



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda City Council

Tuesday, August 19, 2025

5:30 PM

Council Chambers

This meeting can be viewed live at:

[https://cityofseguintx.granicus.com/MediaPlayer.php?
publish_id=e7c4fdab-6423-4125-9f1f-55b2c9b53a48](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=e7c4fdab-6423-4125-9f1f-55b2c9b53a48)

1. **Call to Order**
2. **Invocation - Pastor Jeremy Pedersen, Faith Lutheran 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. [25-421](#) Recognition of Diana Leos, Office Supervisor - Police, upon her retirement. - Donna Dodgen, Mayor
Attachments: [Diana Leos Certificate](#)
- b. [25-479](#) Certificate of Recognition to Electric Department Employees for participating in the Texas Linemen's Rodeo. - Donna Dodgen, Mayor
Attachments: [Lineman Rodeo Certificate](#)

- c. [25-414](#) Recognition of Jessica Dersen and Brittney Watson for being 2025 Rising Stars of Guadalupe County honorees. - Donna Dodgen, Mayor

Attachments: [Brittney Watson - Rising Star](#)
[Jessica Dersen - Rising Star](#)

7. **Consent Agenda**

- a. [25-490](#) Minutes of the August 5, 2025 City Council Meeting.

Attachments: [CC MINUTES 08052025](#)

- b. [25-491](#) Check Report August 2, 2025 through August 15, 2025.

Attachments: [Check Report 08022025 - 08152025](#)

- c. [25-450](#) Ordinance on second reading repealing Ordinance No. 07-101 and Ordinance No. 2001-69; Establishing a Savings Clause; providing for severability; and establishing an effective date.

Attachments: [Goods In Transit - Repeal Memo](#)
[Ordinance Repealing Goods in Transit Ordinances](#)
[Ordinance 07-101 Goods in Transit](#)
[Ordinance 2011-69](#)

- d. [ZC](#)
[17-25 CC](#) Ordinance on second reading to consider a Zoning Change from Agricultural Ranch (A-R) to Commercial (C) for the property located at the 900 BLK of IH 10 W., Property ID: 51493, (ZC 17-25).

Attachments: [Staff Memo ZC 17 25](#)
[Planning Commission Report and agenda packet](#)
[ZC 17-25 Ordinance](#)
[ExhibitA CC](#)

- e. [25-471](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Cameron and Sara Birdwell for one property in Guadalupe County (Property ID No. 187701) and granting the request for Release effective the date of the passing of this Resolution.

Attachments: [Staff Memo_ETJ Release_Birdwell_187701](#)
[Petition for Release_Birdwell_187701](#)
[Resolution Release_Birdwell](#)

- f. [25-477](#) Resolution authorizing the City Manager to execute Change Orders No. 1, 2, and 3 with D&D Contractors, Inc. for the North Heideke Street Drainage Improvement Project (a GLO CDBG-MIT Grant Project) at a cumulative cost of \$31,289.14; and declaring an effective date.

Attachments: [2025-08-19 Memo GLO Heideke CO](#)
[2025-08-19 Resolution Heideke Drainage Construction Contract](#)
[GLO Heideke Change Order No. 1](#)
[GLO Heideke Change Order No. 2](#)
[GLO Heideke Change Order No. 3](#)

- g. [25-467](#) Authorization to move the first City Council Meeting in October 2025 to Monday, October 6, 2025 to allow Council Members to participate in National Night Out on Tuesday, October 7, 2025.

8. **Recess Regular Meeting and Open Budget Workshop**

- a. [25-469](#) City Council FY2026 Budget Workshop
- a. General Fund
 - b. Debt Service
 - c. Special Revenue Fund
 - d. Utility Fund

Attachments: [FY2026 Proposed Budget](#)

9. **Adjourn Budget Workshop and Reconvene Regular Meeting**

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

- a. [25-480](#) Record Vote on a proposed New Tax Rate of \$.5135 per \$100 valuation for FY2026 and provide direction to staff. - Susan Caddell, Director of Finance

Attachments: [City Council vote to propose a tax rate](#)

- b. [25-470](#) Resolution adopting the Fiscal Year 2025-2026 Budget for the Seguin Economic Development Corporation. - Josh Schneuker, Director of Economic Development

Attachments: [SEDC Budget Overview FY 2026 - FINAL](#)
[CC Resolution FY 26 SEDC Budget](#)
[SEDC Resolution 2025-09 - FY26 SEDC Budget](#)

- c. [25-446](#) Ordinance on first reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, relevant portions of Chapter 66-Library and Chapter 74-Parks and Recreation; providing for a severability clause; declaring an effective date; preparing this ordinance for publication; and authorizing City staff to submit this ordinance as a supplement to the Seguin Code of Ordinances. - Silvia Christy, Library Director; Jack Jones, Director of Parks and Recreation; and Bruce Allen, Golf Course Manager
- Attachments:** [Fees Ordinance \(CHs 66.74\)](#)
[Landa Park Golf Course Current Rates](#)
[Comparisons of the rental fees at the Coliseum with rental fees of nearby facilities](#)
[Memo Library fee schedule](#)
[Memo for proposed Parks, Golf, and Seguin Events Complex fee changes 2025](#)
- d. [25-489](#) Discussion and possible action to adopt revised Council Meeting Procedures, updating meeting types, agenda submission deadlines, citizen comment rules, and decorum provisions. - Mark Kennedy, City Attorney
- Attachments:** [Revised Council Meeting Procedures](#)
[City Council Procedures - Red Lined](#)
[Council Meeting Procedures - Clean Copy](#)

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. [25-438](#) Section 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, regarding the purchase and/or value of real property associated with the Geronimo Creek Wastewater Treatment Plant Force Main project in Guadalupe County, Texas. Possible action may follow in Open Session.
- b. [25-466](#) Sections 551.071(2) (Consultation with legal Counsel), 551.072 (Deliberation Regarding the Purchase and/or Value of Real Property), and 551.087 (Deliberation Regarding Economic Development Negotiations) of the Texas Government Code, regarding approximately 7 acres of land along SH123 near Barnes Drive, and utilities facilities servicing that property, within the corporate limits of the City of Seguin. Possible action may follow in Open Session.

- c. [25-472](#) Section 551.087 (Deliberation Regarding Economic Development Negotiations) of the Texas Local Government Code, 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
- d. [25-483](#) Section 551.074 (Personnel Matters) of the Texas Government Code, related to the employment and duties of the City Manager and the City Manager's Employment Agreement. Possible action may follow in Open Session.

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

- a. [25-474](#) Resolution declaring a necessity for the acquisition of a 3.39-acre permanent utility easement and a 2.307 acre temporary construction easement on a tract of land situated in the John Sowell Survey, A-35, Guadalupe County, Texas and being over, through, and across the remainder of a called 71.079 acre tract of land conveyed to David W. Dougherty Revocable Trust in Document No. 2014019788 in the Official Public Records 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 installation, construction, operation, maintenance, repair, upgrade and removal of multiple water, wastewater and reuse water transmission lines and related above and below ground appurtenances along FM 466 and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful.

Attachments: [Resolution No. \(GCWTPFM\)
250416 Dougherty TCE 59048
240606 Dougherty PUE 59048](#)

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 15th day of August 2025 at 3:15 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.