



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda City Council

Monday, October 6, 2025

5:30 PM

Council Chambers

This meeting can be viewed live at:

[https://cityofseguintx.granicus.com/MediaPlayer.php?
publish_id=d0411224-e398-449d-8f96-3d3274c035f2](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=d0411224-e398-449d-8f96-3d3274c035f2)

1. **Call to Order**
2. **Invocation - Bishop Tim Bird, The Church of Jesus Christ of Latter-day Saints**
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. [25-561](#) Proclamation declaring October 2025 as Domestic Violence Awareness Month in the City of Seguin, Texas. - Mayor Donna Dodgen
Attachments: [Domestic Violence Awareness Month Proc](#)
- b. [25-574](#) Proclamation declaring October 2025 as Cybersecurity Awareness Month in the City of Seguin. - Mayor Donna Dodgen
Attachments: [Cyber Security Awareness Month Proclamation](#)
- c. [25-562](#) Proclamation declaring the week of October 5-11, 2025 as Fire Prevention Week in Seguin. - Mayor Donna Dodgen
Attachments: [Fire Prevention Week Proc](#)
- d. [25-560](#) Proclamation declaring the second Sunday of October as Pastor

Appreciation Day in the City of Seguin, Texas. - Mayor Donna Dodgen

Attachments: [Pastor Appreciation Day Proc](#)

- e. [25-536](#) Presentation and update on the Wayfinding Signage Project. - Jennifer Shortess, PE, CFM - Assistant Director of Engineering and Capital Projects and Blaire Friar - Main Street & CVB Assistant Director

7. **Consent Agenda**

- a. [25-573](#) Minutes of the September 16, 2025 City Council Meeting.

Attachments: [CC MINUTES 09162025](#)

- b. [25-588](#) Check Report September 11, 2025 through September 30, 2025.

Attachments: [Check Report 09112025 - 09302025](#)

- c. [25-565](#) Submit Official Ballot for the election of the Region 7 Director of the TML Board of Directors. - Mayor Donna Dodgen

Attachments: [TML Region 7 Director Election Memo](#)

[TML Board of Directors Region 7 Official Ballot](#)

- d. [25-566](#) Resolution nominating a candidate to the Guadalupe Appraisal District for election to the Board of Directors. - Mayor Donna Dodgen

Attachments: [CC.GuadalupeAppraisalDistNominee](#)

[GuadalupeAppraisalDistrictNominee.ForrestFletcher](#)

[Board Application. ForrestFletcher.GAD.All_Redacted](#)

[ForrestFletcher - Statement of Qualifications_Redacted](#)

- e. [25-556](#) Resolution authorizing the City Manager to execute Change Order No. 4 with D&D Contractors, Inc. for the North Heideke Street Drainage Improvement Project (a GLO CDBG-MIT Grant Project) for a decrease of \$2,683.57; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

Attachments: [2025-10-06 Memo GLO Heideke CO](#)

[2025-10-06 Resolution Heideke Drainage CO 4](#)

[GLO_Heideke_Change Order No.4_PO#26697](#)

- f. [25-564](#) Resolution authorizing the submission of a Alamo Area Council of Governments (AACOG) Regional Solid Waste grant application seeking funding for a Household Hazardous Waste Collection event. - Kate McCloud, Grants Administrator

Attachments: [Agenda Item Memo - Application AACOG Solid Waste FY26-27](#)

[Resolution to Apply AACOG Solid Waste -unsigned](#)

- g. [25-571](#) Resolution authorizing the submission of a State Homeland Security & Urban Area Security Initiative Supporting Border Crisis Response grant

application seeking funding for the Police Department to obtain and armored van. - Kate McCloud, Grants Administrator

Attachments: [Agenda Item Memo - Application SHSP Border Crisis FY25-26](#)
[Resolution to Apply SHSP & UASI Support Border Crisis Response-Segu](#)

- h. [25-568](#) Resolution Designating Authorized Signatories for Contractual and Financial Documents pertaining to the GLO Community Development Block Grant - Mitigation (CDBG-MIT) Method of Distribution (MOD) Program, Contract # 24-065-182-F177. - Kate McCloud, Grants Administrator
- Attachments:** [Agenda Item Memo - GLO authorized signatories](#)
[03a - Seguin-F177-MitMODInf_SIGNATRes](#)
- i. [25-572](#) Resolution adopting Civil Rights Policies for the GLO Community Development Block Grant - Mitigation (CDBG-MIT) Method of Distribution (MOD) Program, Contract # 24-065-182-F177. - Kate McCloud, Grants Administrator
- Attachments:** [Agenda Item Memo - GLO Civil Rights](#)
[14 - Seguin-F177-MitMODInf_CivRitRes](#)
[14e - Seguin-F177-MitMODInf_FHPol](#)
[14a - Seguin-F177-MitMODInf_CPP](#)
[14b - Seguin-F177-MitMODInf_EFPol](#)
[14c - Seguin-F177-MitMODInf_Sec504NonDPol](#)
[14d - Seguin-F177-MitMODInf_Sec3Pol](#)
[18 - Seguin-F177-MitMODInf_FHProc](#)
- j. [25-575](#) Resolution to approve Amendment #4 for the Grant Administration Services contract for the Community Development Block Grant - Mitigation (CDBG-MIT) Method of Distribution (MOD) Program Contract Number # 24-065-182-F177. - Kate McCloud, Grants Administrator
- Attachments:** [Agenda Item Memo - GLO Grant Services Amendment 4](#)
[Resolution - Langford Community Services Contract Amendment 4](#)
[20c - Seguin-F177-MitMODInf_GA_CrNo4](#)
- k. [25-576](#) Resolution approving an Interlocal Agreement between the City of Seguin and Guadalupe County for the provision of fire services in the unincorporated area of Guadalupe County; and assistance to Local Volunteer Fire Departments in those areas; and declaring an effective date - Dale Skinner, Fire/EMS Chief
- Attachments:** [Council Memo Interlocal Agreement with Guadalupe County 2025](#)
[Seguin_ILA_Fire_Emergency_Services](#)
[Seguin FD](#)
[Resolution.CountyILA](#)

- l. [25-579](#) Resolution approving the purchase of 10 Stryker LIFEPAK 35s; and declaring an effective date. - Dale Skinner, Fire/EMS Chief
Attachments: [Council Memo LifePaks September 2025](#)
[Resolution.Defib \(Exempt\)](#)
[Sequin LP35 Final](#)
- m. [25-563](#) Resolution approving an Interlocal Agreement between Guadalupe County and the City for free library services to citizens of Guadalupe County; authorizing the City Manager to execute this agreement; and declaring an effective date. - Silvia Christy, Library Director
Attachments: [Interlocal Agreement Memo 9.18.2025](#)
[Library Interlocal Agreement Resolution 10062025](#)
[Sequin Library Agreement](#)
- n. [25-531](#) Ordinance on second reading amending the Fiscal Year 2025 Utility Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance
Attachments: [EOY Utility Fund FY25](#)
- o. [25-532](#) Ordinance on second reading amending the Fiscal Year 2025 General Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance
Attachments: [EOY Memo FY25](#)
[EOY General Fund FY25](#)
- p. [25-533](#) Ordinance on second reading amending the Fiscal Year 2025 Special Revenue Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance
Attachments: [EOY Special Revenue Fund FY25](#)
8. **Action Items - Discussion and Possible Motion to Approve**
- a. [25-555](#) Public Hearing concerning the creation of Reinvestment Zone Number Two, City of Seguin, pursuant to the provisions of Chapter 311 of the Texas Tax Code. - Mark Kennedy, City Attorney
Attachments: [Walnut Springs TIRZ](#)
- b. [25-591](#) Ordinance on first 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](#)

- c. [ZC 20-25 CC](#) Public Hearing and Ordinance on first 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](#)

- d. [25-549](#) Public Hearing and Ordinance on first 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](#)

- e. [25-584](#) Public Hearing and Resolution to consider a General Land Use Plan (GLUP) for the Planned Unit Development (PUD) located at IH-10 and F.M. 78, near the intersection of IH-10 and Friesenhahn Rd, (GLUP 01-25)- Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo GLUP 01_25](#)

[Resolution_GLUP_NewQuest](#)

[Planning Commission Report and Staff Report NewQuest](#)

[GLUP Narrative](#)

[GLUP ExhibitA](#)

[GLUP ExhibitB](#)

[GLUP LandUseMap](#)

[GLUP0125_LocationMap](#)

9. **Recess the Seguin City Council Meeting and Call to Order the meeting of the City of Seguin Employee Benefit Trust**

- a. [25-580](#) Approval of the minutes of the October 15, 2024, meeting of the Seguin Employee Benefit Trust. - Kristy Lehnert, Director of Human Resources

Attachments: [Employee Benefit Trust 10.15.2024](#)

- b. [25-581](#) Resolution to award bid and authorize the Chairman of the Employee Benefit Trust to execute a contract for Employee Group Health, Dental and

Life/AD&D benefits - Kristy Lehnert, Director of Human Resources

Attachments: [2026 Insurance Cover Memo](#)
[City of Seguin Council Meeting 2026](#)
[Insurance Resolution 2026](#)

10. Adjourn the City of Seguin Employee Benefit Trust meeting and Reconvene the City of Seguin City Council Meeting

- a. [25-582](#) Resolution authorizing funding of the City of Seguin Employee Benefit Trust for plan year 2026. - Kristy Lehnert, Director of Human Resources
Attachments: [Funding of Trust 2026](#)
- b. [25-545](#) Public Hearing and Resolution for permanent closure of a portion of River Oak Drive between the River Oak Drive roundabout and FM 725; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects
Attachments: [2025-10-06 Memo River Oak Drive Permanent Closure](#)
[2025-10-06 Resolution River Oak Drive Permanent Closure](#)
- c. [25-570](#) Resolution supporting the City of Seguin's application to the Texas Department of Transportation's 2025 Transportation Alternatives Set-Aside (TA) Call for Projects. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects
Attachments: [2025-10-06 Memo King Street \(FM 466\) TA](#)
[2025-10-06 Resolution King Street \(FM 466\) TA](#)
[King Street Project Exhibit](#)
- d. [25-577](#) Resolution of the City Council of the City of Seguin, Texas awarding a bid in the amount of \$1,550,000.00 to Guerra Underground, LLC for Loves Force Main necessitated by TxDOT's IH-10 Project; authorizing the City Manager to enter into a construction contract with Guerra Underground, LLC; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects
Attachments: [2025-10-06 Memo Loves FM Construction Contract](#)
[2025-10-06 Resolution Love FM Construction Contract](#)
[202509_IH10-FM-ReAlignment-BidRec-Final_LTR](#)
- e. [25-557](#) Resolution authorizing the City Manager to enter into an agreement with Ward, Getz, and Associates LLC for the Strempele Gate Reconstruction Project; and declaring an effective date - Timothy Howe, Director of Utilities
Attachments: [Council Memo 10-6-2025](#)
[Resolution 10-6-2025](#)
[Civil Proposal - City of Seguin 2025.09.15](#)

- f. [25-558](#) Resolution authorizing the City Manager to execute a Master Services Agreement with Freese and Nichols, Inc. related to on-call water and wastewater modeling; and declaring an effective date - Timothy J. Howe, Director of Utilities
Attachments: [Council Memo 10-6-2025](#)
[Resolution 10-6-2025](#)
[PSA - FY26 OnCall Modeling_FNI Signed](#)
- g. [25-559](#) Ordinance on first 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](#)
- h. [25-567](#) Public Hearing and Ordinance on first 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 3](#)
- i. [25-578](#) Resolution approving a non-binding term sheet between the City of Seguin and GFNT, LLC. for the proposed redevelopment of The Nolte Project; authorizing the City Manager to execute the term sheet; and providing future considerations of a definitive Property Conveyance and Development Agreement. - Josh Schneuker, Director of Economic Development
Attachments: [10.06.25 Nolte Project Term Sheet \(CC Memo\)](#)
[10.06.25 Nolte Project Term Sheet \(CC Resolution\)](#)
[GFNT & COS Nolte Project Term Sheet \(Final\)](#)
[GFNT & COS Exclusive Negotiating Agreement \(Signed-07.16.25\)](#)

11. **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. [25-585](#) 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.

To deliberate the offer of a financial or other incentive to a business prospect.

- Project Vaquero
- Project Vast

- b. [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 Cordova Road Project in Guadalupe County, Texas. Possible action may follow in Open Session.

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

- a. [25-589](#) Resolution declaring a necessity for the acquisition of a 1.615 acre right-of-way on a tract of land out of that calculated 174.46 acre portion of a called 175 acre tract of land described in a deed executed on January 28, 1992 from Clarence Krackau and wife, Lorine K. Krackau, to Lynnette K. Cranford, Jerry W. Krackau, and Charles R. Krackau, recorded in Volume 978, Page 416, Official Public Records of Guadalupe County, Texas, further described in Volume 311, Page 570, Deed Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, of 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 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. \(Cordova Rd\) P35](#)
[Ex A Survey](#)

13. 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 September 2025 at 3:50 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.