



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public & Virtual Meeting Agenda City Council

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Tuesday, February 3, 2026

5:30 PM

Council Chambers

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This meeting can be viewed live at:

[https://cityofseguintx.granicus.com/MediaPlayer.php?  
publish\\_id=01914bce-08fd-4c47-9d1b-48d790b5c1f3](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=01914bce-08fd-4c47-9d1b-48d790b5c1f3)

1. **Call to Order**
2. **Invocation - Pastor Rene Torres, The Door Christian Fellowship 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. **Consent Agenda**

- a. [26-036](#) Minutes of the January 20, 2026 City Council meeting.  
**Attachments:** [CC.MINUTES.01202026](#)
- b. [26-037](#) Check Report January 14, 2026 through January 28, 2026.  
**Attachments:** [Check Report 01142026 - 01282026](#)
- c. [26-031](#) Approval of reports for the quarter ended December 31, 2025 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 December 31, 2025](#)  
[Reports for Quarter Ended 123125](#)

- d. [26-033](#) Receive, for the purposes of City Council records, the fully-executed Amended and Restated Development and Utility Agreement, Terms Sheet, and Economic Development Agreement between the City of Seguin, Texas, City of Seguin TIRZ No. 3, Guadalupe County Municipal District No. 3, and/or A-L 97 IH 10-SH 46, L.P. - Alora Wachholz, Director of Economic Development

**Attachments:** [Council Memo 2.3.26 \(New Quest Documents\)](#)  
[New Quest DA \(amended & restated\) FE](#)  
[NQ TIRZ No 3 DA Term Sheet 12.16.25](#)  
[TIRZ Agreement\(EDA\)\(Executed\)](#)

- e. [26-026](#) Resolution authorizing the submission of a Project Safe Neighborhoods grant application seeking funding for surveillance equipment. - Kate McCloud, Grants Administrator

**Attachments:** [Agenda Item Memo - Application Safe Neighborhoods FY27](#)  
[Resolution to Apply Safe Neighborhoods](#)

- f. [26-014](#) Resolution authorizing the submission of a Rifle Resistant Body Armor grant application seeking funding for 15 rifle-resistant body armor vests. - Kate McCloud, Grants Administrator

**Attachments:** [Agenda Item Memo - Application Rifle Armor FY27](#)  
[Resolution to Apply Rifle Armor](#)

- g. [26-023](#) Resolution authorizing a contract amendment to the professional services contract with BGE, Inc. for the Mays Creek Drainage Improvements Project (a GLO-MIT Grant); authorizing the City Manager to execute contract amendments with providers; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

**Attachments:** [2026.02.03 Memo Mays Creek Contract Amendment #3](#)  
[2026.02.03 GLO BGE Contract Amendment #3 Resolution](#)  
[GLO Mays Creek PH II\\_Prof\\_Serv\\_Agreement - CA3\\_BGE signed](#)

- h. [26-010](#) Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 86, Solid Waste, to add a Household Hazardous Waste Service and associated monthly per-household fee;

providing for implementation through the City's Solid Waste Franchise Agreement; providing a severability clause; providing for publication; providing an effective date; and authorizing City Staff to submit this Ordinance as a supplement to the Seguin Code of Ordinances. - Rick Cortes, Deputy City Manager

**Attachments:** [Draft Ordinance HHW Fee Schedule](#)

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

- a. [26-007](#) Resolution approving a First Amendment to the Term Sheet between City of Seguin and GFNT, LLC. - Alora Wachholz, Director of Economic Development
- Attachments:** [MEMO- First Amendment to Term Sheet - GFNT](#)  
[01 Resolution - First Amendment to Term Sheet with GFNT - 2026](#)  
[02 First Amendment to Term Sheet - GFNT - The Nolte Project - 2026](#)  
[03 GFNT & COS Nolte Project Term Sheet \(Final & Executed All\)](#)
- b. [26-024](#) Resolution awarding a bid in the amount of \$1,968,887.72 to D&D Constructors, Inc. for the Mays Creek GLO Phase II Drainage Project (a GLO CDBG-MIT Grant Project, Contract No. 22-085-008-D236); authorizing the City Manager to enter into a construction contract with D&D Constructors, Inc; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects
- Attachments:** [2026-02-03 Memo Mays Creek Construction Contract](#)  
[2026-02-03 Resolution Mays Creek Construction Contract](#)  
[GLO MC Phase 2 - Award Recommendation signed](#)  
[GLO MC Phase 2 - Bidders Summary](#)
- c. [26-029](#) Resolution to reimburse Guadalupe Valley Electric COOP (GVEC) for costs of utility relocation for the Cordova Road widening project. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects
- Attachments:** [2026-02-03 Memo GVEC Reimbursement Agreement](#)  
[2026-02-03 Resolution GVEC Reimbursement Agreement](#)  
[UG Utility Relocation Agreement Package](#)
- d. [26-025](#) Resolution authorizing the City Manager to execute a Professional Service Agreement between the City of Seguin and Guidepost Energy LLC, for services related to ERCOT's Demand Response Facilitation services; and declaring an Effective Date. - Timothy Jay Howe, Director of Utilities
- Attachments:** [Council Memo 2-3-2026](#)  
[Resolution \(Guidepost\)](#)  
[Guidepost Services Agreement\\_Final executed](#)
- e. [26-030](#) Resolution authorizing the City Manager to enter into an agreement with Estacado Construction for the interior refresh of the Public Works

warehouse offices; providing for a contingency; and declaring an effective date. - Randy Kell, Facilities Director

**Attachments:** [Memo PW Office Refresh](#)  
[PW Interior Refresh Resolution](#)  
[Estacado Construction Proposal 1151](#)  
[Bid Tab AF-2026-21](#)

- f. [ZC 01-26 CC](#) Public Hearing and Ordinance on first reading to consider a Zoning Change from Single-Family Residential (R-1) to Neighborhood Commercial (NC) for the property located at the 15700 Blk of FM 725, Property IDs: 58174 & 58287, (ZC 01-26). - Pamela Centeno, Director of Planning and Codes

**Attachments:** [Staff Memo ZC 01\\_26](#)  
[Planning Commission Report and agenda packet](#)  
[ZC 01-26 Ordinance](#)  
[ZC0126 ExhibitA CC](#)

- g. [ZC 02-26 CC](#) Public Hearing and Ordinance of first reading to consider a Zoning Change - from Agricultural Ranch (A-R) to Commercial (C) for the property located near the northeast corner of SH 46 and Rudeloff Rd., Property ID: 121704, (ZC 02-26). - Pamela Centeno, Director of Planning and Codes

**Attachments:** [Staff Memo ZC 02\\_26](#)  
[Planning Commissioner Report and agenda packet](#)  
[ZC 02-26 Ordinance](#)  
[ZC0226 ExhibitA CC](#)

8. **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. [26-032](#) Section 551.074 (Personnel Matter) regarding the Annual Evaluation of the City Manager and amending the Employment Agreement. - Mayor Donna Dodgen
- b. [26-038](#) Sections 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, consultation with attorney/staff and deliberation regarding the purchase and/or value of real property associated with the Rudeloff Road Phase II Project in Guadalupe County, Texas. Possible action may follow in Open Session.

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

10. **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 28th day of January 2026 at 3:00 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.