordance with its bylaws, the Board of Directors of the Corporation (the “Board”) held a meeting on January 6, 2026 (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION TO AUTHORIZE AND APPROVE AMENDED AND
RESTATE CERTIFICATE OF FORMATION; AND TO APPROVE AND
RATIFY CERTAIN ACTIONS OF THE SEGUIN PUBLIC FACILITY
CORPORATION; AND OTHER MATTERS IN CONNECTION
THEREWITH**

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Bylaws and Certificate of Formation of the Corporation.

SIGNED January 6, 2026.

Rick Cortes, Executive Director

**RESOLUTION TO AUTHORIZE AND APPROVE AMENDED AND
RESTATED CERTIFICATE OF FORMATION; AND TO APPROVE AND
RATIFY CERTAIN ACTIONS OF THE SEGUIN PUBLIC FACILITY
CORPORATION; AND OTHER MATTERS IN CONNECTION
THEREWITH**

WHEREAS, the City Council (the “Governing Body”) of the City of Seguin, Texas (the “City”), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the Seguin Public Facility Corporation, a nonstock, nonprofit public facility corporation (the “Corporation”);

WHEREAS, the Corporation has developed recommended amendments to the organizational documents of the Corporation, including amended and restated certificate of formation and, if necessary, amended and restated bylaws of the Corporation (collectively, the “Amendments”);

WHEREAS, pursuant to Section 303.027 of the Act, any such amendment must be authorized by the Board of Directors of the Corporation (the “Board”) and the Governing Body;

WHEREAS, the Board has reviewed the Amendments and desires to approve, authorize and formally adopt the Amendments;

WHEREAS, the Corporation has taken prior actions (collectively, the “Prior Actions”), including without limitation (i) the appointment of Rick Cortes to the office of Executive Director and (ii) the approval of the transaction for the Lily Springs Apartments transaction on June 17, 2025;

WHEREAS, the Board desires to acknowledge, approve, authorize and ratify the Prior Actions.

BE IT THEREFORE RESOLVED BY THE BOARD OF DIRECTORS OF THE SEGUIN PUBLIC FACILITY CORPORATION, THAT:

Section 1. The Amendments and all actions necessary or desirable in connection therewith are hereby approved.

Section 2. The Prior Actions are hereby acknowledged, approved, authorized and ratified.

Section 3. All resolutions or parts thereof which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 5. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. This Resolution shall be in force and effect from and after its passage.

**AMENDED AND RESTATED
CERTIFICATE OF FORMATION
OF
SEGUIN PUBLIC FACILITY CORPORATION**

Pursuant to the provisions of Chapter 303 of the Texas Local Government Code (the “Act”), as amended, and specifically Section 303.029 of the Act, the undersigned nonprofit public facility corporation adopts, with the approval of the City Council of the City (the “Governing Body”), as evidenced by the Resolution attached hereto as Exhibit A and made a part hereof for all purposes, the following Amended and Restated Certificate of Formation (this “Amended and Restated Certificate”), which shall amend and restate in its entirety the Certificate of Formation (the “Original Certificate”) filed in the office of the Secretary of State of the State of Texas (the “SOS”) on [_____], 2009, and which such Amended and Restated Certificate accurately copies the Original Certificate and all amendments that are in effect of the date of filing without further changes:

**ARTICLE ONE
NAME**

The name of the Corporation is the Seguin Public Facility Corporation (the “Corporation”). The filing number issued to the Corporation by the SOS is [_____].

**ARTICLE TWO
DURATION**

Subject to the provisions of Article Eleven hereof, the period of duration of the Corporation is perpetual.

**ARTICLE THREE
PURPOSE AND LIMITATIONS**

(a) The Corporation is organized exclusively for the purpose of assisting the City of Seguin (the “City”) in financing, refinancing, or providing public facilities. The Corporation shall have and possess the broadest possible powers to finance the acquisition of City obligations issued or incurred in accordance with existing law, to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing and placement in service of public facilities in the City under the terms of the Act and at the lowest possible borrowing costs. The Corporation is authorized to issue “bonds” as defined and permitted by the Act; however, no bonds, notes, interim certificates, or other evidence of indebtedness may be issued by the Corporation unless such bonds are first approved by resolution of the Governing Body. The Corporation is further authorized to acquire an interest in any partnership or other entity in order to accomplish any of the above purposes. The Corporation is a public nonprofit corporation, a constituted authority, and a public instrumentality within the meaning of the Act, the United States Treasury Department, the rulings of the Internal Revenue Service prescribed and promulgated pursuant to sections 103 and 141 of the Internal Revenue Code of 1986, as amended, and the Corporation is authorized to act on behalf of the City as provided in this Amended and Restated Certificate.

The Corporation will not advertise or hold out to the public in any manner that it is a state or national bank, trust company or depository institution, or that it is authorized to conduct banking or trust business.

(b) In the fulfillment of its corporate purpose, the Corporation shall have and may exercise the powers described in paragraph (a) of this Article, together with all of the other powers granted to the corporations that are incorporated under the Act and to the extent not in conflict with the Act, the Corporation shall additionally have and may exercise all of the rights, powers, privileges, authorities, and functions given by the general laws of the State of Texas (the "State") to nonprofit corporations under the Texas Nonprofit Corporation Law, Chapter 22 of the Texas Business Organizations Code, as amended, or any other applicable laws of the State.

(c) The Corporation shall have the purposes and powers permitted by the Act, but the Corporation does not have, and shall not exercise the powers of sovereignty of the City, including the power to tax, eminent domain, and police power. However, for the purposes of the Texas Tort Claims Act (Subchapter A, Chapter 101, Texas Civil Practice and Remedies Code, as amended), the Corporation is a governmental unit, and its actions are governmental functions.

(d) No bonds or other obligations, contracts, or agreements of the Corporation are or shall ever be deemed to be or constitute the contracts, agreements, bonds, other debt instruments, or other obligations or the lending of credit, or a grant of the public money or things of value, of, belonging to, or by the State, the City, or any other political corporation, subdivision or agency of the State, or a pledge of the faith and credit of any of them. Any and all of such contracts, agreements, bonds, other debt instruments, and other obligations, contracts and agreements shall be payable solely and exclusively from the revenues and funds received by the Corporation from the sources authorized by the Act and from such other sources as may be otherwise lawfully available and belonging to the Corporation from time to time.

(e) The Governing Body, in its sole discretion, may alter the Corporation's structure, name, organization, programs, or activities, consistent with the Act and subject to limitations provided by law relating to the impairment of contracts entered into by the Corporation.

ARTICLE FOUR FINANCING

(a) Before the consummation of the sale and delivery of any bonds, the Corporation shall obtain approval by the Governing Body evidenced by the adoption of a written resolution or ordinance.

(b) In the exercise of the powers of the Corporation, the Corporation may enter into loan, lease, trust, or other agreements as authorized by the Act that are necessary and appropriate to the fulfillment of the public purpose of the Corporation.

ARTICLE FIVE MEMBERS

The Corporation has no members and is a nonstock corporation.

ARTICLE SIX AMENDMENTS

This Amended and Restated Certificate may be amended at any time as provided in the Act, to make any changes and add any provisions which might have been included in the Amended and Restated Certificate in the first instance. Any amendment may be accomplished in either of the following manners:

- (1) The Directors of the Corporation shall file with the Governing Body a written application requesting approval of the amendments to this Amended and Restated Certificate, specifying in such application the amendments proposed to be made. The Governing Body shall consider such application and, if it shall duly find and determine that it is advisable that the proposed amendments be made it shall approve, by appropriate resolution or ordinance, the form of the proposed amendments. The Directors may then amend the Amended and Restated Certificate by adopting such certificate of amendment at a meeting of the Board of Directors. The Corporation's president or vice-president and the city clerk of the City shall execute the certificate of amendment on behalf of the Corporation. The certificate of amendment and a certified copy of the resolution of the Governing Body shall be delivered to the Secretary of State as required by the Act.
- (2) The Governing Body may, at its sole discretion, and at any time, amend this Amended and Restated Certificate and alter or change the structure, name, organization, programs or activities of the Corporation, or terminate or dissolve the Corporation (subject to Article Eleven and the provisions of the Act, and subject to any limitation provided by the constitutions and laws of the impairment of contract entered into by the Corporation) by resolution adopting the certificate of amendment or certificate of termination at a meeting of the Governing Body, and delivering a certificate of amendment or certificate of termination to the Secretary of State, as provided in the Act. A subsequent amended and restated certificate of formation may be filed with the Secretary of State as provided in the Act.

ARTICLE SEVEN ADDRESS

The street address of the registered office of the Corporation is 205 N. River, Seguin, Texas 78155, and the name of its registered agent at that address is Steve Parker, City Manager (or successor).

ARTICLE EIGHT BOARD OF DIRECTORS

(a) The affairs of the Corporation shall be managed by a board of directors which shall be composed of the Mayor and Councilmembers of the City unless as provided in the Bylaws of the Corporation. The board of directors shall be appointed by the Governing Body.

Each director shall serve for a term of not more than four (4) years. Each director's term will be coterminous with their term as Mayor or as a Councilmember of the City. Any director shall cease to be a director at the time he or she ceases to be a member of the Governing Body. Directors are removable by the Governing Body under the same terms, conditions, and procedures as required for the removal of members of the Governing Body. A majority of the entire membership of the board of directors, including any vacancies, is a quorum. The board of directors shall conduct all meetings within the boundaries of the City.

(b) The names and street addresses of the persons who are current Directors are as follows:

Names	Addresses
Donna Dodgen	205 N. River, Seguin, Texas 78155
Joe Rea	205 N. River, Seguin, Texas 78155
David Eveld	205 N. River, Seguin, Texas 78155
Jim Lievens	205 N. River, Seguin, Texas 78155
John Carlsson	205 N. River, Seguin, Texas 78155
Paul Gaytan	205 N. River, Seguin, Texas 78155
Monica Carter	205 N. River, Seguin, Texas 78155
Jason Biesenbach	205 N. River, Seguin, Texas 78155
Bill Keller	205 N. River, Seguin, Texas 78155

(c) The directors shall serve without compensation, but they shall be reimbursed for their actual expenses incurred in the performance of their duties as directors.

(d) The board of directors shall elect a president, vice president, secretary, executive director and any other officers that the Corporation considers necessary, to serve as executive officers of the Corporation, as more specifically provided in the Corporation's Bylaws.

(e) Any director or officer may resign at any time, and a successor shall be appointed in accordance with the procedures set forth in the Bylaws.

ARTICLE NINE **BYLAWS**

The Bylaws of the Corporation as previously adopted by the Corporation's Directors remain in effect and shall, together with this Amended and Restated Certificate, govern the affairs of the Corporation until and unless further amended in accordance with the provisions of

the Act and this Amended and Restated Certificate. The Bylaws and each amendment and repeal of the Bylaws must be approved by the Governing Body by resolution.

ARTICLE TEN **GOVERNING BODY APPROVAL**

(a) The City has specifically authorized the Corporation by resolution to act on its behalf to further the public purposes stated in this Amended and Restated Certificate, and the City has by the Resolution attached hereto as Exhibit A, approved this Amended and Restated Certificate. The date of approval of this Amended and Restated Certificate by the Governing Body is January 6, 2026, at which time this Amended and Restated Certificate was determined to be advisable and was authorized by a majority vote of the members of the Governing Body. A copy of the Resolution is on file among the permanent public records of the City and the Corporation. As set forth in Article Six, the Governing Body, in its sole discretion, may alter the Corporation's structure, name, organization, programs, or activities, consistent with the provisions of the Act.

(b) The City is the Corporation's "Sponsor" (as defined by the Act) and has caused this Corporation to be created. The City's principal office address is 200 N. River, Seguin, Texas 78155, and the Corporation's principal office address is 200 N. River, Seguin, Texas 78155.

ARTICLE ELEVEN **DISSOLUTION**

(a) The Governing Body, by written resolution, may authorize and direct the dissolution of the Corporation. However, the Corporation shall not be dissolved, and its business shall not be terminated, by act of the Governing Body or otherwise, so long as the Corporation shall be obligated to pay any bonds.

(b) No action shall be taken pursuant to paragraph (a) of this Article or pursuant to paragraph (b) of Article Twelve of this Certificate, in any manner or at any time that would impair any contract, lease, right, or other obligation executed, granted, or incurred by the Corporation prior to such action.

ARTICLE TWELVE **MISCELLANEOUS**

(a) All properties owned by the Corporation shall be held for the use and benefit of the public on a nondiscriminatory basis.

(b) No dividends shall ever be paid by the Corporation, and no part of its net earnings remaining after payment of its expenses and other obligations shall be distributed to or inure to the benefit of its directors or officers, or any individual, private firm, or private corporation or association, except in reasonable amounts for services rendered and expenses incurred.

(c) If the Corporation ever should be dissolved when it has, or is entitled to, any interest in any funds or property of any kind, real, personal or mixed, such funds or property or

rights thereto shall not be transferred to private ownership, but shall be transferred and delivered to the City after satisfaction of debts and claims.

(d) No part of the Corporation's activities shall consist of the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in any political campaign of or in opposition to any candidate for public office.

(e) Every amendment to the Original Certificate contained in this Amended and Restated Certificate has been made in conformity with the Act.

(f) This Amended and Restated Certificate accurately copies the Original Certificate and all previous amendments in effect on the date hereof, as further amended by the amendments in this Amended and Restated Certificate.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have executed this Amended and Restated
Amended and Restated Certificate as of January 6, 2026

Donna Dodgen, President
Seguin Public Facility Corporation

Kristin Mueller, City Secretary

EXHIBIT A

Approving Resolution of the City

**CERTIFICATE OF AMENDMENT
AMENDED AND RESTATED CERTIFICATE OF FORMATION
OF SEGUIN PUBLIC FACILITY CORPORATION
WITH NEW AMENDMENTS**

Seguin Public Facility Corporation, a Texas nonprofit public facility corporation (the “*Corporation*”), by and through the undersigned authorized officer, hereby adopts the following amended and restated certificate of formation (the “*Amended and Restated Certificate of Formation*” which is attached hereto as Appendix A) in accordance with the Texas Business Organizations Code (the “*TBOC*”) and Chapter 303 of the Texas Local Government Code (the “*Act*”).

1. The name of the Corporation is Seguin Public Facility Corporation.
2. The Corporation is a nonprofit public facility corporation formed and existing under the laws of the State of Texas.
3. The file number issued to the Corporation by the Secretary of State of Texas is [_____].
4. The date of formation of the Corporation is [_____].
5. The Board of Directors duly adopted resolutions proposing to amend and restate the original Certificate of Formation (as amended and restated, the “*Certificate of Formation*”) of the Corporation, declaring said amendment and restatement to be advisable and in the best interests of the Corporation, and the Certificate of Formation was duly adopted at a meeting of the Board of Directors upon receiving a majority vote of directors as required by the TBOC. The governing body of the sponsor of the Corporation, the City of Seguin, Texas (the “*City*”), approved and authorized the Certificate of Formation on January [__], 2026, in accordance with the Act. The City’s address is 205 N. River Street, Seguin, Texas 78155. Further, the Board of Directors authorizes the appropriate officer(s) of the Corporation to execute and deliver to the Secretary of State the Amended and Restated Certificate of Formation attached as Appendix A, such Appendix A containing the full text of the Amended and Restated Certificate of Formation.
6. Each amendment has been made in accordance with the provisions of the TBOC and the Act. The new amendments to the Certificate of Formation and the Amended and Restated Certificate of Formation have been approved in the manner required by the TBOC, the Act and the governing documents of the Corporation. Set forth below is an identification by reference of each added, amended or deleted provision:
 - a. Articles One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven and Twelve have been amended.
 - b. Articles Thirteen and Fourteen have been deleted.
7. The attached Amended and Restated Certificate of Formation accurately states the text of the Certificate of Formation and each amendment to the Certificate of Formation that is in effect, and as further amended by this document. The attached Amended and Restated Certificate of Formation does not contain any other change in the Certificate of Formation except for the

information permitted to be omitted by the provisions of the TBOC or the Act applicable to the Corporation. The Certificate of Formation of the Corporation and all amendments and supplements thereto are hereby superseded by the attached Amended and Restated Certificate of Formation.

8. The Amended and Restated Certificate of Formation becomes effective when filed and approved by the Secretary of State of the State of Texas.

[Signature Page Follows]

The undersigned affirms that the person designated as registered agent in the Amended and Restated Certificate of Formation has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

VERIFICATION: AMENDMENTS APPROVED AND CERTIFIED TO BE TRUE AND CORRECT and to accurately reflect the official action of the duly constituted officers and members of the Corporation's Board of Directors, by majority vote of the Board of Directors in office, on January 6, 2026.

IN WITNESS WHEREOF, I, Donna Dodgen, the President of the Corporation, have hereto set my name this 6th day of January, 2026.

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

By: _____
Donna Dodgen, President

By: _____
Kristin Mueller, City Clerk

STATE OF TEXAS

COUNTY OF BEXAR

Before me, a notary public, on this day personally appeared Donna Dodgen, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein are true and correct.

Notary Public's Signature

(Seal)

APPENDIX A

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SEGUIN, TEXAS
DECLARING A NECESSITY FOR THE ACQUISITION OF A 0.0647-ACRE 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 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.**

WHEREAS, the City, by and through the Capital Projects and Engineering Department has determined that acquisition of a 0.0647-acre 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, - 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, situation in the Antonio Maria Esnaurizar Survey, Abstract 20, Guadalupe County, Texas. Said right-of-way being more particularly described by metes and bounds and shown in Exhibit "A," which is attached hereto and incorporated for all purposes. The right-of-way described and depicted in said exhibit are referred to herein as the "Property."

WHEREAS, acquisition of the Property is necessary to advance and achieve the public purpose of reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, and culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use along Cordova Road for the Cordova Road Project (the "Project");

WHEREAS, the City, through the powers granted in the Constitution of the State of Texas, Section 51.071 of the Texas Local Government Code and Section 2.01 of the City Charter of the City of Seguin, Texas, may acquire the Property through the exercise of its eminent domain authority; and

WHEREAS, the City is unable to acquire said Property by negotiation and/or further negotiations have become futile, and therefore, the City is compelled to exercise its power of eminent domain.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, THAT:

SECTION 1. The above caption and recitals are found to be true and correct legislative and factual findings of the City Council of the City of Seguin, Texas, and they are hereby approved and incorporated herein for all purposes.

SECTION 2. It is authorized for the City, to utilize the power of eminent domain to acquire real property interests located in Guadalupe County, Texas, which are necessary to advance and achieve the public use of the Project.

SECTION 3. All acts and proceedings done or initiated by the employees, agents, and attorneys of the City for the acquisition of the Property are hereby authorized, ratified, approved, confirmed, and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired. Such acts include, but are not limited to, establishing the amount of just compensation to be paid for the acquisition of the rights described herein based upon an independent appraisal, to negotiate for the acquisition of said property rights, to give notices, to make written offers to purchase, to enter into contracts, to retain appraisers, other experts or consultants deemed necessary for the acquisition process and, if necessary, to ask the City Attorney, or their designee, to institute and prosecute condemnation proceedings to conclusion for acquisition of the Property, and to take all other lawful action necessary and incidental to such condemnation proceedings.

SECTION 4. The determination of necessity to exercise the power of eminent domain in this matter is made according to reason and judgment with due regard and consideration of the relevant facts, circumstances, and alternatives, the knowledge of which exist at this time. Therefore, the City acting by and through its contractual eminent domain attorneys, is hereby directed and authorized to institute and prosecute to conclusion all necessary condemnation proceedings for acquisition of the Property as described herein and to acquire such interests in land as the City is unable to acquire through negotiation, and to take any other legal action necessary or incidental to such acquisition or condemnation proceedings to investigate, survey, specify, define, and secure the necessary property rights.

SECTION 5. Severability: If any provision, section, subsection, sentence, clause, or phrase of this resolution declaring the necessity for acquisition of a 0.0647-acre right-of-way tract of land in the Antonio Maria Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, partially in the City of Seguin, all in Guadalupe County, Texas ("Resolution"), or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the City Council of the City in adopting this Resolution that no portion hereof, or provisions, or regulations contained herein, shall become inoperative or fail by reason of any

CITY OF SEGUIN

RESOLUTION NO. _____

STATE OF TEXAS

unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

PASSED AND APPROVED on the 6th day of January, 2026.

DONNA DODGEN
MAYOR

ATTEST:

Kristin Mueller, City Secretary

"EXHIBIT A"

County: Guadalupe
Road: Cordova Road (CR 108)
Project Limits: SH 46 to SH 123
RCSJ: 0915-46-052

PROPERTY DESCRIPTION FOR PARCEL 1

A 0.0647 acre (2,819 square feet) tract of land out of that called 57.141 acre tract of land described in a deed executed on April 20, 2018 from Shelly Lassig Turner and Michael Roy Lassig 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 of Guadalupe County, Texas. Said 0.0647 acre tract being more fully described as follows:

COMMENCING at a found iron rod with a plastic cap stamped "B&A RPLS 2633", on the south line of a called 91.021 acre tract of land described in deed to Lynette K. Cranford, Jerry W. Krackau and Charles R. Krackau, recorded in Document 2016005309, of the Official Public Records of Guadalupe County, Texas, at the northeast corner of said 57.141 acre tract, the northwest corner of a called 7.143 acre tract of land described in a deed to HKEK, LLC, recorded in Volume 3037, Page 751 of the Official Public Records of Guadalupe County, Texas;

THENCE, South 00°47'13" East (called South), along and with the common line between said 57.141 acre tract and said 7.143 acre tract, a distance of 3,540.25 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed north right-of-way line of Cordova Road (County Road 108), at the northeast corner and POINT OF BEGINNING of the herein described Parcel 1. Said point being 82.08 feet left of and at a right angle to Cordova Road proposed alignment station 118+68.63 and having surface coordinates of N 13,779,374.14 and E 2,279,611.89;

- (1) THENCE, South 00°47'13" East, continuing along and with said common line, a distance of 30.00 feet to a found 1/2 inch iron rod on the existing north right-of-way line of Cordova Road (County Road 108, a variable width right-of-way), as widened in deeds recorded in Volume 196, Page 119 and Volume 195, Page 403, both of the Deed Records of Guadalupe County, Texas, at the southwest corner of said 7.143 acre tract, the southeast corner of said 57.141 acre tract and the herein described Parcel 1;

Revised: March 11, 2025
 October 6, 2023
 Parcel 1
 Page 2 of 4

"EXHIBIT A"

- (2) THENCE, South 89°04'21" West, along and with the south line of said 57.141 acre tract and the existing north right-of-way line of said Cordova Road, a distance of 93.93 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed north right-of-way line of Cordova Road (County Road 108), at the southwest corner of the herein described Parcel 1. Said point being 80.00 feet left of and at a right angle to Cordova Road proposed alignment station 117+79.32;
- (3) THENCE, North 00°55'39" West, departing the existing north right-of-way line of said Cordova Road, along and with the proposed north right-of-way line of Cordova Road (County Road 108), over and across said 57.141 acre tract, a distance of 30.00 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" at the northwest corner of the herein described Parcel 1. Said point being 108.28 feet left of and at a right angle to Cordova Road proposed alignment station 117+88.24;
- (4) THENCE, North 89°04'21" East, continuing along and with the proposed north right-of-way line of Cordova Road (County Road 108), over and across said 57.141 acre tract, a distance of 94.01 feet to the POINT OF BEGINNING, and containing 0.0647 acre (2,819 square feet) in the City of Seguin, Guadalupe County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00015.

Note: A parcel plat of even date was prepared in conjunction with this property description.

PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
 2000 NW Loop 410, San Antonio, Texas, 78213

210-375-9000

DATE: October 6, 2023

REVISED: March 11, 2025

June 10, 2024

June 4, 2024

JOB NO. 12775-00

DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\WORD\MB-Parcel 1.docx

Darken Improvements
 Removed GCAD information
 Add RCSJ to Property Description

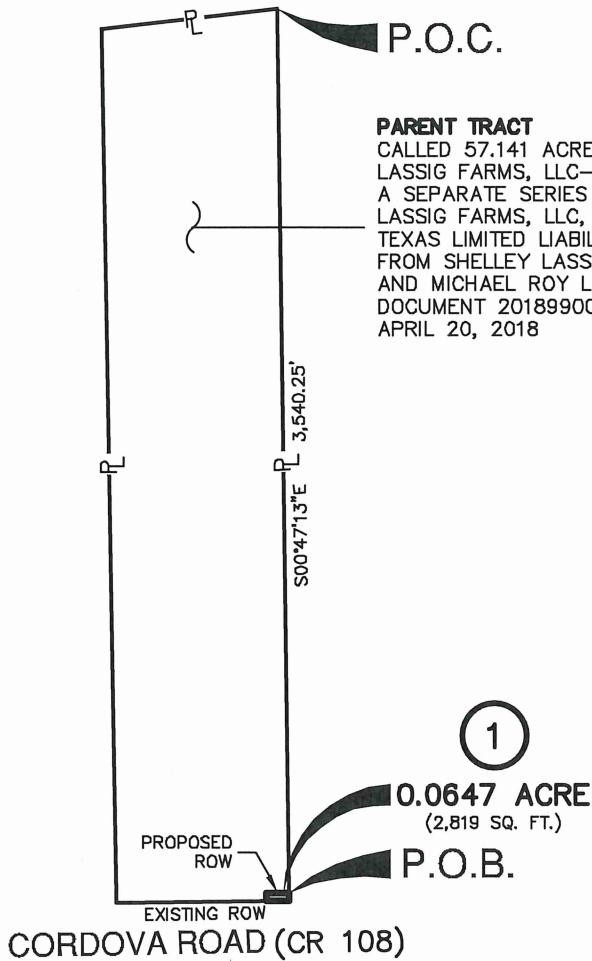


NOTES:

- 1) $\frac{1}{2}$ " IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00015 APPLIED.
- 3) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

N.T.S.	NOT TO SCALE
ROW	RIGHT-OF-WAY
CR	COUNTY ROAD
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
GCAD	GUADALUPE COUNTY APPRAISAL DISTRICT PARCEL ID
I.R.	IRON ROD
●	FOUND MONUMENTATION AS NOTED
○	SET $\frac{1}{2}$ " IRON ROD WITH PAPE-DAWSON CAP
—	PARCEL BOUNDARY LINE
—R—	PROPERTY LINE
—R—	ROW DEED LINE
—OHE—	OVERHEAD ELECTRIC LINE
●PP●	POWER POLE
●	SIGN



Sharon L. Sabin
3-11-2025

**PAPE-DAWSON
ENGINEERS**

REV. NO.	DATE	DESCRIPTION				BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER	
1	57.141	0.0647 (2,819)	20	N/A	57.076 LT	
PARCEL PLAT SHOWING PARCEL 1						
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE		SHEET NO.	
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023		3 OF 4	

PROPOSED ALIGNMENT CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD	LENGTH
C1A	770.00'	39°17'33"	274.88'		N69°26'54"E	517.76'	528.05'

PI STATION: 117+92.73 N:13,779,313.27 E: 2,279,532.39



SCALE: 1" = 50'

EXISTING ROW DEED LIST

1 CALLED 0.48 ACRE
GUADALUPE COUNTY, TEXAS
FROM RUDOLPH ZIPP
VOLUME 196, PAGE 119, DR
FEBRUARY 7, 1942

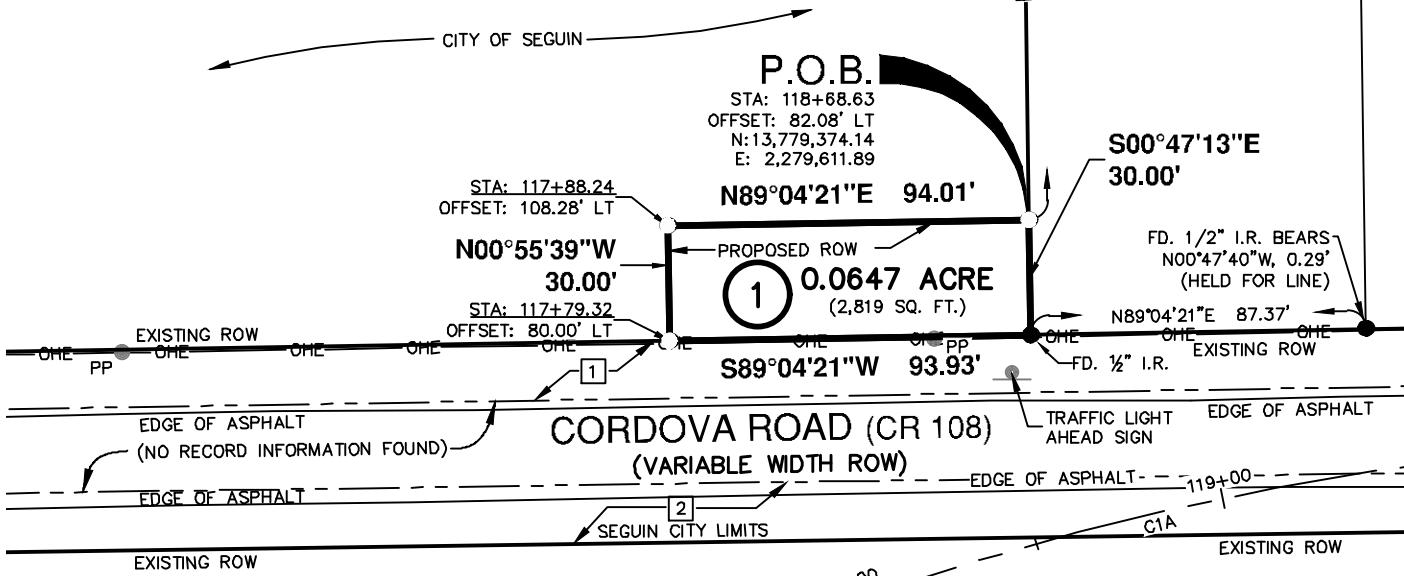
2 CALLED 0.54 ACRE
GUADALUPE COUNTY, TEXAS
FROM ELEANORA BLUMBERG, ET VIR
VOLUME 195, PAGE 403, DR
DECEMBER 8, 1941

CALLED 91.021 ACRES (EXHIBIT H)
LYNETTE K. CRANFORD,
JERRY W. KRACKAU AND
CHARLES R. KRACKAU
FROM CHARLES R. KRACKAU, TRUSTEE OF
THE CLARENCE A. KRACKAU FAMILY TRUST
DOCUMENT 2016005309, OPR
MARCH 10, 2016

ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

CALLED 57.141 ACRES
LASSIG FARMS, LLC-CORDOVA SERIES,
A SEPARATE SERIES ESTABLISHED BY LASSIG FARMS, LLC,
A MANAGER-MANAGED TEXAS LIMITED LIABILITY COMPANY
FROM SHELLEY LASSIG TURNER AND MICHAEL ROY LASSIG
DOCUMENT 201899008974, OPR
APRIL 20, 2018

CALLED 7.143 ACRES
HKEK, LLC
OM HAROLD KOHLENBERG
D ELEANORA KOHLENBERG
UME 3037, PAGE 751, OPR
SEPTEMBER 6, 2011



The logo for Pape-Dawson Engineers. It features a stylized 'P' and 'D' icon followed by the company name in a bold, sans-serif font.

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TBPE FIRM REGISTRATION 4470 | TBPLS FIRM REGISTRATION #10026800

**PARCEL PLAT SHOWING
PARCEL 1**

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023	4 OF 4

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SEGUIN, TEXAS
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 ESNARIZAR 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.**

WHEREAS, the City, by and through the Capital Projects and Engineering Department has determined that acquisition of a 0.0890-acre right-of-way and 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. Said right-of-way and permanent easement being more particularly described by metes and bounds and shown in Exhibit "A," which is attached hereto and incorporated for all purposes. The right-of-way and easements described and depicted in said exhibit are referred to herein as the "Property."

WHEREAS, acquisition of the Property is necessary to advance and achieve the public purpose of reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, and culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use along Cordova Road for the Cordova Road Project (the "Project");

WHEREAS, the City, through the powers granted in the Constitution of the State of Texas, Section 51.071 of the Texas Local Government Code and Section 2.01 of the City Charter of the City of Seguin, Texas, may acquire the Property through the exercise of its eminent domain authority; and

WHEREAS, the City is unable to acquire said Property by negotiation and/or further negotiations have become futile, and therefore, the City is compelled to exercise its power of eminent domain.

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
SEGUIN, TEXAS, THAT:**

SECTION 1. The above caption and recitals are found to be true and correct legislative and factual findings of the City Council of the City of Seguin, Texas, and they are hereby approved and incorporated herein for all purposes.

SECTION 2. It is authorized for the City, to utilize the power of eminent domain to acquire real property interests located in Guadalupe County, Texas, which are necessary to advance and achieve the public use of the Project.

SECTION 3. All acts and proceedings done or initiated by the employees, agents, and attorneys of the City for the acquisition of the Property are hereby authorized, ratified, approved, confirmed, and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired. Such acts include, but are not limited to, establishing the amount of just compensation to be paid for the acquisition of the rights described herein based upon an independent appraisal, to negotiate for the acquisition of said property rights, to give notices, to make written offers to purchase, to enter into contracts, to retain appraisers, other experts or consultants deemed necessary for the acquisition process and, if necessary, to ask the City Attorney, or their designee, to institute and prosecute condemnation proceedings to conclusion for acquisition of the Property, and to take all other lawful action necessary and incidental to such condemnation proceedings.

SECTION 4. The determination of necessity to exercise the power of eminent domain in this matter is made according to reason and judgment with due regard and consideration of the relevant facts, circumstances, and alternatives, the knowledge of which exist at this time.

Therefore, the City acting by and through its contractual eminent domain attorneys, is hereby directed and authorized to institute and prosecute to conclusion all necessary condemnation proceedings for acquisition of the Property as described herein and to acquire such interests in land as the City is unable to acquire through negotiation, and to take any other legal action necessary or incidental to such acquisition or condemnation proceedings to investigate, survey, specify, define, and secure the necessary property rights.

SECTION 5. Severability: If any provision, section, subsection, sentence, clause, or phrase of this resolution declaring the necessity for acquisition of a 0.0890-acre right-of-way tract of land and 0.0953-acre Permanent Utility Easement in the Antonio Maria Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, ("Resolution"), or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the City Council of the City in adopting this Resolution that no portion hereof, or provisions, or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

CITY OF SEGUIN

STATE OF TEXAS

RESOLUTION NO. _____

PASSED AND APPROVED on the 6th day of January, 2026.

DONNA DODGEN
MAYOR

ATTEST:

Kristin Mueller, City Secretary

"EXHIBIT A"

County: Guadalupe
Road: Cordova Road (CR 108)
Project Limits: SH 46 to SH 123
RCSJ: 0915-46-052

**LEGAL DESCRIPTION OF
15-FOOT WIDE PERMANENT UTILITY EASEMENT**

A 0.0953 acre (4,151 square feet) 15-foot Wide Permanent Utility Easement on a calculated 11.141 acre portion of a called 18.175 acre tract of land described in a deed executed on January 9, 1992 from Preston Engelke and wife, Doris Engelke 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. Said 0.0953 acre tract being more fully described as follows:

COMMENCING at the northwest corner of said 18.175 acre tract, the northeast corner of Engelke Subdivision, recorded in Volume 6, Page 271 of the Map and Plat Records of Guadalupe County, Texas, on the south line of a called 84.306 acre tract of land (Tract 2) described in a deed to Darla Ann Schumann Roessing, recorded in Volume 1483, Page 197 of the Official Public Records of Guadalupe County, Texas, from which a found 1/2 inch iron rod (held for line) bears South 00°44'20" East, a distance of 0.29 feet;

THENCE, South 00°44'20" East (called North), along and with the common line between said 18.175 acre tract and the east lines of said Engelke Subdivision, Engelke Subdivision Unit 2, recorded in Volume 6, Page 456 of the Map and Plat Records of Guadalupe County, Texas, and a calculated 5.342 acre portion of a called 16.175 acre tract of land described in a deed to Arlan Engelke and wife, Deanne Engelke, recorded in Volume 976, Page 949 of the Official Public Records of Guadalupe County, Texas, a distance of 1,722.20 feet to the northwest corner and POINT OF BEGINNING of the herein described Easement, said point being 90.00 feet left of and at a right angle to Cordova Road proposed alignment station 182+19.61 and having surface coordinates of N 13,779,475.35 and E 2,285,975.20;

- (1) THENCE, North 89°01'59" East, over and across said 18.175 acre tract, a distance of 273.25 feet to a point;
- (2) THENCE, northeasterly, continuing over and across said 18.175 acre tract, along a tangent curve to the left, said curve having a radius of 2,410.00 feet, a central angle of 00°04'56", a chord bearing and distance of North 88°59'31" East, 3.46 feet, for an arc length of 3.46 feet to a point on the west line of a called 7.034 acre tract (Tract I) described in a deed to George Frans Du Preez and Catharina Margaretha Brand, recorded in Document 2021199035495 of the Official Public Records of Guadalupe County, Texas, at the northeast corner of the herein described Easement;

December 6, 2024
Parcel 41-Easement
Page 2 of 4

"EXHIBIT A"

- (3) THENCE, South 00°43'58" East, along and with the west line of said 7.034 acre tract, a distance of 15.00 feet to a found 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" at the southeast corner of the herein described Easement, said point being 75.00 feet left of and at a right angle to proposed right-of-way alignment station 184+96.35;
- (4) THENCE, southwesterly, over and across said 18.175 acre tract, along a non-tangent curve to the right, said curve having a radius of 2,425.00 feet, a central angle of 00°04'49", a chord bearing and distance of South 88°59'34" West, 3.39 feet, for an arc length of 3.39 feet to a found 1/2 inch iron rod with yellow cap stamped "Pape-Dawson";
- (5) THENCE, South 89°01'59" West, continuing over and across said 18.175 acre tract, a distance of 273.31 feet to a found 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the west line of said 18.175 acre tract, the east line of said 16.175 acre tract, at the southwest corner of the herein described Easement;
- (6) THENCE, North 00°44'20" West, along and with the common line between said 18.175 acre tract and said 16.175 acre tract, a distance of 15.00 feet to the POINT OF BEGINNING, and containing 0.0953 acre (4,151 square feet) in Guadalupe County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00015.

Note: A parcel plat of even date was prepared in conjunction with this property description.

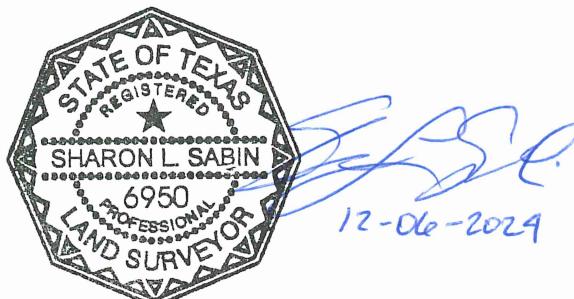
PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
2000 NW Loop 410, San Antonio, Texas, 78213

210-375-9000

DATE: December 6, 2024

JOB NO. 12775-00

DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\PARCEL EASEMENTS\WORD\MB-Parcel 41-ESMT.docx



NOTES:

- 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00015 APPLIED.
- 3) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

EASEMENT NOTES:

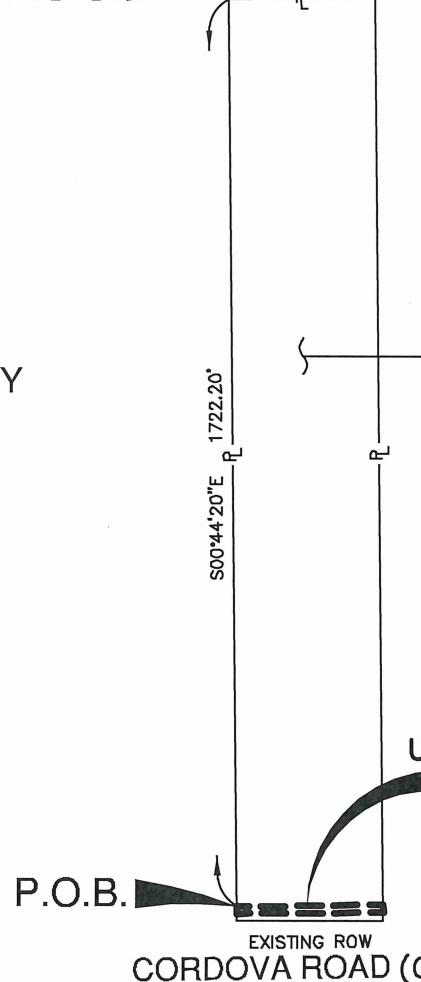
- 1) ELECTRIC, INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
VOLUME 1492, PAGE 496, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 2) ELECTRIC AND COMMUNICATIONS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017018062, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 3) 15' WATER EASEMENT
SPRINGS HILL WATER SUPPLY CORP.
VOLUME 748, PAGE 1399, DR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)

LEGEND:

N.T.S.	NOT TO SCALE
ROW	RIGHT-OF-WAY
CR	COUNTY ROAD
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
I.R.	IRON ROD
(PD)	FOUND MONUMENTATION AS NOTED FOUND 1/2" IRON ROD WITH PAPE-DAWSON CAP
— (PD) —	PROPOSED EASEMENT LINE
— RL —	PROPERTY LINE
— RL —	ROW DEED LINE
— X —	FENCE
— OHE —	OVERHEAD ELECTRIC LINE
— OHE —	MAIL BOX
— PP —	POWER POLE
— S —	SIGN
— T —	TELEPHONE PEDESTAL
— W —	WATER METER



P.O.C.

**PARENT TRACT**

CALCULATED 11.141 ACRE PORTION
OF CALLED 18.175 ACRES
CHRIS D. BERNHARD
AND WIFE, JUDITH M. BERNHARD
FROM PRESTON ENGELKE
AND WIFE, DORIS ENGELKE
VOLUME 976, PAGE 955, OPR
JANUARY 9, 1992

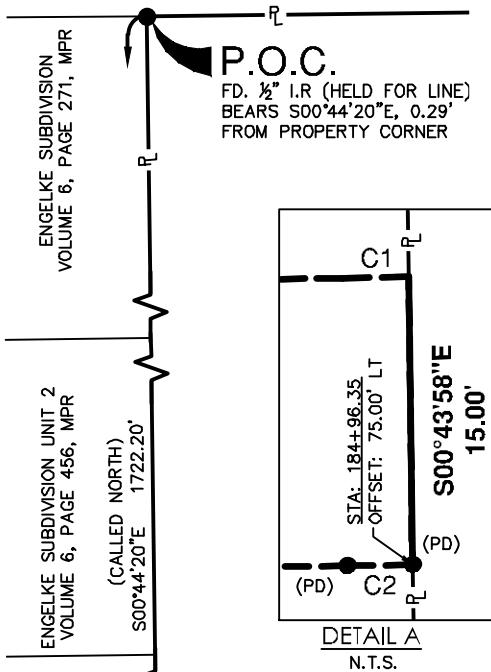


12-06-2024

**PAPE-DAWSON
ENGINEERS**

REV. NO.	DATE	DESCRIPTION			BY
PARCEL NO.	CALCULATED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P41-ESMT	11.141	0.0953 (4,151)	20	N/A	
PARCEL PLAT SHOWING PARCEL 41-15' PERMANENT UTILITY EASEMENT					
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.	
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2024	3 OF 4	

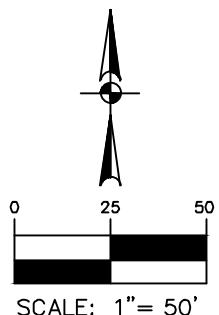
CALLED 84.306 ACRES (TRACT 2)
 DARLA ANN SCHUMANN ROESSING
 FROM RHONDA KAY SCHUMANN KOENIG
 VOLUME 1483, PAGE 197, OPR
 DECEMBER 23, 1999



EXISTING ROW DEED LIST

[1] CALLED 0.15 ACRE (SECOND TRACT)
 GUADALUPE COUNTY, TEXAS
 FROM MRS. HULDA DOLLE, ET AL
 VOLUME 195, PAGE 396, DR
 FEBRUARY 13, 1942

[2] CALLED 1.53 ACRES
 GUADALUPE COUNTY, TEXAS
 FROM FERD. FORSHAGE, ET UX
 VOLUME 195, PAGE 119, DR
 DECEMBER 8, 1941



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1A	2500.00'	03°21'54"	73.43'	N87°21'02"E	146.80'	146.82'

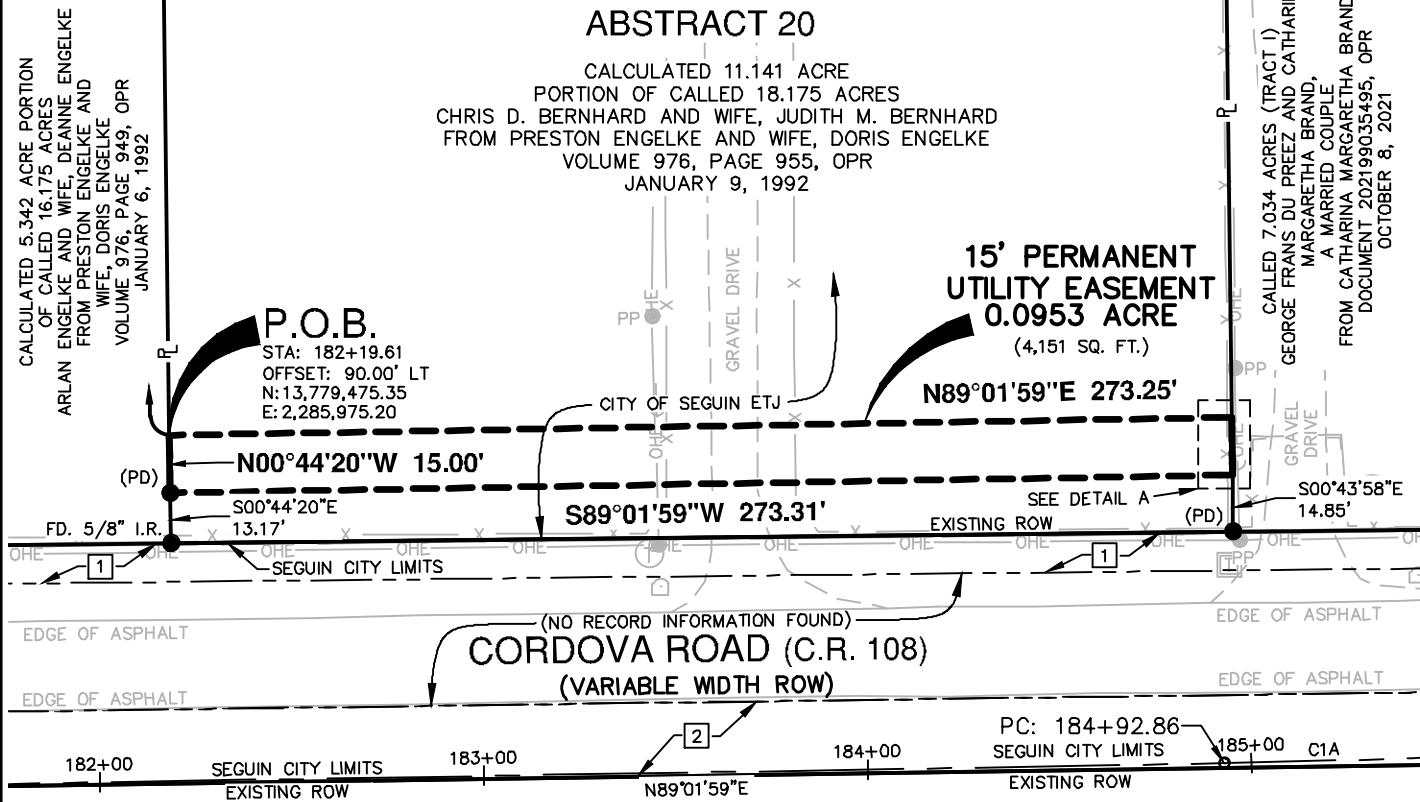
PROPOSED ALIGNMENT CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1A	2500.00'	03°21'54"	73.43'	N87°21'02"E	146.80'	146.82'

PI STATION: 185+66.29 N: 13,779,391.21' E: 2,286,323.34'

**ANTONIO MARIA ESNARIZAR SURVEY
 ABSTRACT 20**

CALCULATED 11.141 ACRE
 PORTION OF CALLED 18.175 ACRES
 CHRIS D. BERNHARD AND WIFE, JUDITH M. BERNHARD
 FROM PRESTON ENGELKE AND WIFE, DORIS ENGELKE
 VOLUME 976, PAGE 955, OPR
 JANUARY 9, 1992



**Pape-Dawson
 Engineers**

**PARCEL PLAT SHOWING
 PARCEL 41-15' PERMANENT UTILITY EASEMENT**

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	sheet no.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2024	4 OF 4

"EXHIBIT A"

County: Guadalupe
Road: Cordova Road (CR 108)
Project Limits: SH 46 to SH 123
RCSJ: 0915-46-052

PROPERTY DESCRIPTION FOR PARCEL 41

A 0.0890 acre (3,877 square feet) tract of land 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 from Preston Engelke and wife, Doris Engelke 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. Said 0.0890 acre tract being more fully described as follows:

COMMENCING at the northwest corner of said 18.175 acre tract, the northeast corner of Engelke Subdivision, recorded in Volume 6, Page 271 of the Map and Plat Records of Guadalupe County, Texas, on the south line of that called 84.306 acre tract of land (Tract 2) described in a deed to Darla Ann Schumann Roessing, recorded in Volume 1483, Page 197 of the Official Public Records of Guadalupe County, Texas, from which a found 1/2 inch iron rod (held for line) bears South 00°44'20" East, a distance of 0.29 feet;

THENCE, South 00°44'20" East (called North), along and with the common line between said 18.175 acre tract and the east lines of said Engelke Subdivision, Engelke Subdivision Unit 2, recorded in Volume 6, Page 456 of the Map and Plat Records of Guadalupe County, Texas, and a calculated 5.342 acre tract portion of a called 16.175 acre tract of land described in a deed to Arlan Engelke and wife, Deanne Engelke, recorded in Volume 976, Page 949 of the Official Public Records of Guadalupe County, Texas, a distance of 1,737.20 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed north right-of-way line of Cordova Road (County Road 108), at the northwest corner and POINT OF BEGINNING of the herein described Parcel 41. Said point being 75.00 feet left of and at a right angle to Cordova Road proposed alignment station 182+19.55 and having surface coordinates of N 13,779,460.35 and E 2,285,975.39;

- (1) THENCE, North 89°01'59" East, along and with the proposed north right-of-way line of Cordova Road (County Road 108), over and across said 18.175 acre tract, a distance of 273.31 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson". Said point being 75.00 feet left of and at a right angle to Cordova Road proposed alignment station 184+92.86;

Revised: June 10, 2024
 October 6, 2023
 Parcel 41
 Page 2 of 4

(2) THENCE, northeasterly, continuing along the proposed north right-of-way line of Cordova Road (County Road 108), over and across said 18.175 acre tract, along a tangent curve to the left, said curve having a radius of 2,425.00 feet, a central angle of $00^{\circ}04'49''$, a chord bearing and distance of North $88^{\circ}59'34''$ East, 3.39 feet, for an arc length of 3.39 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson", on the west line of that called 7.034 acre tract (Tract I) described in a deed to George Frans Du Preez and Catharina Margaretha Brand, recorded in Document 2021199035495 of the Official Public Records of Guadalupe County, Texas, the northeast corner of the herein described Parcel 41. Said point being 75.00 feet left of and at a right angle to Cordova Road proposed alignment station 184+96.36;

(3) THENCE, South $00^{\circ}43'58''$ East, along and with the west line of said 7.034 acre tract, a distance of 14.85 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the existing north right-of-way line of Cordova Road (County Road 108, a variable width right-of-way), as widened in deeds recorded in Volume 195, Page 396 and Volume 195, Page 119, both of the Deed Records of Guadalupe County, Texas, on the south line of said 18.175 acre tract, at the southwest corner of said 7.034 acre tract, the southeast corner of the herein described Parcel 41;

(4) THENCE, South $89^{\circ}22'47''$ West, along and with the existing north right-of-way line of said Cordova Road, the south line of said 18.175 acre tract, a distance of 276.70 feet to a found 5/8 inch iron rod at the southeast corner of said 16.175 acre tract, the southwest corner of said 18.175 acre tract and the herein described Parcel 41;

(5) THENCE, North $00^{\circ}44'20''$ West, departing the existing north right-of-way line of said Cordova Road, along and with the common line between said 18.175 acre tract and said 16.175 acre tract, a distance of 13.17 feet to the POINT OF BEGINNING, and containing 0.0890 acre (3,877 square feet) in Guadalupe County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00015.

Note: A parcel plat of even date was prepared in conjunction with this property description.

PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
 2000 NW Loop 410, San Antonio, Texas, 78213
 210-375-9000

DATE: October 6, 2023

REVISED: June 10, 2024 Removed GCAD information
 June 4, 2024 Add RCSJ to Property Description

JOB NO. 12775-00

DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\WORD\MB-Parcel 41.doc



NOTES:

- 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00015 APPLIED.
- 3) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

N.T.S.	NOT TO SCALE
ROW	RIGHT-OF-WAY
CR	COUNTY ROAD
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
CCAD	GUADALUPE COUNTY APPRAISAL DISTRICT PARCEL ID
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
I.R.	IRON ROD
	FOUND MONUMENTATION AS NOTED
	SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
	PARCEL BOUNDARY LINE
PL	PROPERTY LINE
RD	ROW DEED LINE
X	FENCE
OHE	OVERHEAD ELECTRIC LINE
MB	MAIL BOX
PP	POWER POLE
SIGN	SIGN
TP	TELEPHONE PEDESTAL
W	WATER METER

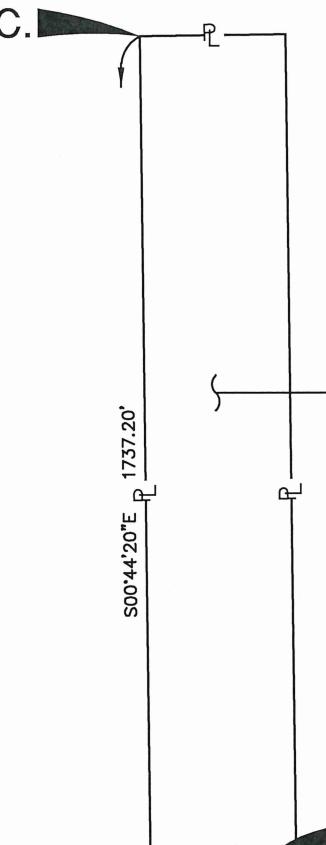


N.T.S.

EASEMENT NOTES:

- 1) ELECTRIC, INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
VOLUME 1492, PAGE 496, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 2) ELECTRIC AND COMMUNICATIONS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017018062, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 3) 15' WATER EASEMENT
SPRINGS HILL WATER SUPPLY CORP.
VOLUME 748, PAGE 1399, DR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)

P.O.C.

**PARENT TRACT**

CALCULATED 11.141 ACRE PORTION
OF CALLED 18.175 ACRES
CHRIS D. BERNHARD
AND WIFE, JUDITH M. BERNHARD
FROM PRESTON ENGELKE
AND WIFE, DORIS ENGELKE
VOLUME 976, PAGE 955, OPR
JANUARY 9, 1992

41

0.0890 ACRE
(3,877 SQ. FT.)

P.O.B. PROPOSED ROW
EXISTING ROW
CORDOVA ROAD (CR 108)



SL
06-10-2024

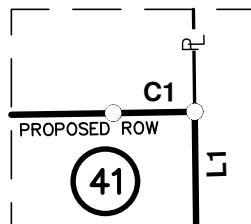
**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

2	6/10/24	REMOVED GCAD INFORMATION				MLH
1	6/4/24	ADD RCSJ TO PROPERTY DESCRIPTION				MLH
REV. NO.	DATE	DESCRIPTION				BY
PARCEL NO.	CALCULATED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER	
41	11.141	0.0890 (3,877)	20	N/A	11.052 LT	
PARCEL PLAT SHOWING PARCEL 41						
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE		SHEET NO.	
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023		3 OF 4	

CALLED 84.306 ACRES (TRACT 2)
 DARLA ANN SCHUMANN ROESSING
 FROM
 RHONDA KAY SCHUMANN KOENIG
 VOLUME 1483, PAGE 197, OPR
 DECEMBER 23, 1999

P.O.C.
 FD. $\frac{1}{2}$ " I.R. (HELD FOR LINE)
 BEARS S00°44'20"E, 0.29'
 FROM PROPERTY CORNER



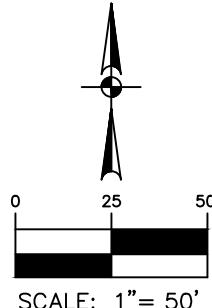
ENGELKE SUBDIVISION
 VOLUME 6, PAGE 271, MPR
 (CALLED NORTH)
 S00°44'20"E 1737.20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°43'58"E	14.85'
L2	N00°44'20"W	13.17'

EXISTING ROW DEED LIST

1 CALLED 0.15 ACRE (SECOND TRACT)
 GUADALUPE COUNTY, TEXAS
 FROM MRS. HULDA DOLLE, ET AL
 VOLUME 195, PAGE 396, DR
 FEBRUARY 13, 1942

2 CALLED 1.53 ACRES
 GUADALUPE COUNTY, TEXAS
 FROM FERD. FORSHAGE, ET UX
 VOLUME 195, PAGE 119, DR
 DECEMBER 8, 1941



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2425.00'	0°04'49"	N88°59'34"E	3.39'	3.39'

PROPOSED ALIGNMENT CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1A	2500.00'	03°21'54"	73.43'	N87°21'02"E	146.80'	146.82'

PI STATION: 185+66.29 N: 13,779,391.21' E: 2,286,323.34'

ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

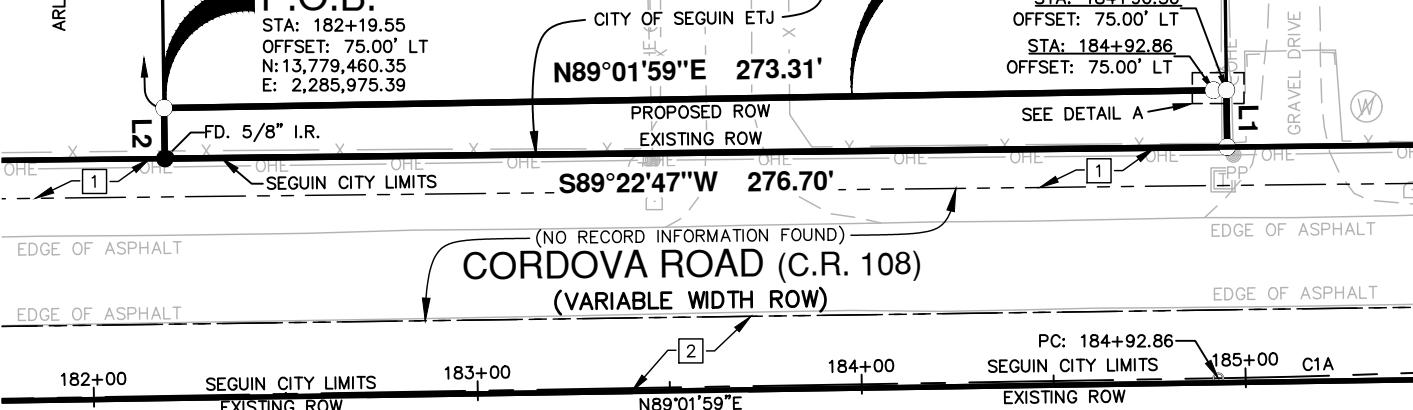
CALCULATED 5.342 ACRE PORTION
 OF CALLED 16.175 ACRES
 ARLAN ENGELKE AND WIFE, DEANNE ENGELKE
 FROM PRESTON ENGELKE AND
 WIFE, DORIS ENGELKE
 VOLUME 976, PAGE 949, OPR
 JANUARY 6, 1992

CALCULATED 11.141 ACRE
 PORTION OF CALLED 18.175 ACRES
 CHRIS D. BERNHARD AND WIFE, JUDITH M. BERNHARD
 FROM PRESTON ENGELKE AND WIFE, DORIS ENGELKE
 VOLUME 976, PAGE 955, OPR
 JANUARY 9, 1992

P.O.B.
 STA: 182+19.55
 OFFSET: 75.00' LT
 N: 13,779,460.35
 E: 2,285,975.39

41
 0.0890 ACRE
 (3,877 SQ. FT.)

CALLED 7.034 ACRES (TRACT 1)
 GEORGE FRANS DU PREEZ AND CATHARINA
 MARGARETHA BRAND,
 A MARRIED COUPLE
 FROM CATHARINA MARGARETHA BRAND
 DOCUMENT 202198035495, OPR
 OCTOBER 8, 2021



**Pape-Dawson
 Engineers**

PARCEL PLAT SHOWING PARCEL 41				
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	sheet no.
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023	4 OF 4

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SEGUIN, TEXAS
DECLARING A NECESSITY FOR THE ACQUISITION OF A 0.0093-ACRE RIGHT-OF-
WAY OUT OF 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, RECORDED IN VOLUME 988, PAGE 946 OF THE OFFICIAL PUBLIC
RECORDS OF GUADALUPE COUNTY, TEXAS, SITUATED IN THE ANTONIO
MARIA ESNURIZAR 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.**

WHEREAS, the City, by and through the Capital Projects and Engineering Department has determined that acquisition of a 0.0093-acre tract of land out of that Lot 3 (called 1.607 acres) and Lot 4 (called 1.302 acres), Santana Subdivision recorded in Volume 8, Page 79 of the Map and Plat Records of Guadalupe County, Texas, described in a deed executed on April 28, 1992 to Jesus Valdez, Jr. and wife, Rosaria Valdez, recorded in Volume 988, Page 946 of the Official Public Records of Guadalupe County, Texas, situation in the Antonio Maria Esnurizar Survey, Abstract 20, Guadalupe County, Texas. Said right-of-way being more particularly described by metes and bounds and shown in Exhibit "A," which is attached hereto and incorporated for all purposes. The right-of-way described and depicted in said exhibit are referred to herein as the "Property."

WHEREAS, acquisition of the Property is necessary to advance and achieve the public purpose of reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, and culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use along Cordova Road for the Cordova Road Project (the "Project");

WHEREAS, the City, through the powers granted in the Constitution of the State of Texas, Section 51.071 of the Texas Local Government Code and Section 2.01 of the City Charter of the City of Seguin, Texas, may acquire the Property through the exercise of its eminent domain authority; and

WHEREAS, the City is unable to acquire said Property by negotiation and/or further negotiations have become futile, and therefore, the City is compelled to exercise its power of eminent domain.

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
SEGUIN, TEXAS, THAT:**

SECTION 1. The above caption and recitals are found to be true and correct legislative and factual findings of the City Council of the City of Seguin, Texas, and they are hereby approved and incorporated herein for all purposes.

SECTION 2. It is authorized for the City, to utilize the power of eminent domain to acquire real property interests located in Guadalupe County, Texas, which are necessary to advance and achieve the public use of the Project.

SECTION 3. All acts and proceedings done or initiated by the employees, agents, and attorneys of the City for the acquisition of the Property are hereby authorized, ratified, approved, confirmed, and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired. Such acts include, but are not limited to, establishing the amount of just compensation to be paid for the acquisition of the rights described herein based upon an independent appraisal, to negotiate for the acquisition of said property rights, to give notices, to make written offers to purchase, to enter into contracts, to retain appraisers, other experts or consultants deemed necessary for the acquisition process and, if necessary, to ask the City Attorney, or their designee, to institute and prosecute condemnation proceedings to conclusion for acquisition of the Property, and to take all other lawful action necessary and incidental to such condemnation proceedings.

SECTION 4. The determination of necessity to exercise the power of eminent domain in this matter is made according to reason and judgment with due regard and consideration of the relevant facts, circumstances, and alternatives, the knowledge of which exist at this time. Therefore, the City acting by and through its contractual eminent domain attorneys, is hereby directed and authorized to institute and prosecute to conclusion all necessary condemnation proceedings for acquisition of the Property as described herein and to acquire such interests in land as the City is unable to acquire through negotiation, and to take any other legal action necessary or incidental to such acquisition or condemnation proceedings to investigate, survey, specify, define, and secure the necessary property rights.

SECTION 5. Severability: If any provision, section, subsection, sentence, clause, or phrase of this resolution declaring the necessity for acquisition of a 0.0093-acre right-of-way tract of land in the Antonio Maria Esnaurizar Survey, Abstract 20, Guadalupe County, Texas. ("Resolution"), or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the City Council of the City in adopting this Resolution that no portion hereof, or provisions, or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

CITY OF SEGUIN

STATE OF TEXAS

RESOLUTION NO. _____

PASSED AND APPROVED on the 6th day of January, 2026.

DONNA DODGEN
MAYOR

ATTEST:

Kristin Mueller, City Secretary

Revised: June 4, 2024
November 22, 2023
Parcel 20
Page 1 of 4

"EXHIBIT A"

County: Guadalupe
Highway: Cordova Road (CR 108)
Project Limits: SH 46 to SH 123
RCSJ: 0915-46-052

Property Description for Parcel 20

A 0.0093 acre (403 square feet) tract of land out of that Lot 3 (called 1.607 acres) and Lot 4 (called 1.302 acres), Santana Subdivision recorded in Volume 8, Page 79 of the Map and Plat Records of Guadalupe County, Texas, described in a deed executed on April 28, 1992 from Lorene Schriewer, individually as beneficiary and as independent executrix of the estate of Chester Ray Koepp, deceased; Kevin R. Koepp and Melissa D. Koepp, each individually and as beneficiaries of the estate of Chester Ray Koepp, deceased, to Jesus Valdez, Jr. and wife, Rosaria Valdez, recorded in Volume 988, Page 946 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, of Guadalupe County, Texas. Said 0.0093 acre tract being more fully described as follows:

COMMENCING at a found $\frac{1}{2}$ inch iron rod at the southeast corner of a called 1.000 acre tract described in a deed to Antonio Sanchez and spouse, Arcedalia Sanchez recorded in Volume 1472, Page 837 of the Official Public Records of Guadalupe County, Texas, a southeast reentrant corner of said Lot 4;

THENCE, North $00^{\circ}55'44''$ West (called North $00^{\circ}22'24''$ West), along and with the common line between said 1.000 acre tract and said Lot 4, a distance of 372.11 feet to a set $\frac{1}{2}$ inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed south right-of-way line of Cordova Road (County Road 108), at the southwest corner and POINT OF BEGINNING of the herein described Parcel 20. Said point being 60.00 feet right of and at a right angle to Cordova Road proposed alignment station 155+40.36 and having surface coordinates of N 13,779,337.52 and E 2,283,305.25;

- 1) THENCE, North $00^{\circ}55'44''$ West, continuing along and with said common line, a distance of 4.86 feet to a set $\frac{1}{2}$ inch iron rod with yellow cap stamped "Pape-Dawson" on the existing south right-of-way line of Cordova Road (County Road 108, a variable width right-of-way), as widened by dedication on said Santana Subdivision, and by deeds recorded in Volume 195, Page 400 and Volume 195, Page 398, both of the Deed Records of Guadalupe County, Texas, at the northwest corner of said Lot 4 and the herein described Parcel 20,

Revised: June 4, 2024
 November 22, 2023
 Parcel 20
 Page 2 of 4

- 2) THENCE, North 89°05'09" East, along and with the existing south right-of-way line of said Cordova Road, the north line of said Lot 4, passing a found iron rod with cap marked "TRI COUNTY" at the northeast corner of said Lot 4, the northwest corner of said Lot 3, at a distance of 41.69 feet, and now continuing along the north line of said Lot 3 an additional distance of 41.75 feet, for a total distance of 83.44 feet to a found iron rod with cap marked "TRI COUNTY" at the northwest corner of Lot 2, of said Santana Subdivision, the northeast corner of said Lot 3 and the herein described Parcel 20. Said point being 59.73 feet right of and at a right angle to Cordova Road proposed alignment station 156+26.00;
- 3) THENCE, South 00°55'44" East, departing the existing south right-of-way line of said Cordova Road, along and with the common line between said Lot 3 and said Lot 2, a distance of 4.81 feet to a set ½ inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed south right-of-way line of Cordova Road (County Road 108), at the southeast corner of the herein described Parcel 20. Said point being 64.53 feet right of and at a right angle to Cordova Road proposed alignment station 156+25.82;
- 4) THENCE, South 89°02'43" West, along and with the proposed south right-of-way line of Cordova Road (County Road 108), over and across said Lot 3 and said Lot 4, a distance of 83.44 feet to the POINT OF BEGINNING, and containing 0.0093 acre (403 square feet) in Guadalupe County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00015.

Note: A parcel plat of even date was prepared in conjunction with this property description.

Appraisal District note: Applies to Guadalupe County Appraisal District Parcel ID 148684 and Parcel ID 148683

PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
 2000 NW Loop 410, San Antonio, Texas, 78213
 210-375-9000

DATE: November 22, 2023

REVISED: June 4, 2024 Add RCSJ to Property Description

JOB NO. 12775-00

DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\WORD\MB-Parcel 20.docx



NOTES:

- 1) $\frac{1}{2}$ " IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00015 APPLIED.
- 3) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

EXISTING EASEMENTS

- 1) 20' WATER EASEMENT
SPRINGS HILL WATER SUPPLY CORPORATION
VOLUME 408, PAGE 275, DR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 2) ELECTRIC, COMMUNICATION,
INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
VOLUME 4174, PAGE 39, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 3) PIPELINE EASEMENT
HUMBLE PIPE LINE COMPANY
VOLUME 344, PAGE 574, DR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)

LEGEND:

N.T.S.	NOT TO SCALE
ROW	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE
CR	COUNTY ROAD
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
GCAD	GUADALUPE COUNTY APPRAISAL DISTRICT PARCEL ID
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
I.R.	IRON ROD
	FOUND MONUMENTATION AS NOTED
	SET 1/2" IRON ROD W/ PAPE-DAWSON CAP
—	PARCEL BOUNDARY LINE
—	PROPERTY LINE
—	EASEMENT LINE



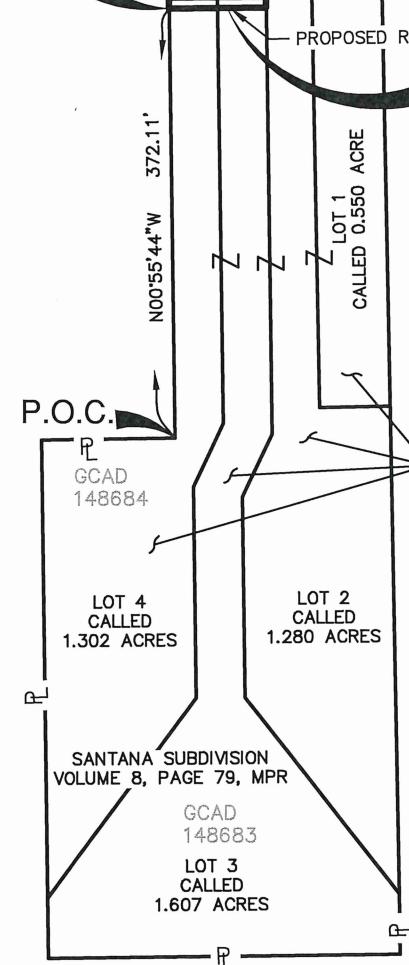
N.T.S.

MAIL BOX
SIGN
WATER METER
LAND HOOK

CORDOVA ROAD (CR 108)

P.O.B. — EXISTING ROW

20

0.0093 ACRE
(403 SQ. FT)

ANTONIO MARIA
ESNAURIZAR
SURVEY
ABSTRACT 20



06-05-2024

**PAPE-DAWSON
ENGINEERS**

1	6/4/2024	ADD RCSJ TO PROPERTY DESCRIPTION			MLH
REV. NO.	DATE	DESCRIPTION			BY
PARCEL NO.	CALLED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
20	4.739	0.0093 (403)	20	N/A	4.730 RT

**PARCEL PLAT SHOWING
PARCEL 20**

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	NOVEMBER 2023	3 OF 4

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SEGUIN, TEXAS
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.**

WHEREAS, the City, by and through the Capital Projects and Engineering Department has determined that acquisition of a 0.0708-acre right-of-way and 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. Said right-of-way and permanent easement being more particularly described by metes and bounds and shown in Exhibit "A," which is attached hereto and incorporated for all purposes. The right-of-way and easement described and depicted in said exhibit are referred to herein as the "Property."

WHEREAS, acquisition of the Property is necessary to advance and achieve the public purpose of reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, and culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use along Cordova Road for the Cordova Road Project (the "Project");

WHEREAS, the City, through the powers granted in the Constitution of the State of Texas, Section 51.071 of the Texas Local Government Code and Section 2.01 of the City Charter of the City of Seguin, Texas, may acquire the Property through the exercise of its eminent domain authority; and

WHEREAS, the City is unable to acquire said Property by negotiation and/or further negotiations have become futile, and therefore, the City is compelled to exercise its power of eminent domain.

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
SEGUIN, TEXAS, THAT:**

SECTION 1. The above caption and recitals are found to be true and correct legislative and factual findings of the City Council of the City of Seguin, Texas, and they are hereby approved and incorporated herein for all purposes.

SECTION 2. It is authorized for the City, to utilize the power of eminent domain to acquire real property interests located in Guadalupe County, Texas, which are necessary to advance and achieve the public use of the Project.

SECTION 3. All acts and proceedings done or initiated by the employees, agents, and attorneys of the City for the acquisition of the Property are hereby authorized, ratified, approved, confirmed, and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired. Such acts include, but are not limited to, establishing the amount of just compensation to be paid for the acquisition of the rights described herein based upon an independent appraisal, to negotiate for the acquisition of said property rights, to give notices, to make written offers to purchase, to enter into contracts, to retain appraisers, other experts or consultants deemed necessary for the acquisition process and, if necessary, to ask the City Attorney, or their designee, to institute and prosecute condemnation proceedings to conclusion for acquisition of the Property, and to take all other lawful action necessary and incidental to such condemnation proceedings.

SECTION 4. The determination of necessity to exercise the power of eminent domain in this matter is made according to reason and judgment with due regard and consideration of the relevant facts, circumstances, and alternatives, the knowledge of which exist at this time.

Therefore, the City acting by and through its contractual eminent domain attorneys, is hereby directed and authorized to institute and prosecute to conclusion all necessary condemnation proceedings for acquisition of the Property as described herein and to acquire such interests in land as the City is unable to acquire through negotiation, and to take any other legal action necessary or incidental to such acquisition or condemnation proceedings to investigate, survey, specify, define, and secure the necessary property rights.

SECTION 5. Severability: If any provision, section, subsection, sentence, clause, or phrase of this resolution declaring the necessity for acquisition of a 0.0708-acre right-of-way tract of land and 0.0603-acre Permanent Utility Easement in the Antonio Maria Esnaurizar Survey, Abstract 20, of Guadalupe County, Texas, ("Resolution"), or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the City Council of the City in adopting this Resolution that no portion hereof, or provisions, or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

CITY OF SEGUIN

STATE OF TEXAS

RESOLUTION NO. _____

PASSED AND APPROVED on the 6th day of January, 2026.

DONNA DODGEN
MAYOR

ATTEST:

Kristin Mueller, City Secretary

"EXHIBIT A"

County: Guadalupe
Road: Cordova Road (CR 108)
Project Limits: SH 46 to SH 123
RCSJ: 0915-46-052

LEGAL DESCRIPTION OF
15-FOOT WIDE PERMANENT UTILITY EASEMENT

A 0.0603 acre (2,628 square feet) 15-foot Wide Permanent Utility Easement on that called 7.034 acre tract of land (Tract I) described in a deed executed on October 8, 2021, from Catharina Margaretha Brand 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. Said 0.0603 acre tract being more fully described as follows:

COMMENCING at a point on the south line of a called 84.306 acre tract of land (Tract 2) described in a deed to Darla Ann Schumann Roessing, recorded in Volume 1483, Page 197 of the Official Public Records of Guadalupe County, Texas, at the northwest corner of a called 3.004 acre tract of land described in a deed to Seguin Land Investors LP and recorded in Document 202599007265 of the Official Public Records of Guadalupe County, Texas, and the northeast corner of said 7.034 acre tract, from which a found 1/2 inch iron rod (held for line) bears North 00°43'58" West, a distance of 0.29 feet;

THENCE, South 00°43'58" East (called North 00°43'56" West), along and with the common line between said 3.004 acre tract and said 7.034 acre tract, a distance of 1,713.43 feet to a point at the northeast corner and POINT OF BEGINNING of herein described Easement, said point being 90.29 feet left of and at a right angle to Cordova Road proposed alignment station 186+76.82 and having surface coordinates of N 13,779,489.60 and E 2,286,426.79;

- (1) THENCE, South 00°43'58" East, continuing with said common line, a distance of 15.05 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson", at the southeast corner of herein described Easement, said point being 75.88 feet left of and at a right angle to Cordova Road proposed alignment station 186+75.88, from which a found 1/2 inch iron rod on the existing north right-of-way line of Cordova Road (a variable width right-of-way) widened by deeds recorded in Volume 196, Page 119, Volume 195, Page 396, and Volume 195, Page 397, all of the Deed Records of Guadalupe County, Texas, bears South 00°43'58" East, a distance of 22.48 feet, at the southeast corner of said 7.034 acre tract, the southwest corner of said 3.004 acre tract;

Revised: June 23, 2025
December 13, 2024
Parcel 42-Easement
Page 2 of 4

"EXHIBIT A"

(2) THENCE, southwesterly, over and across said 7.034 acre tract, along a non-tangent curve to the right, said curve having a radius of 2,425.00 feet, a central angle of 04°08'25", a chord bearing and distance of South 86°52'58" West, 175.19 feet, for an arc length of 175.23 feet to a found 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the west line of said 7.034 acre tract, at the southwest corner of herein described Easement, said point being 75.00 feet left of and at a right angle to Cordova Road proposed alignment station 184+96.35;

(3) THENCE, North 00°43'58" West, along and with the west line of said 7.034 acre tract, a distance of 15.00 feet to a point at the northwest corner of herein described Easement;

(4) THENCE, northeasterly, over and across said 7.034 acre tract, along a non-tangent curve to the left, said curve having a radius of 2,410.00 feet, a central angle of 04°09'58", a chord bearing and distance of North 86°52'04" East, 175.19 feet, for an arc length of 175.23 feet to the POINT OF BEGINNING, and containing 0.0603 acre (2,628 square feet) in Guadalupe County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00015.

Note: A parcel plat of even date was prepared in conjunction with this property description.

PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
2000 NW Loop 410, San Antonio, Texas, 78213
210-375-9000

DATE: December 13, 2024

REVISED: June 23, 2025 Revised ownership and property lines
March 10, 2025 Darkened Improvements

JOB NO. 12775-00

DOC. ID. NVTranspo\Civil\12775-00\dwg\PARCELS\PARCELEASEMENTS\WORD\MB-Parcel42-ESMT-R2.docx



NOTES:

- 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
- THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00015 APPLIED.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

N.T.S.	NOT TO SCALE
ROW	RIGHT-OF-WAY
CR	COUNTY ROAD
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
I.R.	IRON ROD
(PD)	FOUND MONUMENTATION AS NOTED
(PD)	FOUND 1/2" IRON ROD WITH PAPE-DAWSON CAP
— (PD) —	SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
— (PD) —	PROPOSED EASEMENT LINE
— RL —	PROPERTY LINE
— RL —	ROW DEED LINE
— X —	FENCE
— OHE —	OVERHEAD ELECTRIC LINE
— PP —	MAIL BOX
— PP —	POWER POLE
— PP —	SIGN
— PP —	TELEPHONE PEDESTAL
— PP —	LAND HOOK
— PP —	TELEPHONE JUNCTION BOX
— Z —	WATER METER

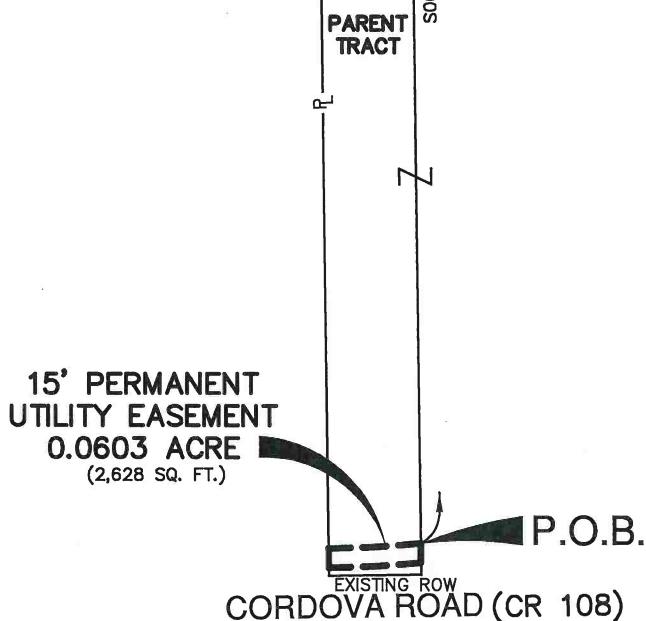
**EASEMENT NOTES:**

- ELECTRIC, COMMUNICATION, INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017027288, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- ELECTRIC, COMMUNICATION, INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017018062, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 15' ELECTRIC, INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
VOLUME 1492, PAGE 496, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 15' WATER EASEMENT
SPRINGS HILL WATER SUPPLY CORP.
VOLUME 748, PAGE 1399, DR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)

PARENT TRACT

CALLED 7.034 ACRES (TRACT I)
GEORGE FRANS DU PREEZ AND
CATHERINA MARGARETHA BRAND,
A MARRIED COUPLE
FROM CATHARINA MARGARETHA BRAND
DOCUMENT 202199035495, OPR
OCTOBER 8, 2021

P.O.C.



6-23-2025

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

2	6/23/25	REVISED OWNERSHIP AND PROPERTY LINES				PL
1	3/10/25	DARKENED IMPROVEMENTS				SH
REV. NO.	DATE	DESCRIPTION				BY
PARCEL NO.	CALCULATED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER	
P42-ESMT	7.034	0.0603 (2,628)	20	N/A		

**PARCEL PLAT SHOWING
PARCEL 42-15' PERMANENT UTILITY EASEMENT**

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2024	3 OF 4

EXISTING ROW DEED LIST

[1] CALLED 0.15 ACRE (SECOND TRACT)
GUADALUPE COUNTY, TEXAS
FROM MRS. HULDA DOLLE, ET AL
VOLUME 195, PAGE 396, DR
FEBRUARY 13, 1942

[2] CALLED 0.26 ACRE (FIRST TRACT)
GUADALUPE COUNTY, TEXAS
FROM WALTER H. SCHLEICHER, ET UX
VOLUME 195, PAGE 397, DR
FEBRUARY 28, 1942

[3] CALLED 1.53 ACRES
GUADALUPE COUNTY, TEXAS
FROM FERD. FORSHAGE, ET UX
VOLUME 196, PAGE 119, DR
DECEMBER 8, 1941

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°43'58"E	15.05'



SCALE: 1" = 50'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2425.00'	4°08'25"	S86°52'58"W	175.19'	175.23'
C2	2410.00'	4°09'58"	N86°52'04"E	175.19'	175.23'

PROPOSED ALIGNMENT CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1A	2500.00'	03°21'54"	73.43'	N87°21'02"E	146.80'	146.82'

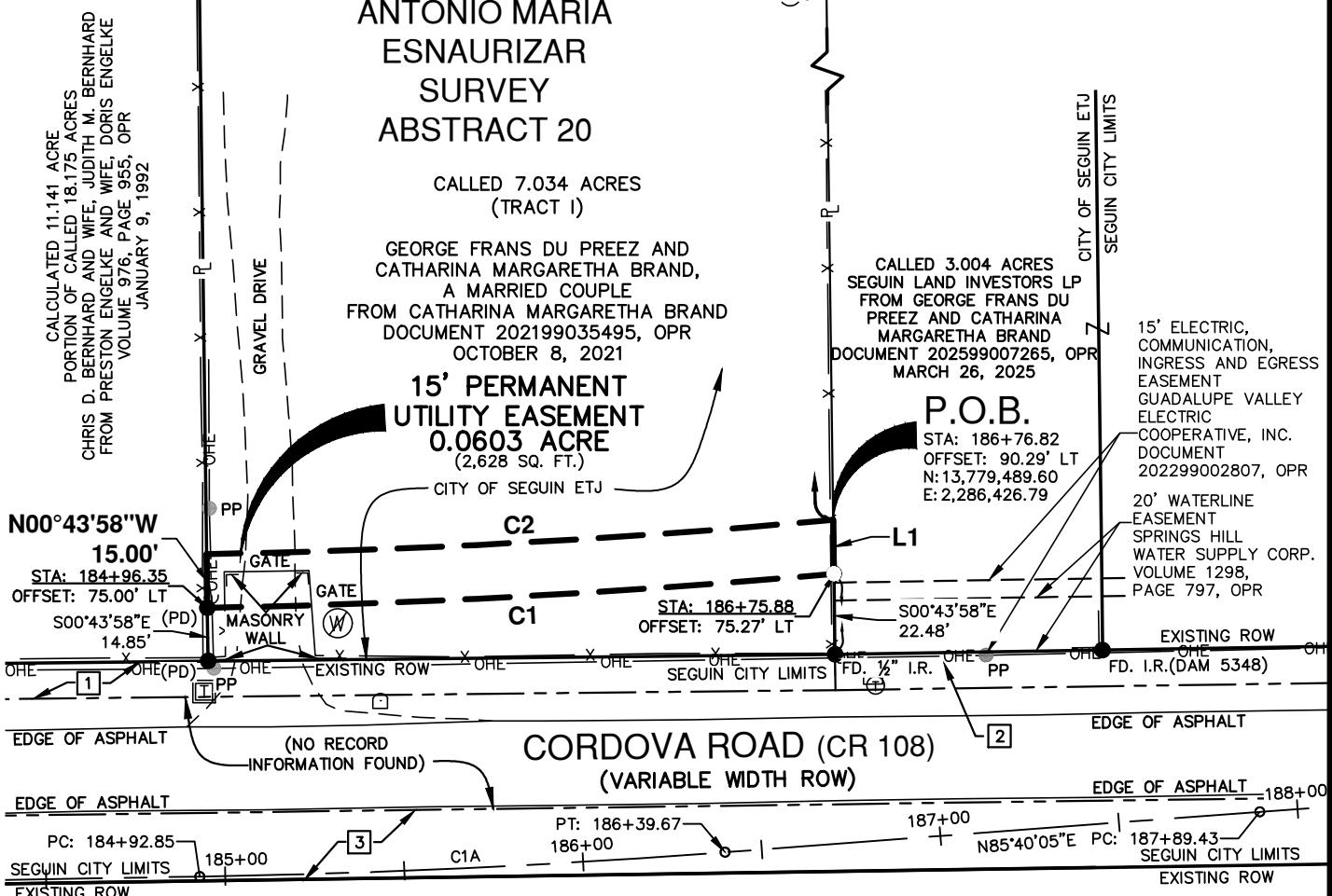
PI STATION: 185+66.28 N: 13,779,391.21 E: 2,286,323.34

ANTONIO MARIA
ESNAURIZAR
SURVEY
ABSTRACT 20

CALLED 7.034 ACRES
(TRACT I)

GEORGE FRANS DU PREEZ AND
CATHARINA MARGARETHA BRAND,
A MARRIED COUPLE
FROM CATHARINA MARGARETHA BRAND
DOCUMENT 202199035495, OPR
OCTOBER 8, 2021

15' PERMANENT
UTILITY EASEMENT
0.0603 ACRE
(2,628 SQ. FT.)



**Pape-Dawson
Engineers**

PARCEL PLAT SHOWING
PARCEL 42-15' PERMANENT UTILITY EASEMENT

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2024	4 OF 4

"EXHIBIT A"

County: Guadalupe
Road: Cordova Road (CR 108)
Project Limits: SH 46 to SH 123
RCSJ: 0915-46-052

PROPERTY DESCRIPTION FOR PARCEL 42

A 0.0708 acre (3,083 square feet) tract of land out of that called 7.034 acre tract of land (Tract I) described in a deed executed on October 8, 2021, from Catharina Margaretha Brand 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. Said 0.0708 acre tract being more fully described as follows:

COMMENCING at a point on the south line of a called 84.306 acre tract of land (Tract 2) described in a deed to Darla Ann Schumann Roessing, recorded in Volume 1483, Page 197 of the Official Public Records of Guadalupe County, Texas, at the northwest corner of a called 3.004 acre tract of land described in a deed to Seguin Land Investors LP, and recorded in Document 202599007265 of the Official Public Records of Guadalupe County, Texas, and the northeast corner of said 7.034 acre tract, from which a found 1/2 inch iron rod (held for line) bears North 00°43'58" West, a distance of 0.29 feet;

THENCE, South 00°43'58" East (called North 00°43'56" West), along and with the common line between said 3.004 acre tract and said 7.034 acre tract, a distance of 1,728.48 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed north right-of-way line of Cordova Road (County Road 108), at the northeast corner and POINT OF BEGINNING of the herein described Parcel 42. Said point being 75.27 feet left of and at a right angle to Cordova Road proposed alignment station 186+75.88 and having surface coordinates of N 13,779,474.55 and E 2,286,426.98;

- (1) THENCE, South 00°43'58" East, continuing along and with said common line, a distance of 22.48 feet to a found 1/2 inch iron rod on the existing north right-of-way line of Cordova Road (County Road 108, a variable width right-of-way) as widened in deeds recorded in Volume 195, Page 396, Volume 195, Page 397 and Volume 195, Page 119, all of the Deed Records of Guadalupe County, Texas, at the southwest corner of said 3.004 acre tract and the herein described Parcel 42;
- (2) THENCE, South 89°22'47" West, along and with the existing north right-of-way line of said Cordova Road, the south line of said 7.034 acre tract, a distance of 175.04 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson", at the southwest corner of said 7.034 acre tract and the herein described Parcel 42;

Revised: June 23, 2025
 October 6, 2023
 Parcel 42
 Page 2 of 4

"EXHIBIT A"

(3) THENCE, North 00°43'58" West, departing the existing north right-of-way line of said Cordova Road, along and with the west line of said 7.034 acre tract, a distance of 14.85 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed north right-of-way line of Cordova Road (County Road 108), at the northwest corner of the herein described Parcel 42. Said point being 75.00 feet left of and at a right angle to Cordova Road proposed alignment station 184+96.35;

(4) THENCE, northeasterly, along and with the proposed north right-of-way line of Cordova Road (County Road 108), over and across said 7.034 acre tract, along a non-tangent curve to the left, said curve having a radius of 2,425.00 feet, a central angle of 04°08'25", a chord bearing and distance of North 86°52'58" East, 175.19 feet, for an arc length of 175.23 feet to the POINT OF BEGINNING, and containing 0.0708 acre (3,083 square feet) in Guadalupe County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00015.

Note: A parcel plat of even date was prepared in conjunction with this property description.

PREPARED BY:	Pape-Dawson Engineers, Texas Surveying Firm #10028800 2000 NW Loop 410, San Antonio, Texas, 78213 210-375-9000	
DATE:	October 6, 2023	
REVISED:	June 23, 2025 March 7, 2025 June 10, 2024 June 4, 2024 November 14, 2023	Revised ownership and property lines Darkened Improvements Removed GCAD information Add RCSJ to Property Description Corrected Grantee name spelling
JOB NO.	12775-00	
DOC. ID.	N:\Transpo\Civil\12775-00\dwg\PARCELS\WORD\MB-Parcel 42-R5.docx	



NOTES:

- 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00015 APPLIED.
- 3) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

N.T.S.	NOT TO SCALE
ROW	RIGHT-OF-WAY
CR	COUNTY ROAD
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
GCAD	GUADALUPE COUNTY APPRAISAL DISTRICT PARCEL ID
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
I.R.	IRON ROD
	FOUND MONUMENTATION AS NOTED
	SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
	PARCEL BOUNDARY LINE
	PROPERTY LINE
	ROW DEED LINE
	FENCE
	OVERHEAD ELECTRIC LINE
	MAIL BOX
	POWER POLE
	SIGN
	TELEPHONE PEDESTAL
	LAND HOOK
	WATER METER



N.T.S.

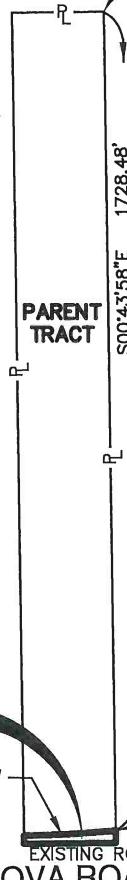
EASEMENT NOTES:

- 1) ELECTRIC, COMMUNICATION, INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017027288, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 2) ELECTRIC, COMMUNICATION, INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017018062, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 3) 15' ELECTRIC, INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
VOLUME 1492, PAGE 496, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 4) 15' WATER EASEMENT
SPRINGS HILL WATER SUPPLY CORP.
VOLUME 748, PAGE 1399, DR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)

PARENT TRACT

CALLED 7.034 ACRES (TRACT 1)
GEORGE FRANS DU PREEZ AND
CATHERINA MARGARETHA BRAND,
A MARRIED COUPLE
FROM CATHARINA MARGARETHA BRAND
DOCUMENT 202199035495, OPR
OCTOBER 8, 2021

P.O.C.



42
0.0708 ACRE
(3,083 SQ. FT.)

PROPOSED ROW
EXISTING ROW
P.O.B.
CORDOVA ROAD (CR 108)



6-23-2025

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

REV. NO.	DATE	DESCRIPTION			BY
PARCEL NO.	CALCULATED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
42	7.034	0.0708 (3,083)	20	N/A	6.963 LT
PARCEL PLAT SHOWING PARCEL 42					
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.	
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023	3 OF 4	

EXISTING ROW DEED LIST

- [1] CALLED 0.15 ACRE (SECOND TRACT)
GUADALUPE COUNTY, TEXAS
FROM MRS. HULDA DOLLE, ET AL
VOLUME 195, PAGE 396, DR
FEBRUARY 13, 1942

- [2] CALLED 0.26 ACRE (FIRST TRACT)
GUADALUPE COUNTY, TEXAS
FROM WALTER H. SCHLEICHER, ET UX
VOLUME 195, PAGE 397, DR
FEBRUARY 28, 1942

CALLED 1.53 ACRES
GUADALUPE COUNTY, TEXAS
FROM FERD. FORSHAGE, ET UX
VOLUME 195, PAGE 119, DR
DECEMBER 8, 1941

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°43'58"E	22.48'
L2	N00°43'58"W	14.85'



A horizontal number line with tick marks at 0, 25, and 50. The segment from 0 to 25 is white, and the segment from 25 to 50 is black.

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD	BEARING	CHORD	LENGTH
C1	2425.00'	4°08'25"		N86°52'58"E	175.19'	175.23'

PROPOSED ALIGNMENT CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1A	2500.00'	03°21'54"	73.43'	N87°21'02"E	146.80'	146.82'

PI STATION: 185+66.28 N: 13,779,391.21 E: 2,286,323.34

CALLED 84.306 ACRES (TRACT 2)
DARLA ANN SCHUMANN ROESSING
FROM RHONDA KAY SCHUMANN KOENIG
VOLUME 1483, PAGE 197, OPR
DECEMBER 23, 1999

P.O.C.
FD. $\frac{1}{2}$ " I.R.
HELD FOR LINE
BEARS N00°43'58" W,
0.29'

ANTONIO MARIA
ESNAURIZAR
SURVEY
ABSTRACT 20

CALLED 7.034 ACRES
(TRACT I)

GEORGE FRANS DU PREEZ AND
CATHARINA MARGARETHA BRAND,
A MARRIED COUPLE
FROM CATHARINA MARGARETHA BRAND
DOCUMENT 202199035495, OPR
OCTOBER 8, 2021

P.O.C.
FD. $\frac{1}{2}$ " I.R.
HELD FOR LINE
BEARS N00°43'58" W,
0.29'

CALLED 3.004 ACRES
SEGUIN LAND INVESTORS LP
FROM GEORGE FRANS DU
PREEZ AND CATHARINA
MARGARETHA BRAND
DOCUMENT 202599007265, OPR
MARCH 26, 2025

CITY OF SEGUIN ETJ
SEGUIN CITY LIMITS

20' WATERLINE EASEMENT
SPRINGS HILL WATER SUPPLY CORP.
VOLUME 1298, PAGE 797, OPR
15' ELECTRIC COMMUNICATION

15' ELECTRIC, COMMUNICATION,
INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY
ELECTRIC COOPERATIVE, INC.
DOCUMENT 202299002807, OPR

CALCULATED 11.141 ACRE
PORTION OF CALLED 18.175 ACRES
CHRIS D. BERNHARD AND WIFE, JUDITH M. BERNHARD
FROM PRESTON ENGELKE AND WIFE, DORIS ENGELKE
VOLUME 976, PAGE 955, QPR
JANUARY 9, 1992

ST
OFFS

**P D PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PARCEL PLAT SHOWING
PARCEL 42

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023	4 OF 4



809 E. Court Street
Suite 106
Seguin, Texas 78155

t 512.201.1206
T.B.P.E. #F-8632

December 3, 2025

Mr. Billy Hornung, P.E. Project Engineer
City of Seguin
P.O. Box 591
Seguin, Texas 78156-0591

**RE: GLO Contract No. 22-085-008-D236
North Heideke Street Drainage Improvement Project
Change Order # 6**

Dear Mr. Hornung:

Attached for execution by the City is one (1) original Change Order No. 6 for the above-referenced project. Change Order No. 6 includes the deduction of jack and bore items. Change Order No. 6 also includes the addition of modified shoring, concrete work to meet UPRR requirements, concrete pavement, RCP on Hays Street, and the relocation of two existing manholes in conflict with the proposed stormwater utility.

Upon execution, please scan and email one (1) copy to this office and one (1) copy to D&D Contractors, Inc. If you have any questions regarding this information, please feel free to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip M. Mullan".

Philip M. Mullan, P.E.
Area Director – Infrastructure

Cc: Ms. Melissa Reynolds, P.E., MPA, CFM, City of Seguin
Mr. Matt Pekar, City of Seguin
Ms. Pamela Herrera, City of Seguin



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

NOTE: Texas Local Government Code Sec. 262.031 "CHANGES IN PLANS AND SPECIFICATIONS" regulations apply. Generally, a cumulative increase in the contract price in excess of 25% or a cumulative decrease in excess of 18% are disallowed.

Subrecipient City of Seguin	GLO Contract Number: 22-085-008-D236	Date: 12/3/2025
Engineer Name Address & Phone		
TRC Engineers, Inc. 809 E. Court St., Suite 106 Seguin, TX 78155 (512) 201-1206	Subrecipient Name, Address, & Phone Number: City of Seguin P.O. Box 591 Seguin, Texas 78156 (830) 401-2337	Contractor Name, Address & Phone Number: D&D Contractors, Inc. 1463 Bolton Road Marion, Texas 78124 (830) 358-9206
Project #: 450711	Bid Package #:	Change Order #: 6
Contract Origination Date	Project Description: North Heideke Street Drainage Improvements	

You are hereby requested to comply with the following changes from the contract plans and specifications.

Item No.	Description of Changes: Quantities, Units, Unit Prices, Change in Completion Schedule etc.	Decrease in Contract Price	Increase in Contract Price
CO 6.1 P. 57	Deduct 47 LF at Unit Price of \$4,630.60 to install 48" RCP by Jack & Bore. No change in completion schedule.	(\$217,638.20)	
CO 6.2 P. 58	Deduct 101 LF at Unit Price of \$3,317.12 to install 60" RCP by Jack & Bore. No change in completion schedule.	(\$335,029.12)	
CO 6.3 P. 62	Deduct 12 LF at Unit Price of \$6,086.95 to install 5'x4' RCB by Jack & Bore. No change in completion schedule.	(\$73,043.40)	
CO 6.5 P. 66	Deduct 78 LF at Unit Price of \$6,615.80 to install 9'x3' RCB by Jack & Bore. No change in completion schedule.	(\$516,032.40)	
CO 6.6	47 LF at Unit Price of \$1,244.91 to install shoring for the 48" RCP. No change in completion schedule.		\$58,510.77
CO 6.7	101 LF at Unit Price of \$1,301.95 to install shoring for the 60" RCP. No change in completion schedule.		\$131,496.95
CO 6.8	78 LF at Unit Price of \$1,888.01 to install shoring for the 9'x3' RCB. No change in completion schedule.		\$147,264.78
CO 6.9 P. 95	3,353 SY at Unit Price of \$23.68 to excavate the ditch No change in completion schedule.		\$79,399.04
CO 6.10 P. 96	530 SY at Unit Price of \$138.26 to instiall 5" concrete riprap for under SH 123 bridge.No change in completion schedule.		\$73,277.80
CO 6.11 P. 109	334 CY at Unit Price of \$10.66 for embankment on the concrete channel under SH 123 bridge. No change in completion schedule.		\$3,560.44
CO 6.12	390 SY at Unit Price of \$18.47 for removing existing concrete riprap for SH 123 Bridge. No change in completion schedule.		\$7,203.30
	SEE SHEET 4 FOR ADDITIONAL ENTRIES		

See sheet 2 to add additional entries

Change in Construction Contract Price		Change in Contract Time (Calendar Days)	
Original Contract Price:	\$17,911,808.79	Original Contract Time in Days:	610
Cumulative Previous Change Order(s) Total:	\$25,932.47	Net Change from Previous Change Order(s) in Days	0
Contract Price Prior to this Change Order:	\$17,937,741.26	Contract Time Prior to this Change Order in Days	610
Net Increase/Decrease of this Change Order:	(\$593,023.46)	Net Increase/Decrease of this Change Order in Days:	0

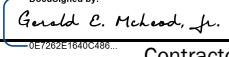


COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

Contract Price with All Approved Change Orders:	\$17,344,717.80	Contract Time with All Approved Change Orders in Days:	610
Cumulative Percent Change in Contract Price (+/-)	-3.42%	Subrecipient Contract End Date:	10/31/2026
Construction Contract Start Date:	2/5/2025	Construction Contract End Date:	10/8/2026

Reimbursements of costs included in this change order are subject to review by GLO-CDR.

***This document may be executed prior to submission for GLO-CDR review, but all parties involved will be held responsible if the change order or amendment warranted as a result of this change order is not in compliance with CDBG or HUD Requirements**

Subrecipient Signature	Signed by:  Philip Mullan 0A02B19D81854C4...	12/3/2025	DocuSigned by:  Gerald C. McLeod, Jr. 0E7262E1640C488...	12/3/2025
Steve Parker, City Manager	Engineer Signature	Contractor Signature		
Subrecipient Name and Title (Printed)	Engineer Name and Title (Printed)	Contractor Name and Title (Printed)		
Subrecipient Signature	Engineer Signature	Contractor Signature		

Justification for Change Order

1. Will this change order increase or decrease the number of beneficiaries? Increase Decrease No Change

If there is a change, how many beneficiaries will be affected?

Total LMI

2. Effect of this change on the scope of work: Increase Decrease No Change

3. Effect on operation and maintenance costs: Increase Decrease No Change

4. Are all prices in the change order dependent upon unit prices found in the original bid? Yes No

If "no", explain:

See attached sheet 5

5. Has the change created new circumstances or environmental conditions which may affect the project's impact, such as concealed or unexpected conditions discovered during actual construction? Yes No

If "yes", is an environmental assessment required?

--



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

6. Is the Texas Council on Environmental Quality (TCEQ) clearance still valid (if applicable)? Yes No

7. Is the CCN permit still valid? (sewer projects only) Yes No

8. Are the disability access requirements/approval still valid (if applicable)? Yes No

9. Are other Disaster Recovery contractual special condition clearances still valid? Yes No

If "no", explain:

Disclaimer: The Texas General Land Office has made every effort to ensure the information contained on this form is accurate and in compliance with the most up-to-date CDBG-DR and/or CDBG-MIT federal rules and regulations, as applicable. It should be noted that the Texas General Land Office assumes no liability or responsibility for any error or omission on this form that may result from the interim period between the publication of amended and/or revised federal rules and regulations and the Texas General Land Office's standard review and update schedule.

Item No.	Description of Changes: Quantities, Units, Unit Prices, Change in Completion Schedule etc.	Decrease in Contract Price	Increase in Contract Price
CO 6.13	1 LS at Unit Price of \$2,500.00 for additional SWPPP protection. No change in completion schedule.		\$2,500.00
CO 6.14	1 LS at Unit Price of \$8,000.00 for stabilization. No change in completion schedule.		\$8,000.00
CO 6.15 P. 102	65.3 SY at Unit Price of \$109.46 for 7" concrete pavement. No change in completion schedule.		\$7,147.74
CO 6.16	2 EA at Unit Price of \$8,110.58 for 4' Diameter Sanitary Sewer Manhole at 6' depth. No change in completion schedule.		\$16,221.16
CO 6.17	8.6 VF at Unit Price of \$651.60 for extra depth on Sanitary Sewer Manhole. No change in completion schedule.		\$5,603.76
CO 6.18	2 EA at Unit Price of \$2,346.00 for removal of existing Sanitary Sewer Manhole. No change in completion schedule.		\$4,692.00
CO 6.19	40 LF at Unit Price of \$156.14 for 10" SDR 26 PVC. No change in completion schedule.		\$6,245.60
CO 6.20	40 LF at Unit Price of \$2.40 for trench protection. No change in completion schedule.		\$96.00
CO 6.21	40 LF at Unit Price of \$0.25 for sewer tracer wire. No change in completion schedule.		\$10.00
CO 6.22	40 LF at Unit Price of \$24.70 for removal of existing 10" Sanitary Sewer line. No change in completion schedule.		\$988.00
CO 6.23 P. 54	62 LF at Unit Price of \$196.00 for 18" RCP. No change in completion schedule.		\$12,152.00
CO 6.24 P. 93	62 LF at Unit Price of \$2.72 for trench safety. No change in completion schedule.		\$168.64
CO 6.25	1 EA at Unit Price of \$1,107.01 to connect to an existing Juction Box. No change in completion schedule.		\$1,107.01
CO 6.26	62 LF at Unit Price of \$5.60 for filter fabric for 18" RCP. No change in completion schedule.		\$347.20
CO 6.27	Deduct 1 LS at Unit Price of \$17,272.53 for added 3% bond premium. No change in completion schedule.	(\$17,272.53)	

Community Development & Revitalization
The Texas General Land Office
GLO Contract Number 22-085-008-D236
City of Seguin GLO North Heideke Street Drainage Improvement

CO 6.6 to 6.8 – These line items are for removing jack and boring for 48" RCP, 60" RCP, and 9'x3' RCB from the scope and replacing with modified shoring around the LCRA power pole.

CO 6.9 to 6.14 – These line items are for additional excavation and concrete work to meet UPRR requirements at the outflow.

CO 6.16 to 6.22 – Relocation of two manholes due to conflict with stormwater utility line on Heideke and Martindale.

CO 6.23 to 6.26 – These line items are for the relocation and extension of the 18" RCP on Hays Street.

CO 6.27 – This is for the decrease of the bond premium for the changed work.



D&D Contractors, Inc.

Master Client Change Order Agreement



Project #	1432	Owner	City of Seguin
Project	N.Heideke Street Drainage	Date:	12/2/2025
D&D CO #	6 rev 42	SUB CO#	

This authorization provides for the following modifications or additions:

RCB Bore deductions and / Open cut / revised TSP additions; Added grading and Concrete at SH 123; Added RCP on Hays; Added 7" Conc Paving at Premium waters; SSMH modification at Martindale intersection

Item No	Description	Unit	QTY	Unit Price	Total
57	Jack & Bore or Tunnel for Furnishing & Installing 48" RCP	LF	-47	\$4,630.60	-\$217,638.20
58	Jack & Bore or Tunnel for Furnishing & Installing 60" RCP	LF	-101	\$3,317.12	-\$335,029.12
62	Jack & Bore or Tunnel for Furnishing & Installing 5'x4' RCB	LF	-12	\$6,086.95	-\$73,043.40
66	Jack & Bore or Tunnel for Furnishing & Installing 9'x3' RCB	LF	-78	\$6,615.80	-\$516,032.40
	Open cut with Modified Trench Safety 48" RCP	LF	47	\$1,244.91	\$58,510.77
	Open cut with Modified Trench Safety 60" RCP	LF	101	\$1,301.95	\$131,496.95
	Open cut with Modified Trench Safety 9x3 RCB	LF	78	\$1,888.01	\$147,264.78
95	Excavation of the Ditch	CY	3353	\$23.68	\$79,399.04
96	5" Concrete Rip rap under 123 bridge	SY	530	\$138.26	\$73,277.80
	Channel Embankment	CY	334	\$10.66	\$3,560.44
	Remove existing Concrete Ditch Rip Rap	SY	390	\$18.47	\$7,203.30
	SWPPP protection	LS	1	\$2,500.00	\$2,500.00
	Stabilization	LS	1	\$8,000.00	\$8,000.00
109	7" concrete Pavement @ prem. Water	SY	65.3	\$109.46	\$7,147.74
	4' Sanitary Sewer Manhole (6' depth)	EA	2	\$8,110.58	\$16,221.16
	Extra Depth on SSMHs	VF	8.6	\$651.60	\$5,603.76
	Remove existing SSMH	EA	2	\$2,346.00	\$4,692.00
	10" SDR 26 PVC San Sewer	LF	40	\$156.14	\$6,245.60
	Trench Protection	LF	40	\$2.40	\$96.00
	Sewer Tracer Wire	LF	40	\$0.25	\$10.00
	Remove & Dispose 10" San Sewer line	LF	40	\$24.70	\$988.00
54	18" RCP	LF	62	\$196.00	\$12,152.00
93	Tench Safety	LF	62	\$2.72	\$168.64
	Connect to existing storm J-box	EA	1	\$1,107.01	\$1,107.01
	18" RCP Filter fabric	LF	62	\$5.60	\$347.20
	Added bond premium (3%)	LS	1	-\$17,272.53	-\$17,272.53
	TOTAL				(\$593,023.46)

Contract Value:

The Original Contract Sum	\$17,911,808.79
Net Change by Previously Authorized Requests and Change Orders	\$25,932.47
The Contract Sum Prior to This Change Order	\$17,937,741.26
The Contract Sum will be Increased/Decreased by this change order	(\$593,023.46)
The New Contract Sum including this Change order Request	\$17,344,717.80

Except for such CHANGES as are set forth herein, all of the terms and conditions of your contract, and as it may have been before modified in writing, shall be and remain the same.

Owner	D&D Contractors - Project Manager	
Name:	Name:	Gerald McLeod
X	X	<i>Gerald C. McLeod, Jr.</i>
Date:	Date:	12/2/2025