



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, December 16, 2025

5:30 PM

Council Chambers

Public & Virtual

1. **Call to Order**

Mayor Dodgen called the meeting to order at 5:30 P.M.

2. **Invocation - Pastor Brahm French, Life Changing Church**

3. **Pledge of Allegiance/Salute to the Texas Flag**

4. **Roll Call**

Present: 8 - Councilmember Joe Rea, Councilmember David Eveld, Councilmember Jim Lievens, Councilmember John Carlsson, Councilmember Paul Gaytan, Councilmember Monica N. Carter, Councilmember Bill Keller, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. **Hearing of Residents:**

Rene Hernandez, 120 Tabler Dr., explained that he was here on behalf of a friend and wanted to raise awareness on an emerging health concern related to products commonly referred to as 7-OH (7-Hydroxymitragynine). He informed that the Texas Department of Health and Human Services have issued warnings identifying 7-OH as having an opioid-like effect and reported health risks associated with concentrated formulations currently available in retail settings. Toxicology data indicate that 7-OH has significantly higher potency at opioid receptors than morphine, which raises concerns about potential misuse when these products are sold without medical oversight. He respectfully requested that this topic be placed on a future agenda so staff can review the public health and regulatory implications.

Councilmember Jason Biesenbach recognized Main Street/Destination Management Director Blair Friar and her staff for closing Austin St. for the Sip and Stroll event and thanked them. He stated that it changed the entire feel of the event and that this was the most enjoyable Sip and Stroll yet.

Councilmember Jim Lievens voiced his concern on the number of accidents along I-10 and Highway 46, especially with heavy traffic congestion and construction. He requested that everyone try to drive defensively and be aware of the surroundings as there has been too much sadness with all the accidents.

City Manager Steve Parker thanked Councilmember Biesenbach for his comments

related to the Sip and Stroll and stated that all the events this year were above and beyond. He opined that this parade was one of the greatest parades Seguin has had. He congratulated Tim Howe, Utilities Director, on winning first place. He said that it takes a lot to organize these events, but partnerships with the Downtown Business Alliance and all the departments pulling together to make these things happen has made it a great family environment. And it will keep getting better. He also commented that the Christmas Party that Public Works put together for City staff was phenomenal. Lastly, Mr. Parker wished everyone a Merry Christmas.

Mayor Donna Dodgen reminded everyone that it is Third Thursday this week. She also thanked everyone involved with the Stroll to the Stable, a new addition to this year's festivities. She thanked all the churches that helped and for introducing the Stroll to the Stable to so many people and bringing them to see it. There were over three-thousand people that went through the event on Thursday, Friday, Saturday and Sunday. There were over four hundred nativity scenes and Christmas items. Everyone did an amazing job. Closing Austin St. was a great addition, thank you for the lights, restroom and everything and how it all came together. Mayor Dodgen stated that she attended a meeting this morning with TX Dot and all the safety concerns have been heard. We do need to be defensive drivers it is a real concern.

City Manager Steve Parker announced that Melissa Reynolds was nominated for Women of the Year; an award for female transportation professionals that exemplify leadership, innovation and commitment to the mission of WTS. He said nominees for this award are role models, mentors and advocates, and inspire others. Mr. Parker said once again that Seguin is very lucky to have someone of Melissa Reynold's caliber here.

6. Presentation

a. [25-694](#) City of Seguin Financial Reports for the Year Ended September 30, 2025. - Susan Caddell, Director of Finance

Finance Director Susan Caddell presented the Financial Reports for the Year Ended September 30, 2025. She highlighting that the General Fund revenues was 105.4% of the budget, expenditures were under \$6,969,072 or 88.5% of budget, and it was budgeted to use \$6,239,547 of fund balance that was not used. This year, the General Fund finished the year \$9,890,878 better than anticipated. Mrs. Caddell detailed that Property Tax was 101.1% of budget, exceeding the budget by \$243,456. Building Permits revenue was 111.2% of budget, exceeding the budget by \$360,969. The State/Federal Government Grants revenues were 268.8% of budget, exceeding the budget by \$216,326, as the City received more grants than anticipated. She noted that Sales Tax revenues were 104.1% of budget, exceeding the budget by \$560,401. Public Safety revenues, including EMS revenues, were 116.3% of budget, exceeding the budget by \$244,384. Interest revenues were 163% of budget due to interest rates being higher than anticipated, exceeding budget by \$492,024.

The Utility Fund revenues finished at 103.3% of budget and expenditures were 101% of budget and ended the year \$1,537,063 better than anticipated. Mrs. Caddell noted that the Golf Fund is not included in the report due to the course being closed this year. The Seguin Coliseum finished the year \$178,948 better than anticipated and the Seguin Events Complex finished the year \$25,059 better than anticipated.

Sales Tax revenue is up 3.32% for September over prior year and is down -.082% for the year over prior year and HOT revenue is down \$10,936 from prior year.

7. Consent Agenda

A motion was made by Councilmember Jason Biesenbach, seconded by Councilmember Joe Rea, that the following Consent Agenda items be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

- a. [25-698](#) Minutes of the December 02, 2025 City Council Meeting.

These minutes were approved.

- b. [25-704](#) Check Report November 22, 2025 through December 10, 2025.

The Check Report was acknowledged.

- c. [25-693](#) Board and Commission Appointments. - Donna Dodgen, Mayor
- a. Animal Services Advisory Committee
 - b. Commission on the Arts
 - c. Construction Board of Adjustments and Appeals
 - d. Historic Preservation and Design Commission
 - e. Library Advisory Commission
 - f. Regional Workforce Education Alliance
 - g. Zoning Board of Adjustments

This Action Item was approved.

- d. [25-695](#) Approval of Quarterly Investment Report for the Quarter Ended September 30, 2025. - Susan Caddell, Director of Finance

This Action Item was approved.

- e. [25-687](#) Resolution authorizing the purchase of a Frazer Type I ambulance on an International CV 515 Diesel chassis through the HGAC cooperative purchasing agreement utilizing Piller International, as the dealer; and declaring an effective date. - Dale Skinner, Fire/EMS Chief

This Resolution was approved.

Enactment No: 2025R-250

8. Action Items - Discussion and Possible Motion to Approve

- a. [25-692](#) Resolution tolling the terms of the members of the Starcke Park Golf Course Advisory Board for a period of one year; recognizing the unique circumstances of the Golf Course Renovation Project; ensuring continuity

of leadership during the construction period; and declaring an effective date. - Bruce Allen, Golf Course General Manager

Golf Operations Manager Bruce Allen explained that because the golf course has been closed for a year he would like to toll the terms of the current Golf Course Advisory Board members for a period of one year.

A motion was made by Councilmember Keller, seconded by Councilmember Carlsson, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Evelt, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-251

b. [25-657](#)

Resolution awarding the bid for the TWACS Meter Replacement Project to Second Sight Systems; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer

Utilities Engineer Terri Ruckstuhl explained that transitioning the remaining TWACS meters to AMI will improve billing accuracy, streamline utility operations, and prepare the network for integration with an Outage Management System later next year. Eleven bids were received to replace 5,300 TWACS meters. Staff recommends that Second Sight Systems be awarded a contract for \$156,000.00, plus \$19,000.00 in contingencies, for a total amount of \$175,000.00. Funding for this project has been secured by certificates of obligation.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Lievens, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Evelt, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-252

c. [25-689](#)

Resolution authorizing the City Manager to execute a Capital Improvement Funding Agreement Between the City of Seguin and Baltisse-Ackerman Seguin I, LLLP, related to water utility improvements. - Mark Kennedy, City Attorney

City Attorney Mark Kennedy explained that developer Baltisse-Ackerman Seguin I, LLP, known as "Ackerman," is in the process of installing certain water line and related utility improvements on their property located roughly at IH-10 and Hwy 464 in Seguin. Similarly, the City is currently also doing utility work in the area and has found that it would be advantageous to partner with Ackerman on the installation of a City conduit line beside the private water line improvements Ackerman is already constructing. Ackerman has offered to construct the project and include both the conduit line, which will run from the south end of the property to the north, and other related water utility improvements. In return, the City is agreeing to reimburse Ackerman for these costs.

Ackerman will keep record of all costs associated with the City conduit and water line projects and then invoice the City monthly for reimbursement of those actual costs. The estimated cost for the City conduit construction and installation project is \$174,520.00; however, actual invoice totals submitted by Developer for these projects will be what is paid out.

A motion was made by Councilmember Eveld, seconded by Councilmember Biesenbach, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-253

d. [25-690](#)

Resolution authorizing execution of Second Amendment to Tax Abatement Agreement Between the City of Seguin, Texas, and Maruichi Stainless Tube Texas Corporation. - Alora Wachholz, Director, SEDC.

Economic Development Director Alora Wachholz reminded that the City Council entered into a Tax Abatement Agreement with Maruichi Stainless Tube Texas Corporation in October 2022. The Agreement established minimum job creation, payroll, and taxable value requirements that the Company must meet annually to qualify for abatement benefits. Maruichi has fully satisfied its capital investment obligation, completing an approximately \$55 million project, which has been verified under the associated SEDC Performance Agreement. However, several key customers in the semiconductor industry, major end users of Maruichi's products, have experienced significant delays in the construction of their own manufacturing facilities. These industry-wide delays have directly impacted Maruichi's production ramp-up schedule and hiring timeline, circumstances that were outside of the Company's reasonable control. The Company has committed to maintaining its required annual payroll obligations, meaning the amended structure results in higher average wages per job, which provides continued and substantial economic benefit to the community. The Second Amendment to the Tax Abatement Agreement with Maruichi Stainless Tube Texas Corporation:

- 1. Revises the annual minimum job creation requirements to 20 (2025), 40 (2026), and 80 (2027–2028);*
- 2. Establishes proportional payroll thresholds for 2025 and 2026, with the full \$4,770,000 payroll requirement maintained beginning in 2027;*
- 3. Updates the taxable value performance obligations to:*
2024: N/A
2025: \$30,000,000
2026: \$25,000,000
2027: \$20,000,000
2028: \$20,000,000
- 4. Acknowledges that these revised thresholds are intended to be final and that no further reductions to job creation, payroll, or taxable value obligations are anticipated without express approval of the City Council.*

A motion was made by Councilmember Biesenbach, seconded by Councilmember Carlsson, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Nay: 1 - Councilmember Gaytan

Aye: 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-254

e. [25-691](#)

Resolution authorizing execution of Third Amendment to the Performance Agreement between the Seguin Economic Development Corporation and Maruichi Stainless Tube Texas Corporation. - Alora Wachholz, Director, SEDC.

Economic Development Director Alora Wachholz explained that this is the second part to the agreement with Maruichi. The Third Amendment to the Economic Development Performance Agreement with Maruichi Stainless Tube Texas Corporation:

- 1. Extends the deadlines for job creation obligations in Article IV(2)(a) and (b);*
- 2. Reduces the total full-time job requirement from 106 to 80;*
- 3. Maintains the previously required total annual payroll of \$4,770,000;*
- 4. Adjusts the Distribution 4 Performance-Based Cash Grant payment from \$239,516.18 to \$180,681.29; and*
- 5. Establishes that no further reductions to job, payroll, or deadline requirements will be considered unless expressly approved by both the SEDC Board and the Seguin City Council.*

Councilmember Carlsson stated that he will support the Third Amendment because he see their propensity to grow and eventually meet their original numbers.

Councilmember Gaytan said that he is opposed and thinks the City should not set this precedent. If a business wants to come in a make a deal with the City, they need to stick to the terms of the agreement. He opined that a Third Amendment is unacceptable.

A motion was made by Councilmember Carlsson, seconded by Councilmember Carter, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Nay: 1 - Councilmember Gaytan

Aye: 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-255

9. **Closed Session**

Mayor Dodgen recessed Open Session and convened into Closed Session at 6:12 P.M.

a. [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.

- b. [25-696](#) Section 551.087 (Deliberation Regarding Economic Development Negotiations) 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 related to Project Vast. Possible action may follow in Open Session.

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

Mayor Dodgen reconvened into Open Session at 6:44 P.M.

- a. **25-722** Authorize the City Manager to execute an emended and restated Development and Utility Agreement between the City of Seguin, Guadalupe County Municipal Utility District No. 3, and A-L-97 IH 110-SH 46, L.P., as presented by the Director of the Seguin Economic Development Corporation in Closed Session, related to teh Development of approximately 522 acres of land north of IH-10 and in the vicinity of Friesenhahn Road in Seguin, Texas. - Alora Wachholz, Economic Development Director

A motion was made by Councilmember Lievens, seconded by Councilmember Carter, that this Action Item be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Evelt, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

- b. **25-723** Authorize the City Manager to execute an incentive term sheet between the City of Seguin, City of Seguin TIRZ No. 3, and A-L 97 IH 10-SH 46 L.P., as presented by the Director of the Seguin Economic Development Corporation in Closed Session, related to the development of approximately 522 acres of land north of IH-10 and in the vicinity of Friesenhahn Road in Seguin, Texas. - Alora Wachholz, Economic Development Director

A motion was made by Councilmember Lievens, seconded by Councilmember Keller, that this Action Item be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Evelt, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

11. **Adjournment**

Mayor Dodgen adjourned the meeting at 6:46 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary