

# DRAFT

## MINUTES REGULAR MEETING September 3, 2024

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on September 3, 2024, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Mayor Ralph Gutierrez; Mayor Pro-Tem Tiffany Gibson; Councilmember Mark Davis; Councilmember Michelle Watson; Councilmember Paul Macaluso; Councilmember Robert Westbrook; Councilmember Allison Heyward; Councilmember Tim Brown

Staff present: City Manager Steve Williams; City Attorney Daniel Santee; Deputy City Manager Brian James; Assistant City Manager Sarah Gonzalez; City Secretary Sheila Edmondson; Deputy City Secretary Sheree Courney

### **Call to Order**

Mayor Gutierrez called the meeting to order at 6:00 p.m.

### **Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Councilmember Davis)**

Councilmember Davis provided the opening prayer and led the Pledges of Allegiance to the Flags of the United States and State of Texas.

### **Proclamations**

#### **National Payroll Week-City of Schertz Payroll Professionals (J.Kurz/J.Walters)**

Mayor Pro-Tem Gibson presented the National Payroll Week-City of Schertz Payroll Professionals Proclamation to HR and Purchasing Director Jessica Kurz.

#### **National Payroll Week-Alamo Chapter of Payroll Professionals (Ms. Denise Kelley)**

Councilmember Brown presented the National Payroll Week-Alamo Chapter of Payroll Professionals.

#### **Storm Ready Designation (G.Rodgers/B.High)**

Councilmember Westbrook presented the Storm Ready Designation Proclamation to Fire Chief Greg Rodgers, Assistant Fire Chief John Perry, Emergency Management Coordinator Brandon High, and Warning Coordination Meteorologist Paul Yura of the National Weather Service. Mr. Yura congratulated the City on its designation as Storm Ready. The designation will be recognized by the National Weather Service for the next four years.

### **National Preparedness Month (G.Rodgers/B.High)**

Councilmember Heyward presented the National Preparedness Month Proclamation to Emergency Management Coordinator Brandon High.

### **Child Passenger Safety Week - September 15-21, 2024 (A.Kraft/J.Lowery)**

Councilmember Macaluso presented the Child Passenger Safety Week - September 15-21, 2024 Proclamation to Officer Anna Kraft, MIH Paramedic Amy Anderson, and EMS Community Health Coordinator Tyler Bowker.

### **Employee Recognitions**

City Manager Steve Williams recognized Sgt. Marty Trevino, Schertz Police Department SRO Unit Supervisor, for 20 years of service; and Captain Chris Meek of the Schertz Fire Department, for 25 years of service.

### **Employee Introductions**

City Department Heads introduced the following new staff members to City Council.

- City Secretary's Office: Evelyn "Mechelle" Powell, Records Management Coordinator (PT)
- Economic Development Corporation: Amy Madison, Deputy Director of Economic Development
- Engineering: Serena Contreras, Associate Engineer
- Planning Dept: William Willingham, Planner
- Police Dept: Benjamin Ekomo, Public Safety Communications Officer; Patrick Beuligmann, Police Cadet; and Kelsey Ragland, Police Records Specialist
- Public Works: Jorge Guzman, Water/Wastewater Worker I; and Jesse Nauta, Street Maintenance Worker I
- Utility Billing: Brittany Rodriguez, Utility Billing Specialist; and Margaret Bevere, Utility Billing Specialist

### **City Events and Announcements**

- Announcements of upcoming City Events (B.James/S.Gonzalez)  
Deputy City Manager Brian James announced the upcoming city events.
- Announcements and recognitions by the City Manager (S.Williams)  
City Manager Steve Williams announced Ms. Rebecca Vera, Neighborhood Services Manager, met all the criteria and passed a national level exam to earn the credential for being a certified professional in food safety from the National Environmental Health Association. This is a prestigious credential that is well respected throughout the industry.
- Announcements and recognitions by the Mayor (R.Gutierrez)  
Mayor Gutierrez had no announcements or recognitions.

## Hearing of Residents

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than **3** minutes.

**All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.**

**All handouts and/or USB devices must be submitted to the City Secretary no later than noon on the Monday preceding the meeting. Handouts will be provided to each Councilmember prior to the start of the meeting by the City Secretary. All USB devices will be vetted by City IT staff to ensure City property is protected from malware.**

Mayor Pro-Tem Gibson recognized the following residents:

**Eric Norman**, resident of Seguin, announced his candidacy for State House of Representatives for District 44.

**Richard Kunz**, 2960 Red Tip, provided comments on the City Budget from a resident and employee perspective.

**Dana Eldridge**, 2628 Gallant Fox Dr, provided comments on the infrastructure needed for the proposed apartment development behind EVO.

**Maggie Titterington**, 1730 Schertz Parkway, provided an update on upcoming Chamber events and the Schertz Historical Preservation Society Scavenger Hunt scheduled for October.

## Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

1. **Minutes** - Consideration and/or action regarding the approval of the regular meeting minutes of August 20, 2024. (S.Edmondson/S.Courney)
2. **Resolution 24-R-92** - Authorizing a contract with Ezzi Signs Inc. to replace the electronic sign. (B.James/D.Hardin-Trussell)
3. **Resolution 24-R-114** - Authorizing a contract with the County Clerk of Comal County to conduct the November 5, 2024, Special Election; authorizing the election to be held as a Joint Election; and resolving other matters incident and related to such election and declaring an effective date.(S.Edmondson/S.Courney)

4. **Resolution 24-R-90** - Authorizing an agreement to allow construction of a sewer line across public parkland, in addition to dedicating right-of-way (ROW) in existing parkland for secondary access for additional development in the Hallie's Cove subdivision in exchange for funding public park improvements and dedication of land. (S.Gonzalez/L. Shrum)
5. **Resolution 24-R-117** - Authorizing an Interlocal Agreement with the Schertz Housing Authority to provide funding. (S.Williams/B.James)

No items were removed for separate action.

Mayor Gutierrez asked for a motion to approve Consent Agenda Items #1 - 5.

Moved by Councilmember Michelle Watson, seconded by Councilmember Allison Heyward

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis,  
Councilmember Michelle Watson, Councilmember Paul Macaluso,  
Councilmember Robert Westbrook, Councilmember Allison Heyward,  
Councilmember Tim Brown

Passed

### **Discussion and Action Items**

6. **Resolution 24-R-113** - Presentation and Adoption of the City of Schertz Strategic Plan (S.Williams)  
City Manager Steve Williams reminded Council of the Council/Staff retreat held in February and introduced Mr. Ron Cox, Consultant who facilitated the retreat and wrote the Strategic Plan report. Mr. Williams provided closing statements to the presentation and showcased the document that Public Affairs created for the website.

No Council discussion occurred.

Mayor Gutierrez asked for a motion to approve Resolution 24-R-113.

Moved by Mayor Pro-Tem Tiffany Gibson, seconded by Councilmember Michelle Watson

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis,  
Councilmember Michelle Watson, Councilmember Paul Macaluso,  
Councilmember Robert Westbrook, Councilmember Allison Heyward,  
Councilmember Tim Brown

Passed

7. **Ordinance No. 24-B-152** - Consideration and approval by the city council of the City of Schertz, Texas authorizing the issuance of “City of Schertz, Texas, Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2024”; providing for the payment of said certificates by the levy of an ad valorem tax upon all taxable property within the city and further securing said certificates by a lien on and pledge of the pledged revenues of the system; and other matters incident and related thereto. *First & Final Reading* (S.Williams/J.Walters/A.Friedman)

Mayor Gutierrez recognized Assistant City Manager Sarah Gonzalez who presented Ordinance 24-B-152 and introduced Mark McLiney of SAMCO Capital Markets. Mr. McLiney introduced associate Jack McLiney, also of SAMCO Capital Markets, and then explained the process for issuance of certificates of obligation. Mr. Jack McLiney explained the bids and provided the recommendation of which company to go with.

No Council discussion occurred.  
Mayor Gutierrez asked for a motion.

Mayor Pro-Tem Tiffany Gibson made the motion as follows: "I move that the City Council adopt an ordinance authorizing the "City of Schertz, Texas, combination tax and limited pledge revenue certificates of obligation, series 2024;" seconded by Councilmember Allison Heyward.

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis,  
Councilmember Michelle Watson, Councilmember Paul Macaluso,  
Councilmember Robert Westbrook, Councilmember Allison Heyward,  
Councilmember Tim Brown

Passed

8. **Ordinance 24-T-153** - Authorizing adjustments to the FY 2023-24 Budget. *First Reading* (S.Gonzalez/J.Walters)

Mayor Gutierrez recognized Assistant City Manager Sarah Gonzalez who presented Ordinance 24-T-153.

No Council discussion occurred.

Mayor Gutierrez asked for a motion to approve Ordinance 24-T-153.

Moved by Mayor Pro-Tem Tiffany Gibson, seconded by Councilmember Michelle Watson

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis,  
Councilmember Michelle Watson, Councilmember Paul Macaluso,  
Councilmember Robert Westbrook, Councilmember Allison Heyward,  
Councilmember Tim Brown

Passed

9. **Resolution 24-R-93** - Authorizing the City Manager to contract with OpenGov, Inc., Inc. for an asset management software program (B.James/D.Hardin-Trussell)

Mayor Gutierrez recognized IT Director Jack Bluebird who presented Resolution 24-R-93. Also supporting OpenGov, Inc, were representatives from Facilities and Parks and Rec.

Questions from Council were fielded by Deputy City Manager Brian James.

Mayor Gutierrez asked for a motion to approve Resolution 24-R-93.

Moved by Councilmember Michelle Watson, seconded by Councilmember Allison Heyward

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis,  
Councilmember Michelle Watson, Councilmember Paul Macaluso,  
Councilmember Robert Westbrook, Councilmember Allison Heyward,  
Councilmember Tim Brown

Passed

10. **Resolution 24-R-103** - Authorizing the City Manager to enter into an Agreement with My House of Design for Graphic Design Services.  
(S.Gonzalez/L.Klepper/D.Christensen)

Mayor Gutierrez recognized Communications Manager Devan Christensen who presented Resolution 24-R-103.

No Council discussion occurred.

Mayor Gutierrez asked for a motion to approve Resolution 24-R-103..

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis,  
Councilmember Michelle Watson, Councilmember Robert Westbrook,  
Councilmember Allison Heyward, Councilmember Tim Brown

Other: Councilmember Paul Macaluso (ABSENT)

Passed

11. **Resolution 24-R-102** - Authorizing the City Manager to enter into an agreement with Walsworth Publishing Company, Inc. for printing services.  
(S.Gonzalez/L.Klepper/D.Christensen)

Mayor Gutierrez recognized Communications Manager Devan Christensen who presented Resolution 24-R-102.

No Council discussion occurred.

Mayor Gutierrez asked for a motion to approve Resolution 24-R-102..

Moved by Councilmember Michelle Watson, seconded by Councilmember Allison Heyward

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis,  
Councilmember Michelle Watson, Councilmember Paul Macaluso,  
Councilmember Robert Westbrook, Councilmember Allison Heyward,  
Councilmember Tim Brown

Passed

**12. Resolution 24-R-106 - Approving an Amendment to the Interlocal Agreement (ILA) between the City of Cibolo and the City of Schertz for Dispatch Services (S.Williams/J.Lowery)**

Mayor Gutierrez recognized Police Chief Jim Lowery who presented Resolution 24-R-106.

No Council discussion occurred.

Mayor Gutierrez asked for a motion to approve Resolution 24-R-106..

Moved by Mayor Pro-Tem Tiffany Gibson, seconded by Councilmember Mark Davis

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis,  
Councilmember Michelle Watson, Councilmember Paul Macaluso,  
Councilmember Robert Westbrook, Councilmember Allison Heyward,  
Councilmember Tim Brown

Passed

**13. Resolution 24-R-107 - Accepting a grant award from the Motor Vehicle Crime Prevention Authority for a License Reader Program to combat vehicle burglary and theft. (S.Williams/J.Lowery)**

Mayor Gutierrez recognized Police Chief Jim Lowery who presented Resolution 24-R-107.

Councilmember Westbrook asked about maintenance of program at the end of the grant. Chief Lowery responded that the intent is to keep applying for grants on an annual basis for as long as they are available.

Mayor Gutierrez asked for a motion to approve Resolution 24-R-107.

Moved by Mayor Pro-Tem Tiffany Gibson, seconded by Councilmember Michelle Watson

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Robert Westbrook, Councilmember Allison Heyward, Councilmember Tim Brown

Passed

- 14. Resolution 24-R-108** - Authorizing a contract with Keystone Construction Services, LP, relating to the Riata Lift Station Relocation Project (B.James/K.Woodlee/E.Schulze)

Mayor Gutierrez recognized Senior Engineer Eric Schulze who presented the resolution.

No Council discussion occurred.

Mayor Gutierrez asked for a motion to approve Resolution 24-R-108.

Moved by Councilmember Allison Heyward, seconded by Councilmember Michelle Watson

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Robert Westbrook, Councilmember Allison Heyward, Councilmember Tim Brown

Passed

- 15. Resolution 24-R-98** - Authorizing a Subdivision Improvement and Reimbursement Agreement for the Ackerman Development. (S.Williams/B.James)

Mayor Gutierrez recognized Deputy City Manager Brian James who presented Resolution 24-R-98.

No Council discussion occurred.

Mayor Gutierrez asked for a motion to approve Resolution 24-R-98.

Moved by Councilmember Michelle Watson, seconded by Councilmember Allison Heyward

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Robert Westbrook, Councilmember Allison Heyward, Councilmember Tim Brown

Passed

16. **Resolution 24-R-99** - Authorizing an Improvement Agreement for the Den Ott Hill Development for ROW acquisition reimbursement and to acquire ROW from SCUCISD. (S.Williams/B.James)

Mayor Gutierrez recognized Deputy City Manager who presented Resolution 24-R-99.

No Council discussion occurred.

Mayor Gutierrez asked for a motion to approve Resolution 24-R-99.

Moved by Councilmember Michelle Watson, seconded by Mayor Pro-Tem Tiffany Gibson

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Robert Westbrook, Councilmember Allison Heyward, Councilmember Tim Brown

Passed

**Mayor Gutierrez recessed Open Session for a short break at 7:59 p.m.**

**Mayor Gutierrez reconvened Open Session at 8:20 p.m.**

### **Public Hearings**

17. **Ordinance 24-S-146** - Conduct a public hearing and consider a request to rezone approximately 38.8 acres of land from Single-Family Residential/Agricultural District (R-A) and General Business District (GB) to Apartment/Multi-Family District (R-4), known as Guadalupe County Property Identification Number 68294, 68295, 68296, 68302, 68303, 68315 68316, generally located 1,100 feet to the west of the FM 2252 and IH 35 intersection, City of Schertz, Guadalupe County, Texas. ***First Reading*** (B.James/L.Wood/S.Haas)

Mayor Gutierrez recognized Senior Planner Samuel Haas who provided the summary for Ordinance 24-S-146 and staff recommendation. Ashley Farrimond, Attorney for the Developer, presented the development plan including infrastructure improvements to Ripps-Kruesler, FM 2252, and Old Wiederstein Developer is not asking for any variances.

Mayor Gutierrez reminded Council of the email received from Mr. Harrold Densberger in support of this ordinance.

Public Hearing opened at 8:40 p.m.

The following residents spoke in support of the rezoning of the property via this ordinance:

- John Meyers, Schhertz Housing Authority

- John Jasek, 19018 Old Wiederstein
- Noreen Baker, 7806 Callbram Ln, Austin, TX
- Douglas Jasek, Sugarland
- Tina Densberger Burditt, 2652 Poplar Grove Ln
- Keith Densberger, 305 E. 4th Street, Yorktown

The following residents spoke in opposition of the rezoning of the property via this ordinance:

- Sandra Ott, 2305 Den Ott Hill
- Nicole Sharp, 2233 Den Ott Hill
- Harold Densberger, 2229 Den Ott Hill
- James Ott, 2217 Den Ott Hill
- Mark Tudyk, 18490 Old Wiederstein Rd.
- Carolyn McDonald, McDonald & Brown representing Sandra Ott
- Adam Sharp, 2233 Den Ott Hill

Public Hearing closed at 9:07 p.m.

Mayor Gutierrez offered the following comment:

"There is fear when change is proposed. The primary objective of the new development is to enhance the surroundings of our community and our city. To make our city a more vibrant and livable place for all residents. One of our city's challenges is affordable housing. This project addresses this concern. The natural layout of many cities is Businesses → Multifamily → Residential. The layout of this development is consistent with this concept. City staff play a crucial role in making decisions to protect the city's development. They work to ensure that development plans align with zoning regulations, environmental protection, and community needs. Regarding this applicant's request, our city staff recommended approval. The Planning and Zoning Commission recently unanimously approved this multifamily residential complex. This decision came after a comprehensive review process to ensure its alignment with the city's long-term development goals. The project aims to provide much-needed housing options for the growing population. Community feedback was also considered, ensuring that the new development would enhance the proposed area. There appeared to be minimal fear regarding the multifamily complex, there is frustration and concern regarding a road shared by a few. The applicant addresses this concern by providing two points of ingress (entrance) and egress (exit). Approving the applicant's request marks a significant step in addressing housing shortages and promoting balanced urban growth and providing clients to the Schertz Station, which will impact our economic growth."

Mayor Gutierrez opened the floor to Council for discussion.

Councilmember Davis expressed concerns with Den Ott Road being used by residents of the development, when it is not designed for use by that level of traffic.

Councilmember Westbrook pushed back regarding the need for workforce

housing in Schertz.

Councilmember Heyward stated that everything will have to meet certain criteria before it can be built. The issue at hand is the zoning of this property.

Councilmember Macaluso questioned the inclusion of the road in the zoning.

Councilmember Brown stated it is not Council's job to get into road design. Den Ott Road is a legal battle between the owners.

Deputy City Manager Brian James and Ms. Ashley Farrimond fielded the questions and provided explanations for Council consideration.

Moved by Mayor Pro-Tem Tiffany Gibson, seconded by Councilmember Michelle Watson

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Michelle Watson,  
Councilmember Paul Macaluso, Councilmember Robert Westbrook,  
Councilmember Allison Heyward, Councilmember Tim Brown

NAY: Councilmember Mark Davis

Passed

- 18. Ordinance 24-S-148** - Conduct a public hearing and consider a request to rezone approximately 71 acres of land from Single-Family Residential/ Agricultural District (R-A) and Agricultural District (AD) to approximately 41 acres as Single-Family Residential District (R-2) and approximately 30 acres as Single-Family Residential District (R-6), known as Bexar County Property Identification Number 310022, more specifically known as 12840 Lower Seguin Road, City of Schertz, Bexar County, Texas. *First Reading* (B.James/L.Wood/D.Marquez)

Mayor Gutierrez recognized Planner Daisy Marquez who provided a brief summary of the rezoning request. The applicant, Patrick Christensen, addressed Council and offered to answer any questions.

Public Hearing opened at 9:57 p.m.

No residents came forward to speak.

Public Hearing closed at 9:58 p.m.

Mayor Gutierrez opened the floor to Council for discussion.

Councilmember Heyward asked why the applicant didn't ask for a PDD. Applicant responded that they didn't need any variances, so a PDD was not necessary.

Councilmember Macaluso stated that the PDD should only be used for unique developments.

Mayor Gutierrez asked for a motion to approve Ordinance 24-S-148.

Moved by Councilmember Paul Macaluso, seconded by Councilmember Michelle Watson

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis,  
Councilmember Michelle Watson, Councilmember Paul Macaluso,  
Councilmember Robert Westbrook, Councilmember Allison Heyward,  
Councilmember Tim Brown

Passed

- 19. Ordinance 24-S-149** - Conduct a public hearing and consider a request to rezone approximately 79 acres of land from Planned Development District (PDD) to Single-Family Residential District (R-1), known as Bexar County Property Identification Number 310060, more specifically known as 8676 Trainer Hale Rd, City of Schertz, Bexar County, Texas. *First Reading* (B.James/L.Wood/D.Marquez)

Mayor Gutierrez recognized Planner Daisy Marquez who provided a brief summary of the rezoning request. The applicant, Paul Lando, MTR Engineers 1770 Cimarron Path, San Antonio, addressed Council and offered to answer any questions

Public Hearing opened at 10:13 p.m.  
No residents came forward to speak.  
Public Hearing closed at 10:13 p.m.

Mayor Gutierrez opened the floor to Council.  
Councilmember Westbrook and Mayor asked for clarification of the project. Mr. Lando provided the clarification.  
City Manager Williams asked how many units. Mr. Lando responded 210.

Moved by Mayor Pro-Tem Tiffany Gibson, seconded by Councilmember Michelle Watson

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis,  
Councilmember Michelle Watson, Councilmember Paul Macaluso,  
Councilmember Robert Westbrook, Councilmember Allison Heyward,  
Councilmember Tim Brown

Passed

- 20. Ordinance 24-T-150** - Conduct a Public Hearing and Adopt a budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, in accordance with the Charter of the City of Schertz, Texas; providing for the filing of the Budget; providing that this Ordinance shall be cumulative of all Ordinances; providing a Severability Clause; and providing an Effective Date. *Final Reading* (S.Gonzalez/J.Walters)

Mayor Gutierrez recognized Assistant City Manager Sarah Gonzalez who provided a brief summary of the ordinance.

Public Hearing opened at 10:21 p.m.  
No residents came forward to speak.

Public Hearing closed at 10:21 p.m.

Mayor Gutierrez opened the floor to Council for discussion.

No discussion occurred.

Mayor Gutierrez asked for a motion to approve Ordinance 24-T-150.

Moved by Councilmember Tim Brown, seconded by Mayor Pro-Tem Tiffany Gibson

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis,  
Councilmember Michelle Watson, Councilmember Paul Macaluso,  
Councilmember Robert Westbrook, Councilmember Allison Heyward,  
Councilmember Tim Brown

Passed

## Discussion and Action Items

21. **Resolution 24-R-116** - Ratifying the property tax increase reflected in the Adopted Budget for FY 2024-25. (S.Gonzalez/J.Walters)

Mayor Gutierrez recognized Assistant City Manager Sarah Gonzalez who presented Resolution 24-R-116.

Moved by Councilmember Michelle Watson, seconded by Councilmember Robert Westbrook

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Michelle Watson,  
Councilmember Robert Westbrook, Councilmember Allison Heyward,  
Councilmember Tim Brown

NAY: Councilmember Mark Davis, Councilmember Paul Macaluso

Passed

## Public Hearings

22. **Ordinance 24-T-151** – Conduct a Public Hearing and approve an Ordinance approving the appraisal roll; setting the tax rate; levying and assessing general and special ad valorem taxes for the use and support of the municipal government of the City of Schertz, Texas. *Final Reading* (S.Gonzalez/J.Walters)

Mayor Gutierrez recognized Assistant City Manager Sarah Gonzalez who briefed Council on Ordinance 24-T-151.

Public Hearing opened at 10:24 p.m.

No residents came forward to speak.

Public Hearing closed at 10:24 p.m.

Mayor Gutierrez provided the following statement:

"I strongly believe that a property tax increase at this time is not in the best interest of our community. Our residents are already facing rising costs in many areas, from groceries to utilities, and an increase in their home appraisal value. Adding a higher tax burden would only compound these challenges. We are in a situation where new construction will increase our tax revenue. Park-35 will add approximately \$1 million, Core 5 Logistics Center \$750K, The Embry subdivision will add another \$150K and if we include the Schertz Station Complex \$300K, we will certainly increase our tax revenue. Schertz Station will also generate sales tax revenue. These revenue sources and others in production, will bridge the financial gap we are facing today. Patience will see us through this budgetary gap. A tax increase will place additional strain on homeowners. A property tax increase is not the right path forward. Therefore, I do not support or endorse a tax increase with a tax rate of \$0.4900."

Mayor Gutierrez opened the floor to Council for discussion.

Mayor Pro-Tem Gibson respectfully disagreed with the Mayor's comment. Council needs to look at how the tax rate increase benefits the entire city.

Mayor Gutierrez asked for a motion to approve Ordinance 24-T-151.

Mayor Pro-Tem Tiffany Gibson made the motion as follows: "I move that the Property Tax Rate be increased by the adoption of a tax rate of 0.4900, which is effectively a 2.0% increase in the tax rate;" seconded by Councilmember Michelle Watson.

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Michelle Watson,  
Councilmember Robert Westbrook, Councilmember Allison Heyward,  
Councilmember Tim Brown

NAY: Councilmember Mark Davis, Councilmember Paul Macaluso  
Passed

**Mayor Gutierrez recessed to closed session at 10:29 p.m.**

### **Closed Session**

23. The City Council will meet in closed session under Section 551.074 of the Texas Government Code, Personnel Matters, to conduct the annual evaluation of the City Manager, Mr. Steve Williams.

Mayor Gutierrez stated discussion regarding the annual evaluation for City Manager, Mr. Steve Williams, began at 10:35 p.m. and ended at 11:11 p.m.

24. The City Council will meet in closed session under Section 551.074 of the Texas Government Code, Personnel Matters, to conduct the annual evaluation of the City Secretary, Ms. Sheila Edmondson.

Mayor Gutierrez stated discussion regarding the annual evaluation of the City Secretary, Ms. Sheila Edmondson, began at 11:13 p.m. and end time was 11:48 p.m.

### **Reconvene into Regular Session**

Mayor Gutierrez reconvened to Regular Session at 12:06 a.m.

25. Take any action based on discussion held in Closed Session under Agenda Item #23.

Mayor Ralph Gutierrez made a motion to increase the salary of the City Manager with a 3.5% increase effective 1 October, and provide a 3-year contract with an effective date of 1 October 2024, and provide 40 hours of annual leave; seconded by Mayor Pro-Tem Tiffany Gibson.

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis,  
Councilmember Michelle Watson, Councilmember Robert Westbrook,  
Councilmember Allison Heyward, Councilmember Tim Brown

Other: Councilmember Paul Macaluso (ABSENT)

Passed

26. Take any action based on discussion held in Closed Session under Agenda Item # 24.

Mayor Ralph Gutierrez made a motion to increase the salary of the City Secretary with a 5.5% increase effective 1 October; seconded by Councilmember Michelle Watson.

AYE: Mayor Pro-Tem Tiffany Gibson, Councilmember Mark Davis,  
Councilmember Michelle Watson, Councilmember Robert Westbrook,  
Councilmember Allison Heyward, Councilmember Tim Brown

Other: Councilmember Paul Macaluso (ABSENT)

Passed

### **Information available in City Council Packets - NO DISCUSSION TO OCCUR**

27. Monthly Update - Major Projects In Progress/CIP (B.James/K.Woodlee)
28. Bexar County Appraisal Board of Directors Nomination Process-2025  
(Mayor/S.Edmondson)

29. Comal County Appraisal Board of Directors Nomination Process-2025  
(Mayor/S.Edmondson)

**Requests and Announcements**

- Requests by Mayor and Councilmembers for updates or information from Staff  
No requests for updates or information from staff were made.
- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda  
No requests by Mayor or Councilmembers that items or presentations be placed on a future City Council agenda.
- City and Community Events attended and to be attended (Council)  
No City and Community Events attended or to be attended were noted.

Mayor Pro-Tem Tiffany Gibson announced this would be her last meeting. She resigned as City Council Place 4.

**Adjournment**

Mayor Pro-Tem Gibson adjourned the meeting at 12:12 a.m.

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Ralph Gutierrez, Mayor

ATTEST:

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Sheila Edmondson, City Secretary