



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda City Council

Tuesday, April 7, 2026

5:30 PM

Council Chambers

This meeting can be viewed live at:

https://cityofsequintx.granicus.com/MediaPlayer.php?publish_id=3dc47723-9286-468a-8c08-a00d1d7f3ab5

1. **Call to Order**
2. **Invocation - Trustee Vaughn Ohlman, The Amazing Grace Baptist Church**
3. **Pledge of Allegiance/Salute to the Texas Flag**
4. **Roll Call**
5. **Presentation**
 - a. [26-131](#) Recognition of Dena Cerretti, Police Records Clerk, upon her retirement. - Donna Dodgen, Mayor
Attachments: [Dena Cerretti - Retirement Certificate](#)
6. **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.
7. **Consent Agenda**
 - a. [26-139](#) Minutes of the March 17, 2026 City Council Meeting.
Attachments: [CC.MINUTES.03172026](#)
 - b. [26-145](#) Check Report March 11, 2026 to March 31, 2026.
Attachments: [Check Report 03122026 - 03312026](#)

- c. [26-129](#) Resolution authorizing the City Manager to execute a purchase order not to exceed \$110,000 in support of the FY25-26 access control modernization CIP. - Shane McDaniel, Chief Information Officer
Attachments: [IT Memo - FY25-26 Access control upgrade](#)
[26-129 Resolution \(CIP\)](#)
[BryComm SOW - Div 28 - City of Sequin PD Building](#)
- d. [26-132](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by Roger Hurt for four properties in Guadalupe County (Property ID No.'s 28897, 28901, 28902 and 66005) 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_Hurt](#)
[Resolution Release_Hurt](#)
[Petition Release_Hurt](#)
- e. [26-133](#) Resolution accepting the Petition for Release from the City's Extraterritorial Jurisdiction filed by THS RE LLC for one property in Guadalupe County (Property ID No. 62807) 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_THS RE LLC](#)
[Resolution Release_THS RE LLC](#)
[Petition Release_THS RE LLC](#)
- f. [26-109](#) Resolution authorizing the submission of an Urban Area Security Initiative (UASI) Law Enforcement Terrorism Prevention Activities (LETPA) grant application seeking funding for a Mobile Incident Command Vehicle. - Kate McCloud, Grants Administrator
Attachments: [Agenda Item Memo - Application UASILEPTA FY27](#)
[Resolution to Apply UASI LETPA Sequin](#)
- g. [26-114](#) Amendment to Resolution 2026-R-026 Authorizing the Submission of a Rifle-Resistant Body Armor Grant Application to correct the grant number listed at the bottom of the resolution. - Kate McCloud, Grants Administrator
Attachments: [Agenda Item Memo - Application Rifle Armor FY27 correction](#)
[Resolution to Apply Rifle Armor- corrected grant #](#)
- h. [26-120](#) Resolution amending the estimated total on an annual contract with Core & Main through resolution No. 2025R-233, for AMI Water Meters; and declaring an effective date. - Tim Howe, Director of Utilities
Attachments: [Council Memo 4-7-2026](#)
[Resolution 4-7-2026](#)
- i. [26-103](#) Resolution authorizing City Manager to approve a Second Amendment to

the Term Sheet between the City of Seguin and GFNT, LLC regarding "The Nolte Project". - Alora Wachholz, Director of Economic Development

Attachments: [Council Memo - Second Amendment to Term Sheet - GFNT](#)
[Resolution - Second Amendment to Term Sheet with GFNT - 2026](#)
[Second Amendment to Term Sheet - GFNT - The Nolte Project - 2026](#)
[EXECUTED Original Term Sheet Agreement GFNT & COS Nolte Project](#)
[EXECUTED First Amendment to the Term Sheet City of Seguin 101 E. Nolte](#)

- j. [26-140](#) Resolution authorizing the purchase of forty (40) bullet-resistant windshields, utilizing funds awarded through the Office of the Governor (OOG) Grant, Grant No. 5645601. - Jason Brady, Police Chief
- Attachments:** [Resolution - Bulletproof Windshield Purchase](#)
[1. REV1 SQ-\(40\) 600898-SEGUIN PD BALLISTIC GLASS GRANT \(FRONT TC](#)
- k. [26-102](#) Approval of a Mutual Termination Agreement for a Tax Abatement between the City of Seguin and Yukon Venture Partners, LLC. - Alora Wachholz, Director of Economic Development
- Attachments:** [01 MEMO Yukon Tax Abatement Termination Agreement](#)
[02 Mutual Termination Agreement](#)
[03 Yukon Original Tax Abatement Agreement](#)
[04 Yukon First Amendment to the Tax Abatement Agreement](#)
[05 Yukon Second Amendment to the Tax Abatement Agreement](#)
- l. [26-104](#) Resolution expressing support for a collaborative workforce study to be undertaken by Texas State University at no cost on behalf of the Regional Workforce Education Alliance (RWEA). - Alora Wachholz, Director of Economic Development
- Attachments:** [CC Memo- Texas State University Workforce Study for RWEA Support Letter - 2](#)
[Resolution - Texas State University Workforce Study for RWEA Support Letter -](#)
- m. [26-092](#) Ordinance on second reading amending the Fiscal Year 2026 General Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance
- Attachments:** [Mid Year memo 2026](#)
[Mid Year General FY26](#)
- n. [26-093](#) Ordinance on second reading amending the Fiscal Year 2026 Utility Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance
- Attachments:** [Mid year Utility FY26](#)
- o. [26-094](#) Ordinance on second reading amending the Fiscal Year 2026 Special Revenue Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance

Attachments: [Mid Year Special Revenue FY26](#)

- p. [26-100](#) Ordinance on second reading amending the Seguin Code of Ordinances Chapter 74, Parks, amending Article IV, Standards of Care for Youth Recreation Programs; providing for publication of this Ordinance; providing a severability clause; providing for an effective date; and authorizing City staff to prepare this Ordinance for submission as a supplement to the Code of Ordinances. - Jack Jones, Director of Parks and Recreation.

Attachments: [Memo for Standards of Care for 2026-2027](#)
[2026-2027 Ordinance for Standards of Care](#)
[2026-2027 JAAM PARENT HANDBOOK](#)

- q. [26-104](#) Resolution expressing support for a collaborative workforce study to be undertaken by Texas State University at no cost on behalf of the Regional Workforce Education Alliance (RWEA). - Alora Wachholz, Director of Economic Development

Attachments: [CC Memo- Texas State University Workforce Study for RWEA Support Letter - 4](#)
[Resolution - Texas State University Workforce Study for RWEA Support Letter -](#)

- r. [26-124](#) Resolution authorizing the City Manager to execute Change Order No. 7 with D&D Contractors, Inc. for the North Heideke Street Drainage Improvement Project (a GLO CDBG-MIT Grant Project); and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

Attachments: [2026-04-07 Memo GLO Heideke CO](#)
[2026-04-07 Resolution Heideke Drainage CO 7](#)
[GLO Heideke Change Order No. 7](#)

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

- a. [26-134](#) Public Hearing and Ordinance on first reading to consider amendments to the Unified Development Code, including Section 1.2.7.C, Section 1.4, Section 2.10, Section 4.6, and Section 4.3.2, and further amending the Code of Ordinances, including Section 1-16, Section 54-38, and Section 54-39 concerning floodplain and stormwater management; providing for an effective date; and providing for publication of this ordinance. - Shelly Jackson, Assistant Director of Planning and Codes

Attachments: [Staff Memo Floodplain Management April 2026](#)
[Ordinance Floodplain Management April26](#)
[Revised UDC and Code of Ordinances](#)
[Planning Commission Final Report UDC Floodplain Management Amendments](#)

- b. [26-127](#) Public Hearing and Ordinance on first reading amending the Seguin Code of Ordinances Chapter 98, Section 98-107, No Parking Zones, to restrict parking on portions of Jay Road and Larkin Drive; authorizing City Staff to

prepare this Ordinance as a supplement to the City Code of Ordinances; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Attachments: [2026-04-07 Memo Jay Road and Larkin Drive](#)
[2026-04-07 No Parking Ordinance](#)

- c. [26-137](#) Public Hearing and Ordinance on first reading amending the Seguin Code of Ordinances Chapter 98, Section 98-40, No Through Truck Traffic, to restrict truck traffic on Hiddenbrooke Pass; authorizing City Staff to prepare this Ordinance as a supplement to the City Code of Ordinances; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects
- Attachments:** [2026-04-07 Memo No Thru Trucks Hiddenbrooke Pass](#)
[2026-04-07 Ordinance_No Thru Trucks_Hiddenbrooke Pass](#)
- d. [26-097](#) Public Hearing and Ordinance on First Reading amending the Seguin Code of Ordinances Chapter 98, Section 98-107, No Parking Zones, to restrict parking on portions of College Street; authorizing City Staff to prepare this Ordinance as a supplement to the City Code of Ordinances; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects
- Attachments:** [2026-04-07 No Parking Zones Memo](#)
[2026-04-07 No Parking Ordinance](#)
- e. [26-115](#) Resolution authorizing the City Manager to execute Change Order Nos. 5 through 7 with EZ BEL Construction, for the Guadalupe Street GLO Drainage Project (a GLO CDBG-MIT Grant Project, Contract Number 22-085-008-D236); and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects
- Attachments:** [2026-04-07 Memo Guadalupe Street CO](#)
[2026-04-07 Resolution Guadalupe Street CO](#)
[Change Order Request Form GLO Seguin N Guad CO 5](#)
[Change Order Request Form GLO Seguin N Guad CO 6](#)
[Change Order Request Form GLO Seguin N Guad CO 7](#)
- f. [26-130](#) Resolution of authorizing the City Manager to execute an Additional Service Proposal to the Professional Services Agreement in the amount of \$49,000 with Pape-Dawson Engineers for utility staking for the Cordova Road Project CSJ #0915-46-052; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects
- Attachments:** [2026-04-07 Memo Cordova Road CA #7](#)
[2026-04-07 Resolution for Cordova Road Electric](#)
[251230 \(P0007285-025\) ASR 7 R2](#)

- g. [26-123](#) Resolution authorizing the City Manager to execute an agreement with the Texas Historical Commission for the Main Street Program demonstrating the City of Seguin's commitment to continue as an Official Main Street City. - Blaire Friar, Main Street & Destination Seguin Director.
Attachments: [2025.04.07 Memo Resolution for Main Street Annual Contract Resolution Annual Main Street Contract 2026](#)
[2026 TMSP SEGUIN CONTRACT FINAL - unsigned](#)
- h. [26-119](#) Resolution authorizing the City Manager to execute a Master Professional Services Agreement for multiple Individual Project Orders between the City of Seguin and Kimley-Horn and Associates Inc.; and declaring an Effective Date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer.
Attachments: [MSA Council Memo 4-7-2026](#)
[MSA Resolution 4-7-2026](#)
[Kimley-Horn City of Seguin MSA](#)
- i. [26-121](#) Resolution authorizing the City Manager to enter into an agreement with Ward, Getz, and Associates LLC for the Unity Lift Station Project; and declaring an effective date - Terri Lynn Ruckstuhl, Senior Utilities Engineer.
Attachments: [Council Memo 4-7-2026](#)
[Resolution 4-7-2026](#)
[Unity Professional Services Agreement and Proposal-WGA Signed](#)
- j. [26-122](#) Resolution authorizing the City Manager to enter into an agreement with TRC Engineers, Inc. for the Cordova Road 2.0 MG Elevated Water Storage Tank Project; and declaring an effective date - Terri Lynn Ruckstuhl, Senior Utilities Engineer
Attachments: [Council Memo 4-7-2026](#)
[Resolution 4-7-2026](#)
[Engineering Proposal - Cordova Elevated Tank](#)
- k. [26-125](#) Resolution authorizing the City Manager to enter a Professional Services contract with Freese and Nichols, for engineering services related to updating the 2022 Water and Wastewater Master Plans; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer
Attachments: [Council Memo 4-7-2026](#)
[Resolution 4-7-2026](#)
[Professional Services Agreement - Master Plan 26.03.16 - FNI signed](#)
- l. [26-136](#) Resolution authorizing the City Manager to enter into an agreement with Kimley-Horn and Associates, Inc. for the 24-inch Geronimo Creek Sewer Interceptor Project; and declaring an effective date - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

Attachments: [Council Memo 4-7-2026](#)
[Resolution 4-7-2026](#)
[24-inch Geronimo Creek Sewer Interceptor 20260317](#)

- m. [26-126](#) Resolution authorizing the City Manager to enter into an agreement with Kimley-Horn and Associates, Inc. for the 24-inch SH-46 West Transmission (Upper) Water Main Project; and declaring an effective date - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

Attachments: [Council Memo 4-7-2026](#)
[Resolution 4-7-2026](#)
[24-inch SH24 West Transmission 20260317](#)

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. [26-138](#) Sections 551.071(2) (Consultation with Legal Counsel) and 551.087 (Deliberation Regarding Economic Development Negotiations): (1) 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; and (2) To deliberate the offer of a financial or other incentive to a business prospect.
- Downtown Historic District: Corner of W. Donegan and S. Camp Streets
- b. [26-141](#) Sections 551.071(2) (Consultation with Legal Counsel) and 551.072 (Deliberation regarding the Purchase/Value of Real Property) regarding the purchase and/or value of real property associated with the 36" Geronimo Creek Interceptor Project in Guadalupe County, Texas. Possible action may follow in Open Session.
- c. [26-143](#) Section 551.071(2) (Consultation with Legal Counsel) of the Texas Government Code regarding the purchase and/or value of real property in Guadalupe County, Texas.
- 416 Goodrich Street Acquisition and Relocation

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

- a. [26-142](#) Resolution declaring a necessity for the acquisition of a 0.4211-acre permanent utility easement and a 1.1401-acre temporary construction easement on a tract of land situated in the John Sowell Survey No. 16, Abstract 35, Guadalupe County, Texas, and being situated on a called 42.68-acre tract of land conveyed to Johnny Joe Herrera and Roxanne Herrera recorded on Volume 3022, Page 691 of the Official Public Records of Guadalupe County, Texas for the purpose of the installation,

construction, operation, maintenance, repair, upgrade and removal of multiple water, wastewater and water transmission lines and related above and below ground appurtenances along Auxiliary Airport 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. \(36"\)](#)
[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 31st day of March 2026 at 4:15 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.