



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, November 18, 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 Tim Zapata, Victory Christian Center 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:

Bishop Tim Bird, 502 E. College St, distributed a flyer for Stroll to the Stable, a new community event that will be held in conjunction with Holiday Stroll, Sip and Stroll, etc. Stroll to the Stable will be held at the old Wells Fargo building downtown and will have hundreds of nativities on display, activities and arts and crafts for children, and music. He asked for everyone to consider volunteering to work on this project and explained that it is a multi-faith initiative. Opportunities to volunteer are posted on the JustServe website.

Julian Leal, 849 Prexi Dr., compared some of the current federal policing tactics to the policing tactics used during World War II. He suggested that the current president rules on executive power and questioned the future of racism in the United States.

Silvia Christy, Director of the Seguin Public Library, reminded that the Seguin Public Library is still collecting for the food drive. She also invited everyone to visit and invite everyone to visit the new NEA exhibit, "Our Town Seguin" on display at the Library until March 2026.

Parks and Recreation Director Jack Jones announced that the ribbon cutting for the Manuel C. Castilla Park playground, the biggest playground in Seguin, will be this Friday at 4:30 P.M.

Councilmember Carlsson commended Seguin Police Department for their recent arrests and said that he appreciates all the work they do to make the community

safe.

Councilmember Biesenbach congratulated Police Chief Jason Brady and Assistant Police Chief Rusty Suarez for their second win at the Battle of the Badges Cornhole Tournament.

Mayor Donna Dodgen commented that she learned last weekend that Police Chief Jason Brady can sing very well.

City Manager Steve Parker congratulated Multimedia Specialist Daniel Shogren for three first place awards, and a second and third place award at the TATO five programming government awards, three 1st place awards, a 2nd place and a 3rd place award, at the Texas Association of Telecommunications Officers and Advisors. Mr. Parker said that he has been an excellent addition to the team. Mr. Shogren thanked the City Council for the opportunity to tell Seguin's story and looks forward to continuing to do so.

Mayor Dodgen invited everyone to attend the Community Table event at the Seguin Coliseum on Sunday, November 23rd from 4-6 P.M.. It is a free event and open to the public to come eat or help serve.

6. Presentation

a. 25-655

Recognition of Josh Schneuker, Director of Economic Development, for his service to the City of Seguin upon his departure to pursue a new career opportunity. - Steve Parker, City Manager

Mayor Dodgen read a certificate of recognition recognizing Economic Development Director Josh Schneuker for his 10 years of service to the City of Seguin. She wished him continued success in the next chapter of his career.

City Manager Steve Parker said he cannot express how much he things of Mr. Schneuker, as he is easily one of the most talented individuals with whom he has worked. He informed that so many businesses have shared with him that they brought their business to Seguin because of their interactions with Mr. Schneuker. Mr. Parker stated that Josh is recognized as one of the leaders in his field and he is a dedicated individual and a team player. Mr. Parker said that Josh has been being recruited for a very long time. GreaterSA has created the position that he is taking for him. Mr. Parker informed that in 2019, Mr. Schneuker assisted in bringing 1,000 new industry jobs to Seguin – no one else does those numbers. The City is able to do some of the quality of life things now because of Josh's efforts. And now that the retail component coming, it will open even more avenues for the City of Seguin. Additionally, Mr. Parker commended Mr. Schneuker for all of the work he has done to bring Texas State Technical College to Seguin, as that is how you change the demographics in a community. Again, Mr. Parker declared how very proud he is of Mr. Schneuker and said he knows he is going to keep doing great things and joked that Josh will give all the first leads on new recruits to the City of Seguin.

Josh Schneuker thanked his family for all of their support throughout his career. He thanked his team and said that he often gets the credit, but he couldn't do it without his team. He thanked all the department directors for their support, Mr. Parker for his mentorship and friendship, and the City Council and SEDC Board for their support throughout the years. Additionally, he thanked Guadalupe County for the collaboration on many projects and former City Manager Doug Faseler for hiring him into his current role. Lastly, he thanked Mr. Haynes for seeing something in Josh that he didn't see in himself, and encouraging him to take the Economic Development

Director position before he thought he was ready to do so. He announced that it is hard to leave the City of Seguin as he truly loves this community. He said he is so proud of everything that the City has accomplished and is confident that the groundwork has been laid for continued success. He told that growing up poor is an experience that impacted how he saw his job because he finds satisfaction in thinking about the lives that he impacts and the opportunities that he helps to create. He declared that bringing Texas State Technical College to Seguin has the ability to end generational poverty for people. Lastly, he said that he will never forget his time with the City of Seguin and will be forever grateful for it shaping him personally and professionally.

City Manager Parker declared that Deputy Economic Development Director Alora Wachholz has played a big part in the success of the Economic Development Department over the last couple of years and she will be the new Economic Development Director. He informed that Mrs. Wachholz interviewed and was by far the most outstanding candidate. She has been in the field for over 15 years, has a Masters in Public Administration with a specialization in Economic Development. She has served as the Director of Economic Development in the City of Flower Mound, Texas, and worked to create the first Economic Development Department in Saginaw, Texas ED from the ground up. She served as the Director of Economic Development for Opportunity Austin and has owned and managed her own private consulting firm. She teaches for Texas Economic Development Corporation, is a boardmember-elect, and will receive her Certified Texas Economic Developer credential in 2026. He declared he is very happy to have Mrs. Wachholz leading the team.

Alora Wachholz said that it is a very bitter sweet moment because the department is sad to lose a key component of their team, but she is very excited for the opportunity and is very excited for the City of Seguin and she knows that she has very big shoes to fill.

7. Consent Agenda

A motion was made by Councilmember Bill Keller, seconded by Councilmember Jason Biesenbach, that the following items be approved on the Consent Agenda. 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

a. 25-654

Minutes of the November 4, 2025 City Council Meeting.

These Minutes were approved.

Presiding: 1 - Mayor Dodgen

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

b. 25-653

Check Report October 29, 2025 through November 12, 2025.

The Check Report was acknowledged.

Presiding: 1 - Mayor Dodgen

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

c. [25-652](#)

Board and Commission Appointments. - Donna Dodgen, Mayor

- a. Building and Standards Commission
- b. Historic Preservation and Design Commission
- c. Library Advisory Commission
- d. Main Street Advisory Commission
- e. Parks and Recreation Commission
- f. Planning and Zoning Commission
- g. Seguin Economic Development Corporation

This Action Item was approved.

Presiding: 1 - Mayor Dodgen

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

d. [25-647](#)

Authorize the City Manager to purchase and install new modular furniture from Texas Wilson, for the Development Service Center, effective on the date of approval. - Randy Kell, Facilities Director

This Action Item was approved.

Presiding: 1 - Mayor Dodgen

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

e. [25-650](#)

Resolution of Votes Cast to Elect Directors for the Guadalupe Appraisal District for January 1, 2026.

This Resolution was approved.

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-240

f. [25-645](#)

Resolution authorizing the submission of a Bullet-Resistant Components for Law Enforcement Vehicles grant application seeking funding for the Police Department to purchase bullet resistant windshields, windows and door panels for department vehicles. - Kate McCloud, Grants Administrator

This Resolution was approved.

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-241

g. 25-630

Ordinance on second reading approving Tax Increment Reinvestment Zone Number 3 Project and Financing Plan. - Josh Schneker, Director of Economic Development

This Ordinance was adopted.

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: 2025-061

8. Action Items - Discussion and Possible Motion to Approve

a. 25-634

Public Hearing on Flood Infrastructure Funding application for the Seguin Regional Drainage Master Plan Update. - Kate McCloud, Grants Administrator & Jennifer Shortess, Assistant Director of Engineering

Assistant Director of Engineering and Capital Projects Jennifer Shortess and Grants Administrator Kate McCloud informed that the City of Seguin was invited to submit a formal application for the Seguin Regional Drainage Masterplan Update for full financial assistance to the Texas Water Development Board. As part of the application process the city is required to hold a public meeting for the project to inform citizens of the project, how the project would benefit the community, and gather public input about flood risks. Mrs. Shortess explained that they sent invitations to the City of Berlin and Guadalupe County to attend this meeting as well and any comments made will be included in the formal application in December.

Mayor Dodgen opened the Public Hearing at 6:04 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:04 P.M.

b. 25-642

Public Hearing and Ordinance on first 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

Director of Engineering and Capital Projects Melissa Reynolds explained that the City received a request for an all-way stop at Coral Sky and Saddlehorn Drive due to safety concerns related to speeding on Coral Sky and limited sight distance. The

intersection has four approaches and is currently controlled by stop signs on Saddlehorn Drive. The speed limit on Saddlehorn Drive and Coral Sky is 25 mph. Neither street is identified on the Master Thoroughfare Plan (MTP). After review, it was determined that traffic count data did not warrant an all-way stop. Mrs. Reynolds stated that City staff does not recommend that an all-way stop be installed at the intersection when unwarranted by traffic loading, as installing traffic control when it is not warranted may lead to non-compliance, the limited sight distance at this intersection provides other factors of consideration. Mrs. Reynolds presented City Council with four options:

1. Remain as a two-way stop – four areas do not meet intersection sight distance
2. Remain as a two-way stop and remove two trees – three areas do not meet intersection sight distance
3. Provide an all way stop – three areas do not meet intersection sight distance
4. Provide an all way stop and remove one tree – one area does not meet intersection sight distance

Mayor Dodgen opened the Public Hearing at 6:08 P.M.

Cheryl Davis, president of Board of Directors Mill Creek Crossing, thanked Mrs. Reynolds for her work on this item. Mrs. Davis said that she had set at that intersection a couple of times and watched children try to cross the street when cars were passing them at 60 mph. She also commented that a fence blocks the line of sight on Saddlehorn and that should would be in favor of an all-way stop.

Laten Williams, 3005 Saddlehorn, informed that he lives on the corner of Saddlehorn and Coral Sky and is worried that someone will get hurt. He said the intersection is awkward and he watches kids put their lives in danger everyday just to catch the bus. He opined that installing an all-way stop is the right thing to do.

There being no other public comments, Mayor Dodgen closed the Public Hearing at 6:13 P.M.

Councilmember Carlsson asked what it would cost the City to install and Mrs. Reynolds replied that there is no funding impact as City has its own sign shop. If City Council chose to require the tree to be removed, there would be a need for funding.

Councilmember Biesenbach asked how the HOA feels about removing the tree and Mrs. Davis answered that it is an oak tree that has been there since 2004 and would prefer for the tree to not be removed. She suggested that if an all-way stop was installed, the removal of the tree would not be necessary.

Councilmember Lievens commented that he does not want to see tree removed and agrees that the all-way stop will solve the problem.

A motion was made by Councilmember Lievens, seconded by Councilmember Carlsson, that this Ordinance be approved on first reading to the City Council. 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

c. [25-643](#)

Public Hearing and Ordinance on first 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

Director of Engineering and Capital Projects Melissa Reynolds said that the City received a request for a traffic study analysis request for the intersection of Coral Way and Field Brook. She informed that there have been no accidents at this intersection and traffic counts are lower than the other intersection that was just approved for an all-way stop, and sight distance is not an issue at this intersection. Mrs. Reynolds commented that there will be school bus stop signs installed but because this intersection did not meet any of the criteria for an all-way stop, the Engineering Department does not recommend the installation of the all-way stop.

Mayor Dodgen opened the Public Hearing at 6:19 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:19 P.M.

Councilmember Carlsson informed that this was his request as he had been peppered with phone calls, concerns, and complaints about the speed of vehicles on this road. He suggested that it was strange that there is no record of accidents on this road because he is personally aware of three. He said that he strongly suggests installing the all-way stop for the increased safety of the community and school bus riders. He does not think it is a big inconvenience to have to stop and offered to pay for the sign installation himself.

A motion was made by Councilmember Carlsson, seconded by Councilmember Lievens, that this Ordinance be approved on first reading to the City Council. 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

d. [25-644](#)

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 plan capital projects; and declaring an effective date. - Terri Lynn Ruckstuhl, Senior Utilities Engineer

Utilities Engineer Terri Ruckstuhl reminded that Freese and Nichols, Inc prepared the City's 2022 Water and Wastewater Masterplan, which includes a schedule of capital improvement projects to meet future demands on the collection and distribution system. It is critical to evaluate the current and projected growth to determine if the proposed projects remain current because the projects impact on the City's rate structure. This resolution authorizes Freese and Nichols to perform a study to update the five year CIP in preparation for the FY27 budget season in the amount of \$99,060. Funding for this project has been secured through utility fund balance.

A motion was made by Councilmember Keller, seconded by Councilmember Keller, 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-242

e. 25-649

Resolution approving an Interlocal Agreement between Guadalupe County and the City of Seguin for Participation in Tax Increment Reinvestment Zone Number Three (TIRZ #3). - Josh Schneuker, Director of Economic Development

Economic Development Director Josh Schneuker reminded that the City Council recently approved an ordinance establishing Tax Increment Reinvestment Zone Number Three. On November 4, 2025 the TIRZ #3 Board of Directors approved a Resolution authorizing a Final Project and Financing Plan for the zone.

The City Council agreed to set the participation level in TIRZ #3 at the following:

- 50% of the City's real property tax increment generated within the TIRZ #3 boundaries for the full term of the zone (30 years), and*
- 75% of the City's sales tax increment generated within the TIRZ #3 boundaries for a period of ten (10) years, and*
- 50% of the City's sales tax increment generated within the TIRZ #3 boundaries for the remainder of the term of the zone, years eleven (11) through thirty (30).*

Mr. Schneuker informed that Guadalupe County has agreed to also contribute a portion of their tax increment within the zone's boundaries to the TIRZ #3 fund, via an Interlocal Agreement with the City of Seguin. This Interlocal Agreement was approved at Commissioner's Court on Tuesday, November 18, 2025. The Interlocal Agreement outlines the participation level in TIRZ #3 that Guadalupe County is willing to agree to, including:

- 50% of the County's real property tax increment generated within the TIRZ #3 boundaries for the full term of the zone (30 years), and*
- 50% of the County's sales tax increment generated within the TIRZ #3 boundaries for a period of ten (10) years and then terminating completely thereafter, unless otherwise extended.*

Mr. Schneuker described that an annual reimbursement to the County is allowed for any costs assumed due to the administration burden of TIRZ #3 is additionally outlined in the Interlocal Agreement at an amount not-to-exceed \$10,000. Any administrative costs requested would have to be justified and documented and the reimbursement would solely come from the County's portion of fund increment, not from the City of Seguin.

Mr. Schneuker declared that with Guadalupe County's participation in TIRZ #3, interest in the future of the zone becomes more wholly and surely a cooperative partnership, the financial opportunities for reinvestment into the zone are significantly enhanced, and the ability for development to occur more robustly and at a quicker pace is established, effectively increasing the economic potential of this important zone for the community.

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

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

Enactment No: 2025R-243

f. 25-648

Ordinance on first reading approving Tax Increment Reinvestment Zone Number 1 Project and Financing Plan. - Josh Schneuker, Director of Economic Development

Director of Economic Development Josh Schneuker reminded that City Council established Tax Increment Reinvestment Zone Number One (TIRZ #1), which is located downtown, and appointed five citizens to serve on the Board of Directors, which will act as the recommending body for all TIRZ #1 administration activities to the City Council, who retains ultimate approval authority.

Mr. Schneuker explained that one of the key requirements in the creation of a tax increment reinvestment zone is that a Project and Financing Plan be approved. This plan identifies specific improvements that the TIRZ fund anticipates supporting, while also providing certain details on how these improvements will be paid for. Although a Project and Financing Plan can be adjusted throughout the term of a TIRZ, approval of such a plan at the outset of its creation ensures that the intention behind the increment capture within a zone is authorized by the Texas Tax Code. A preliminary Project and Financing Plan was included with the ordinance, which has now subsequently become the final Project and Financing Plan

At the TIRZ #1 Board of Directors' inaugural meeting, held November 12, 2025, the Board voted to approve a Resolution authorizing and accepting the presented Project and Financing Plan for the Zone and the passing of this resolution would ratify the TIRZ #1 Board of Director's recommendation and approve the Project and Financing Plan.

Mr. Parker stated that the estimate anticipated a collection of \$12,000 for the first year of TIRZ #1, which the Board will have to start considering how they want to reinvest it into back into the TIRZ area.

Councilmember Carlsson asked if there is any negatives for the City and Mr. Schneuker responded that there is no risk to the City. The TIRZ creates a taxing baseline and any increment collected above that baseline can be reinvested into that zone. He opined that it is a great tool that can be used to accelerate the enhancement of downtown. Mr. Carlsson commended Mr. Schneuker for his great work.

A motion was made by Councilmember Gaytan, seconded by Councilmember Keller, that this Ordinance be approved on first reading to the City Council, due back on 12/2/2025. 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

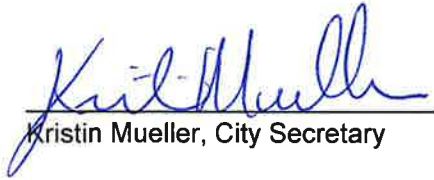
9. Adjournment

Mayor Dodgen adjourned the meeting at 6:30 P.M.



Donna Dodgen, Mayor

ATTEST:



Kristin Mueller, City Secretary

