



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public & Virtual Meeting Agenda City Council

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Tuesday, May 5, 2026

5:30 PM

Council Chambers

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This meeting can be watched live at:

[https://cityofseguintx.granicus.com/MediaPlayer.php?publish\\_id=d1ebb3ed-91df-432d-b905-c84e04dc18ed](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=d1ebb3ed-91df-432d-b905-c84e04dc18ed)

1. **Call to Order**
2. **Invocation - Pastor James Parker, One Hope 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. **26-135** Recognition of Daniel Seguin as Honorary Mayor of the Day. - Donna Dodgen, Mayor  
**Attachments:** [Certificate of Recognition Daniel Seguin \(1\)](#)
  - b. **26-190** Presentation by the Data Center Coalition to give an overview of the data center industry and to answer questions. - Dan Diorio, Vice President of State Policy for the DCC  
**Attachments:** [Data center presentation memo](#)  
[DCC Data Center Overview Seguin TX 5526](#)
  - c. **26-196** Presentation on the Annual Report for Destination Seguin in celebration of National Travel & Tourism Week. - Blaire Friar, Director, Destination Seguin

**Attachments:** [2025 Destination Seguin Annual Report](#)

- d. [26-151](#) Presentation by Meadow Lake Water Control and Improvement District No. 1 to give an update on Meadow Lake Dam. - Steve Parker, City Manager

**Attachments:** [Status of Meadow Lake Dam Repairs\(5 1 2026\)\(49892423.1\)](#)

7. **Consent Agenda**

- a. [26-206](#) Minutes of the April 21, 2026 City Council Meeting.

**Attachments:** [CC.MINUTES.04212026](#)

- b. [26-207](#) Check Report April 16, 2026 to April 29, 2026.

**Attachments:** [Check Report 04162026 - 04292026](#)

- c. [26-178](#) Board and Commission Appointments. - Donna Dodgen, Mayor  
a. Guadalupe Regional Medical Center Board  
b. Commission on the Arts

**Attachments:** [Board and Commission - GRMC & Arts](#)  
[KellyHallmark.Arts.04182026\\_Redacted](#)

- d. [26-201](#) Approval of reports for the quarter ended March 31, 2026 for the following organizations that receive Occupancy Tax funding. - Susan Caddell, Director of Finance

- a. Seguin Conservation Society
- b. Mid-Texas Symphony
- c. Teatro de Artes de Juan Seguin
- d. Seguin-Guadalupe County Hispanic Chamber of Commerce
- e. Seguin Heritage Museum
- f. Guadalupe County Fair Association
- g. Seguin LULAC Council #682
- h. Seguin Art League
- i. The Fields of Huber Ranch, LLC

**Attachments:** [Quarterly Reports for Quarter Ended March 31, 2026](#)  
[Quarterly reports for quarter ended 033126](#)

- e. [26-172](#) Resolution authorizing city staff to dispose of surplus property that is obsolete, dysfunctional or too costly to repair; and declaring an effective date. - Ashley Bruns, Purchasing Manager

**Attachments:** [Council Memo 5-5-2026](#)  
[Resolution 5-5-2026](#)  
[Auction Form 45-FT Composite Pole](#)

- f. [26-181](#) Resolution authorizing submission of a grant application in response to the Motor Vehicle Crime Prevention Authority Catalytic Converter Grant Program seeking funding for additional license plate reader cameras and

subscription service for existing cameras. - Kate McCloud, Grants Administrator

**Attachments:** [FY27 Catalytic Converter Grant Memorandum](#)  
[FY27 Catalytic Converter Grant Resolution](#)

- g. [26-182](#) Resolution authorizing submission of a grant application in response to the Motor Vehicle Crime Prevention Authority Task Force Grant Program seeking funding for an additional Auto Crimes Detective position and a vehicle for this new officer. - Kate McCloud, Grants Administrator
- Attachments:** [FY27 Task Force Grant Memorandum](#)  
[FY27 Task Force Grant Resolution](#)
- h. [26-184](#) Authorize the City Manger to approve the purchase of fleet management software from Faster in the amount of \$161,898.62 and declare an effective date. - Steven Purchase, Fleet Manager
- Attachments:** [Faster Agenda Item 5-5-26](#)
- i. [26-208](#) Authorize the City Manager to execute a First Amendment to Interlocal Cooperative Agreement between the City of Seguin, Texas and Meadow Lake Water Control and Improvement District No. 1, providing for an extension of the term of the Agreement to December 31, 2027. - Steve Parker, City Manager
- Attachments:** [Council Memo \(Meadow Lake\)](#)  
[FIRST Amendment to Interlocal Cooperative Agreement\(MeadowLake\)](#)
- j. [26-188](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by I-10 Enterprises LLC for one property in Guadalupe County (Property ID No. 34058) and granting the request for release effective the date of the passing of this Resolution. - Shelly Jackson, Assistant Director of Planning & Codes
- Attachments:** [Staff Memo\\_ETJ Release\\_I-10 Enterprises LLC](#)  
[Petition Release\\_I-10 Enterprises LLC](#)  
[Resolution Release\\_I-10 Enterprises LLC](#)
- k. [26-189](#) Resolution authorizing City Manager to approve a Third Amendment to the Term Sheet between the City of Seguin and GFNT, LLC regarding "The Nolte Project". - Alora Wachholz, Director of Economic Development
- Attachments:** [01 05.05.26 Third Amendment to Term Sheet - GFNT \(CC Memo\)](#)  
[02 Resolution - Third Amendment to Term Sheet with GFNT - 2026](#)  
[03 Third Amendment to Term Sheet Between COS and GFNT](#)  
[04 GFNT & COS Nolte Project Term Sheet \(Final & Executed All\)](#)  
[05 EXECUTED First Amendment to the Term Sheet City of Seguin 101 E. Nolte](#)  
[06 EXECUTED Second Amendment to the Term Sheet City of Seguin 101 E. N](#)
- l. [26-167](#) Ordinance on second reading amending the Seguin Code of Ordinances,

Chapter 90, Streets, Sidewalks, and Other Public Places, adding Article II 90-33 regarding Closure, Abandonment, Sale, and/or Exchange of Public Right of Way and Amending Appendix C, Fee Schedule, Chapter 90; 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. - Mark Kennedy, City Attorney

**Attachments:** [Council Memo 4.21.26 \(Ordinance 90-33\)](#)

[CLOSURE ABANDONMENT SALE OF ROW ORDINANCE \(Draft for 2nd Read](#)

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

- a. [26-179](#) Resolution amending the Fiscal Year 2025 Schertz Seguin Local Government Corporation Budget Amendment. - Andrew McBride, Water Corporation General Manager
- Attachments:** [Memo for Budget Amendment 2026](#)  
[Resolution Approving FY26 Budget Amendment](#)  
[SSLGC R26-11 - Budget Amendment](#)
- b. [26-180](#) Resolution supporting the application for designation of the Walnut Springs Cultural Arts District as an official Texas Cultural District; and declaring an effective date. - Blaire Friar, Director of Main Street & Destination Seguin
- Attachments:** [2026.05.05 Memo\\_Walnut Springs Cultural Arts District](#)  
[Resolution - Supporting the Walnut Springs Cultural Arts District Application](#)
- c. [26-202](#) Resolution of City Council authorizing the City Manager to execute a Professional Services Agreement between the City of Seguin and Dr. Scott Bugai, related to veterinary services at Seguin Animal Services. - Shelley Lutz, Shelter Manager.
- Attachments:** [MEMO \(Dr.Bugai\)](#)  
[Resolution \(Vet.Services\)](#)  
[Professional Services Agreement Dr. Bugai](#)
- d. [GLUP](#)  
[01-26 CC](#) Public Hearing and Resolution to consider a General Land Use Plan (GLUP) for property located south of Beechcraft Lane & Rudeloff Road., Property ID: 52966, (GLUP 01-26). - Pamela Centeno, Director of Planning and Codes.
- Attachments:** [Staff Memo GLUP 01 26](#)  
[Planning Commission Report and agenda packet](#)  
[GLUP Narrative and Docs for CC](#)  
[Resolution\\_GLUP\\_Beechcraft](#)  
[ZC0426 GLUP0126 ExhibitA CC](#)
- e. [ZC](#)  
[04-26 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Planned Unit Development (PUD)

for the property located south of Beechcraft Lane and Rudeloff Rd., Property ID: 52966, (ZC 04-26). - Pamela Centeno, Director of Planning and Codes.

**Attachments:** [Staff Memo ZC 04 26](#)  
[ZC 04-26 Ordinance](#)  
[ZC0426 ExhibitA CC](#)  
[Planning Commission Report & agenda packet](#)

- f. [ZC 05-26 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Change from Commercial (C) to Single-Family Residential (R-1) for the property located in the 200 block of E Weinert St., being the eastern portion of Property ID 23125, (ZC 05-26). - Pamela Centeno, Director of Planning and Codes.

**Attachments:** [Staff Memo ZC 05 26](#)  
[Planning Commission Report and packet](#)  
[ZC 05-26 Ordinance](#)  
[ZC0526 ExhibitA CC](#)

- g. [26-183](#) Resolution authorizing the City Manager to execute an amendment to the contract between the City of Seguin and Emergicon related to billing for responses to motor vehicle collisions and hazardous materials incidents; and declaring an Effective Date. - Dale Skinner, Fire Chief

**Attachments:** [Council Memo Emergifire 2026](#)  
[Resolution \(Emergifire\)](#)  
[EMERGIFIRE\\_Addendum C\\_Seguin](#)

- h. [26-185](#) Ordinance on amending the Seguin code of ordinances Chapter 42, Emergency Services, Mitigation Rate for Deployment of Emergency and Non- Emergency Services Appendix C, Fees, Chapter 42, Emergency Services Article III, Mitigation Rates. - Dale Skinner, Fire Chief

**Attachments:** [Council Memo Emergifire Ordinance Amendment 2026](#)  
[CITY OF SEGUIN STATE OF TEXAS ORDINANCE Mitigation Rates 2026](#)

- i. [26-203](#) Ordinance on first reading amending the Seguin Code of Ordinances Chapter 14, Animals, adding a new Article VII, Organized Equine Trail Rides; providing for an effective date; providing a severability clause; providing for publication; and authorizing City Staff to prepare this ordinance for submission as a supplement to the Code of Ordinances. - Jaime "Rusty" Suarez, Assistant Chief of Police

**Attachments:** [Trail Rider Memorandum](#)  
[Organized Equine Trail Rides Ordinance](#)

## 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. [26-204](#) Sections 551.071 (Consultation with Legal Counsel) and 551.072 (Deliberation regarding the Disposition and Value/Purchase of Real Property) regarding the value of property located on South Erskine Street and East Washington Street on the E. Washington Property Disposition Project in Guadalupe County, Texas.
10. **Reconvene into Open Session and Take Action on Closed Session Items if necessary**
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 29th day of April 2026 by 5:00 p.m.

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

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

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