



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda City Council

Tuesday, October 21, 2025

5:30 PM

Council Chambers

This meeting can be viewed live:

[https://cityofseguintx.granicus.com/MediaPlayer.php?
publish_id=062c61b5-eed8-4c90-94c4-d50619100d7a](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=062c61b5-eed8-4c90-94c4-d50619100d7a)

1. **Call to Order**
2. **Invocation - Pastor Chris Larson, New Life Fellowship**
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. [25-415](#) Recognition of TxDot Area Engineer Will Lockett upon his retirement. - Donna Dodgen, Mayor

Attachments: [Certificate of Recognition Will Lockett Retirement \(2\)](#)

- b. [25-612](#) Recognition of Bobby Hyatt, Electric Superintendent, upon his retirement. - Donna Dodgen, Mayor

Attachments: [Bobby Hyatt - Retirement Certificate](#)

7. **Consent Agenda**

- a. [25-617](#) Minutes of the October 6, 2025 City Council Meeting.

Attachments: [CC Minutes 10062025](#)

- b. [25-618](#) Check Report October 1, 2025 through October 15, 2025.
Attachments: [Check Report 10012025 - 10152025](#)
- c. [25-594](#) Board and/or Commission Appointments. - Donna Dodgen, Mayor
a. Commission on the Arts
b. Main Street Advisory Board
Attachments: [Board Appointments October 21, 2025](#)
[Board Application. ForrestFletcher.GAD.All_Redacted](#)
[BoardApplication.LindaHaseloff.Arts_Redacted](#)
- d. [25-600](#) Authorize Downtown Street Closure of the 100 and 200 blocks of S. River Street, the 100 and 200 blocks of E. Donegan Street, and the 100 and 200 blocks of E. Nolte Street from 4:00 to 11:00 p.m. on October 31, 2025; and authorize said authorization to be Effective immediately. - Blaire Friar, Director of Main Street and Destination Seguin
Attachments: [2025.10.21 Trunk or Treat Street Closure Memo](#)
- e. [25-613](#) Authorize the City Manager to execute Change Order Request CO24788-02 with CorWorth/Restroom Facilities LTD in the amount of \$3,250 to add anti-graffiti coating on the outside of the downtown restrooms at Central Park. - Jack Jones, Director of Parks and Recreation
Attachments: [Central Park Restroom Change Order Request #2](#)
[Seguin Downtown Restroom Change Order add Anti Graffiti Coating 101025](#)
- f. [25-592](#) Amendment resolution to submit application for the FY25-26 Rifle-Resistant Body Armor Grant Program. - Kate McCloud, Grants Administrator
Attachments: [Agenda Item Memo - Amendment Rifle Resistant Body Armor FY26](#)
[Resolution to Apply Rifle Resistant Body Armor Seguin - amended](#)
- g. [25-593](#) Resolution authorizing the submission of an Urban Area Security Initiative - Regular grant application seeking funding for the Police Department to purchase wet-vacuum DNA collection equipment to assist in the collection of DNA evidence. - Kate McCloud, Grants Administrator
Attachments: [Agenda Item Memo - Bonus Application UASI FY25-26](#)
[Resolution to Apply UASI Regular-Bonus App](#)
- h. [25-596](#) Resolution approving agreements between the City of Seguin and the following organizations that receive financial appropriation in the FY2026 Hotel Occupancy Tax Funding. - Susan Caddell, Director of Finance
a. Seguin Conservation Society
b. Mid-Texas Symphony
c. Teatro de Artes de Juan Seguin

- d. Seguin-Guadalupe County Hispanic Chamber of Commerce
- e. Seguin Heritage Museum
- f. Guadalupe County Fair Association
- g. Seguin LULAC Council #682
- h. Seguin Art League
- i. The Fields of Huber Ranch, LLC

Attachments: [City Council Memo](#)
[All Agreements](#)

- i. [25-597](#) Resolution of the City Council of Seguin, Texas authorizing the City Manager to execute a Master Services Agreement with Schneider Engineering LLC d/b/a SEnergy, related to as-needed professional services for the City's Electric Utility facilities; and declaring an Effective Date. - Timothy Howe, Director of Utilities

Attachments: [Council Memo 10-21-2025 TH](#)
[Resolution 10-21-2025](#)
[SEnergy MSA - 10-21-2025](#)

- j. [25-609](#) Resolution authorizing the expenditure of more than \$100,000 annually for equipment diagnostic, maintenance and repair services utilizing the state purchasing exemption and declaring an effective date. - Adam Rossing, Director of Public Works.

Attachments: [Equipment Repair Authorization Memo 10-21-25](#)
[Resolution \(100K Purchase\)](#)
[City of Seguin Equipment & Vendors](#)
[Electric- Altec- Equipment](#)

- k. [25-599](#) Resolution authorizing a contract amendment to the professional services contract with BGE, Inc. for the Martindale Road Extension Project; authorizing the City Manager to execute contract amendments with providers; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

Attachments: [2025.10.21 Memo Martindale Contract Amendment](#)
[2025.10.21 Resolution Martindale Contract Amendment](#)
[Stempel Martindale BGE Contract Amendment](#)

- l. [25-549](#) Ordinance on second reading to consider amendments to the City of Seguin's Unified Development Code (UDC) Section 3.2.18- Planned Unit Development, to modify the requirements and allowances for General Land Use Plans. - Pamela Centeno, Director of Planning & Codes

Attachments: [CC Memo UDC PlannedUnitDevelopments Sept25](#)
[Ordinance PlannedUnitDevelopments Sept25](#)
[Planning Commission Report](#)

- m. [25-559](#) Ordinance on second reading amending the Seguin Code of Ordinances

Appendix C - Fee Schedules, Chapter 102, Utilities, Article III, Water Modeling Fee; and Article IV Wastewater Modeling Fee; providing for a severability clause; providing for publication; declaring an effective date; and authorizing city staff to submit this ordinance as a supplement to the Seguin Code of Ordinances. - Timothy Howe, Director of Utilities

Attachments: [Council Memo Ordinance 10-6-2025](#)
[Ordinance 10-6-2025](#)
[On Call Task Summary 25.08.07](#)

- n. [25-567](#) Ordinance on second reading to consider the creation of Tax Increment Reinvestment Zone #3, pursuant to Chapter 311 of the Texas Tax Code. - Josh Schneuker, Director of Economic Development

Attachments: [TIRZ #3 PH & First Reading Memo](#)
[Ordinance Creating City of Seguin TIRZ v4](#)

- o. [25-591](#) Ordinance on second reading designating a contiguous geographic area within the corporate limits of the City as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Two, City of Seguin; describing the boundaries of the zone; creating a Board of Directors for the zone; establishing a Tax Increment Fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date. - Mark Kennedy, City Attorney

Attachments: [Ordinance](#)
[2025-09-30 SEG TIRZ PFP V2.2](#)

- p. [ZC](#)
[20-25_CC](#) Ordinance on second reading to consider a zoning change request from Commercial (C) to Planned Unit Development (PUD) for property located at 1819 Friesenhahn Rd., Property ID: 52990, (ZC 20-25). - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo ZC 20_25](#)
[ZC 20-25 Ordinance](#)
[Planning Commission Report and agenda packet](#)
[ZC2025 ExhibitA_CC](#)

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

- a. [25-534](#) Resolution authorizing approval of the Advance Funding Agreement of a project awarded for voluntary utility relocation contributions on State Highway Improvement Projects (SH 123: 0366-02-089); and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Attachments: [2025.10.21 Memo SH 123 Utility Relocation AFA](#)
[2025-10-21 Resolution SH 123 Utility Relocation AFA](#)
[AFA Utility Signature Pages_2025 10 10](#)

- b. [25-543](#) Resolution approving certain amendments to the Bylaws of the Seguin Economic Development Corporation. - Josh Schneuker, Director of Economic Development
- Attachments:** [10.21.25 SEDC Bylaws Amendments \(CC Memo\)](#)
[CC Resolution SEDC Bylaw Amendments](#)
[SEDC Bylaws 2025 Amendments \(Final\)](#)
- c. [25-595](#) Resolution approving a lease-purchase agreement between the City of Seguin and Government Capital Corporation for the purpose of financing the purchase of ten (10) Stryker Lifepaks 35s for the Fire/EMS Department and a Hydrovac truck for the drainage crew; authorizing the City Manager to execute the contract; and declaring an effective date. - Susan Caddell, Director of Finance
- Attachments:** [City Council Memo](#)
[Resolution](#)
[Seguin, City of Cardiac Monitors & HydroTruck](#)
- d. [25-610](#) Resolution authorizing the purchase of three vehicles for the Water Utilities Dept in the amount of \$894,546.00 from Cavender Grande Ford and declaring an effective date. - Steven Purchase, Fleet Manager
- Attachments:** [Council Coversheet Water Crew Trucks 10.21.25](#)
[Resolution\(3 Work Trucks\)\(HGAC\)](#)
[CAVENDER GRANDE QUOTE 10-13-25](#)
[Water Utility Med-Crew X3](#)
- e. [25-607](#) Resolution authorizing the purchase of a combination vacuum truck from Industrial Disposal Supply in the amount of \$565,305 and declaring an effective date. - Adam Rossing, Director of Public Works
- Attachments:** [Combination Vacuum Truck Memo 10-21-25](#)
[Resolution \(Combo Vacuum Truck\)](#)
[Quote -Combination Vacuum Truck](#)
- f. [25-611](#) Resolution awarding Sullivan Contracting in the amount of \$650,000.00 for 2026/27 IDIQ Concrete Services through Choice Partners Cooperative Contract # 25/033MR-53 and declaring an effective date. - Adam Rossing, Director of Public Works
- Attachments:** [Concrete services IDIQ memo 10-21-25](#)
[Resolution \(Sullivan\)\(IDIQ\)](#)
[COS IDIQ Bid Form 9.9.25](#)
[Concrete Services IDIQ Contract Final](#)

9. 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. [25-590](#) Section 551.071(2) (Consultation with Legal Counsel) and 551.072 (Deliberation regarding the Purchase and/or Value of Real Property) of the Texas Local Government Code associated with the Love's Force Main Project and the Cordova Road Project in Guadalupe County, Texas. Possible action may follow in Open Session.

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

- a. [25-614](#) Resolution declaring a necessity for the acquisition of a 0.25 acre permanent utility easement and a 0.25 acre temporary construction easement on a tract of land out of the J.D. Clements League Survey No. 18, Abstract No. 11, Guadalupe County, Texas, and being a portion of a called 1.432 acre tract described in General Warranty Deed dated 11/16/2021 to John Bradley Spahn recorded in Document 202199039587, Official Public Records, City of Seguin, Guadalupe County, Texas, and 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 installation, construction, operation, maintenance, repair, upgrade, and removal of a wastewater force main, and related above and below ground appurtenances along I-10 and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

Attachments: [Exhibit A](#)

[Resolution No. \(Spahn Love's FM\)](#)

- b. [25-615](#) Resolution declaring a necessity for the acquisition of a 1.351 acre right-of-way and a 0.5162 acre permanent utility easement on two tracts of land: first, a called 3.004 acre tract of land described in a deed executed on March 26, 2025 to Seguin Land Investors LP, recorded in Document 202599007265 of the Official Public Records of Guadalupe County, Texas, and second, a called 57.917 acre tract of land described in a deed executed on September 23, 2024 to Seguin Land Investors LP, recorded in Document 202499023213 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. - Mark Kennedy, City Attorney

Attachments: [Resolution No. \(Cordova RdP44\)](#)

[04 - Parcel 44 - Fee Simple Survey](#)

[04a - Parcel 44E - Easement Survey](#)

c. [25-616](#)

Resolution declaring a necessity for the acquisition of a 0.8267 acre right-of-way and a 0.3564 acre permanent utility easement out of a called 74.520 acre tract of land in the City of Seguin, Texas, described in a deed executed on February 9, 2024 to MCLB Land, LLC, a Texas Limited Liability Company, recorded in Document 202499002964 and corrected in a deed recorded in Document 202499012203, both 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 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. \(Cordova Rd\) P72](#)

[Ex.A \(cont\)](#)

[Exhibit A](#)

11. **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 15th day of October 2025 at 4:50 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.