



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual Meeting Agenda City Council

Tuesday, December 2, 2025

5:30 PM

Council Chambers

This meeting can be viewed live at:

[https://cityofseguintx.granicus.com/MediaPlayer.php?
publish_id=4611be69-a15c-46ec-bd7a-ff6a0083244a](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=4611be69-a15c-46ec-bd7a-ff6a0083244a)

1. **Call to Order**
2. **Invocation - Pastor Megan Elliot, Spirit of Joy 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. [25-671](#) Presentation from the Guadalupe County Veterans Council of Texas to the City of Seguin recognizing efforts by various City departments in support of the Veterans Day Parade and Ceremony, the American Veterans Traveling Tribute, and the Field of Honor. - Jack Jones, Director of Parks and Recreation

7. **Consent Agenda**

- a. [25-672](#) Minutes of the November 18, 2025 City Council Meeting.

Attachments: [CC Minutes 11182025](#)

- b. [25-673](#) Check Report November 13, 2025 through November 21, 2025.

Attachments: [CC Minutes 11182025](#)

- c. [25-663](#) Approval of reports for the quarter ended September 30, 2025 for the following organizations that receive Occupancy Tax funding. - Susan Caddell, Finance Director
- 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 September 30, 2025](#)
[Reports for Quarter Ended 093025](#)

- d. [25-662](#) Resolution approving the budgets for the following organizations that receive Occupancy Tax funding. - Susan Caddell, Finance Director
- 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: [Budgets to City Council 2026](#)
[Funding Requests FY26](#)
[Budgets for City Council](#)

- e. [25-658](#) Resolution authorizing the submission of a Flood Infrastructure Fund grant application seeking funding for the development of a Seguin Regional Master Drainage Plan. - Kate McCloud, Grants Administrator & Jennifer Shortess, Assistant Director of Engineering

Attachments: [Resolution to Apply for Texas Water Development Board FIF](#)
[Agenda Item Memo - Flood Infrastructure Fund Resolution to Apply](#)
[TWDB-Application Affidavit -unsigned](#)
[TWDB-Secretary certification-unsigned](#)

- f. [25-664](#) Resolution authorizing the City Manager to execute a three-year contract in the amount of \$178,761 for Tyler ERP migration. - Shane McDaniel, Chief Information Officer; Susan Caddell, Director of Finance

Attachments: [IT Memo - Tyler migration](#)
[Sequin TX ERP Pro SaaS Agreement](#)
[Resolution \(Tyler\)](#)

- g. [25-642](#) Ordinance on second reading establishing an all-way stop at the intersection of Saddlehorn Drive and Coral Sky; providing for penalties; providing a severability clause; providing for an effective date; providing for publication of this ordinance; and authorizing City Staff to submit this ordinance as a supplement to the Code of Ordinances. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

Attachments: [Stop Sign Warrant Evaluation Saddlehorn](#)
[2025-11-18 Ordinance Saddlehorn Stop Sign](#)
[2025-11-18 Memo Saddlehorn Stop Sign MR.docx](#)

- h. [25-643](#) Ordinance on second reading establishing an all-way stop at the intersection of Coral Way and Field Brook; providing for penalties; providing a severability clause; providing for an effective date; providing for publication of this ordinance; and authorizing City Staff to submit this ordinance as a supplement to the Code of Ordinances. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

Attachments: [2025-11-18 Memo Coral Way Stop Sign](#)
[Stop Sign Warrant Evaluation Coral Way](#)
[2025-11-18 Ordinance Coral Way Stop Sign](#)

- i. [25-648](#) Ordinance on second reading approving Tax Increment Reinvestment Zone Number 1 Project and Financing Plan. - Alora Wachholz, Deputy Director of Economic Development

Attachments: [MEMO - City Council Ordinance for TIRZ No 1 PFP](#)
[ORDINANCE - TIRZ No 1 PFP](#)
[EXHIBIT A TO ORDINANCE - Sequin TIRZ No 1 Final PRP](#)

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

- a. [25-656](#) Resolution awarding the bid for the construction of the Link Road Water & Wastewater Capacity Upgrades Project to M&C Fonseca Construction Co. Inc.; and declaring an effective date - Terri Lynn Ruckstuhl, Senior Utilities Engineer.

Attachments: [Council Memo 12-02-2025](#)
[Resolution 12-02-2025](#)
[WGA Bid Recommendation Letter](#)

- b. [25-666](#) Resolution of the City Council of the City of Seguin, Texas in support for The Texas Department of Transportation (TxDOT) regional expansion of State Highway 46. - Jennifer R. Shortess, PE, CFM, Assistant Director of Engineering & Capital Projects

Attachments: [2025-12-02 Memo Support for SH 46](#)
[2025-12-02 Resolution Support for SH 46](#)

- c. [25-660](#) Public Hearing and Ordinance on first reading to consider the Voluntary Annexation of approximately 132.993 acres located at 3281 Cordova Rd, situated in the A M Esnaurizar Survey, Abstract 20, in Guadalupe County, Texas Property Ids. 55627 and 55628 (VAN10212025). - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo VAN10212025 area 1](#)
[Annex Ordinance VAN10212025 area 1](#)
[CC ExhibitA](#)
[CC ExhibitB](#)

- d. [25-661](#) Public Hearing and Ordinance on first reading to consider the Voluntary Annexation of approximately 50.650 acres located near the 1500 block of E Martindale Rd, situated in the M Cherino Survey, Abstract 10, in Guadalupe County, Texas Property Id. 52678 (VAN09162025). - Pamela Centeno, Director of Planning & Codes

Attachments: [Staff Memo VAN09162025 area 1](#)
[Annex Ordinance VAN09162025 area 1](#)
[CC ExhibitA](#)
[CC ExhibitB](#)
[CC ExhibitC](#)

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. [25-668](#) 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.
- b. [25-669](#) Section 551.071(2) (Consultation with Legal Counsel) and 551.073 (Deliberation Regarding Prospective Gift) regarding a prospective gift or partial gift to/from the City of Seguin. Possible action may follow in Open Session.
- c. [25-670](#) Section 551.071(2) (Consultation with Legal Counsel) regarding contemplated and/or pending litigation involving the City of Seguin. Possible action may follow in Open Session.

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

- a. [25-667](#) Resolution authorizing all appropriate action by the City Manager, staff, attorneys, and consultants, in the negotiation, purchase and possible

institution and prosecution of proceedings in eminent domain to acquire utility easement and/or right of way from lands held by various owners of land in the project limits of the Cordova Road Widening Project and within the City of Seguin and/or its extraterritorial jurisdiction, Guadalupe County, Texas; authorizing the City Manager to execute purchase agreements for thirty-eight identified project properties in an amount not to exceed \$4,400,000; declaring each section of this Resolution to be severable one from the other in the even any section is determined to be invalid; and declaring an effective date. - Mark Kennedy, City Attorney

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 21st day of November 2025 at 4:00 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.