

# DRAFT

## MINUTES REGULAR MEETING May 6, 2025

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on May 6, 2025, 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 Allison Heyward; Councilmember Michelle Watson; Councilmember Paul Macaluso; Councilmember Ben Guerrero; Councilmember Robert Westbrook; Councilmember Tim Brown

Absent: Councilmember Mark Davis

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

**View City Council Meeting - <https://www.youtube.com/@CityofSchertz>**

### **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 Macaluso)**

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

### **Employee Introductions**

- I.T.: Director of I.T. Jack Blubird introduced Rebecca Gonzales-Administrative Assistant
- Fleet Services: Fleet Manager Chris Hernandez introduced James Guevara-Fleet Mechanic I and Richard Marshall-Fleet Mechanic I
- Library: Senior Librarian April Toman introduced Katherine Porras-Library Assistant, Amari Russell-Library Assistant
- Public Works: Water/Wastewater Supervisor Zach Eaton introduced Darren Martinez, Water/Wastewater Worker I

### **Proclamations Municipal Clerks Week-May 4-10, 2025 (Mayor Gutierrez)**

Mayor Gutierrez presented the Municipal Clerks Week Proclamation to City Secretary Sheila Edmondson, Deputy City Secretary Sheree Courney and Records Management Coordinator Mellissa Zipp.

**Economic Development Week-May 11-17, 2025 (Councilmember Macaluso)**  
Councilmember Macaluso presented the Economic Development Corporation Proclamation to EDC Director Scott Wayman, Deputy Director Amy Madison and Business Engagement Manager Ashley Ritchey

**National Police Week-May 11-17, 2025/National Peace Officers Memorial Day - May15, 2025 (Councilmember Guerrero)**  
Councilmember Ben Guerrero presented the National Police Week/National Peace Officers Memorial Day Proclamation to Asst. Police Chief Phillip Waller and the Police Department.

**World Facilities Management Day-May 14, 2025 (Councilmember Westbrook)**  
Councilmember Westbrook presented the World Facilities Management Day Proclamation to Facilities Services Supervisor Joe Villarreal and Electrician Thomas Brooks.

**World Multiple Sclerosis Day-May 30th, 2025 (Mayor Pro-Tem Heyward)**  
Mayor Pro-Tem Heyward presented the World Multiple Sclerosis Day Proclamation to representative Mr. Ferrando Heyward.

## **Presentations**

- **Schertz Cub Scout Pack 51-Thank You Presentation For:** Mayor Gutierrez, Ms. Amy Thomas (SCUCISD), and Mr. Andy Coppi (Schertz-Cibolo-Selma Lions Club)

Cup Pack #51 presented thank you cards to Mayor Gutierrez, Ms. Amy Thomas (SCUCISD-School Board) and Mr. Andi Coppi (Schertz-Selma Lion Club) for being judges at the 2025 Pinewood Derby race.

- **South Texas Special Olympics-Thank you for 2024 Fundraising presented by Ms. Sharon Hernandez to the Schertz Police Department**

Ms. Sharon Hernandez, representative from the South Texas Special Olympics, presented the Schertz Police Department with an honorary torch to say thank you for their 2024 Fundraising efforts.

## **City Events and Announcements**

- Announcements of upcoming City Events (B. James/S. Gonzalez)

Assistant City Manager Sarah Gonzalez provided the following announcements.

May 8, 2025-6:00 pm-Schertz Young Leaders Graduation Ceremony

May 12, 2025-6:00 pm-Police Memorial

May 12, 2025-6:00 pm-Ribbon cutting for the new lights at the Schertz Soccer Complex

- Announcements and recognitions by the Interim-City Manager (B.James)

No announcements at this time.

- Announcements and recognitions by the Mayor (R. Gutierrez)

No announcements at this time.

## **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.*

Daniel Jameson, 1048 Richmond, Schertz, TX - Mr. Jameson invited everyone to the VFW Monthly Breakfast on the third Saturday of every month. The City of Schertz is hosting the Memorial Day Ceremony on Monday, May 26, 2025, at the Veteran's Memorial.

Brent Bolter, 2633 Clover Brook Lane, Schertz, TX - Mr. Bolter had additional comments about the Solid Waste Contract. He asked what the 9300 residents will do with their current garbage cans now that the new 96-gallon trash cans will be provided by Frontier Waste. Mr. Bolter asked if there was a plan to have extra garbage cans picked up. He expressed concerns about the City's rates going up and receiving less service.

Maggie Titterington, 5325 Storm King, Schertz, TX - Ms. Titterington, Chair of the Schertz Historical Preservation Committee, wanted to give an update with SHPC. The next Trivia Night will be at Ashley Park on June 6, 2025, at 7:00 p.m. Movies in the Park will be starting back up soon. The SHPC is working on an Schertz Historical Calendar and a standard for historical signs.

Peter Snaddon, 3000 N Austin Street, Seguin, TX- Mr. Snaddon wanted to inform the Council that the Guadalupe Appraisal District would be bringing forward a presentation on purchasing the old Mary B. Erskine School to handle today's and the future growth of the Guadalupe Appraisal District staff. The Guadalupe Appraisal District will need 3/4's of the county's taxing unit to approve the purchase. Mr. Snaddon will be back in June with a formal presentation to Council.

## **Discussion and Action Items**

**Application for Landmark Property Designation** - Consideration of a Landmark Property Designation for 420 Curtiss. (S.Williams/B.James)

Interim City Manager Brian James brought forward a recommendation from the Schertz Historical Preservation Committee (SHPC) to approve an application for Landmark Property designation for 420 Curtiss. The Landmark Property designation does not trigger any State or City regulations or restrictions. The structure was constructed in approximately 1940 and typifies the type of residential construction in Schertz at that time, with a small covered front stoop and lap siding.

Moved by Mayor Pro-Tem Allison Heyward, seconded by Councilmember Michelle Watson

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson, Councilmember Paul Macaluson, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Passed

**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** – Approval of the minutes from the City Council-Staff Pre-Budget Meeting on March 28, 2025, and the City Council Regular Meeting on April 15, 2025 (S.Edmondson/S.Courney)
2. **Resolution 25-R-046** – Authorizing expenditures with Advanced Water Well Technologies for rehabilitation of the Nacogdoches Water Facility water well (B.James/L.Busch/N.Ferris)
3. **Resolution 25-R-053** - Authorizing a contract amendment with Maldonado Nursery & Landscaping for additional mowing and landscape maintenance services (B.James/L.Busch/N.Ferris)
4. **Resolution 25-R-048** - Authorizing a contract with Kutscher Drilling to drill a replacement well at the Schertz Soccer Complex (S.Gonzalez/L.Shrum/J.Montney)
5. **Resolution 25-R-056** - A Resolution by the City Council of the City of Schertz, Texas authorizing the Schertz/Seguin Local Government Corporation (SSLGC) Budget Amendment for Fiscal Year 2024-2025 (B.James/L.Busch/N.Ferris)
6. **Resolution 25-R-057** - Approving the Notice of Intent to Sell Certificates of Obligation for Roadway Improvements (S.Gonzalez/J.Walters)

Moved by Mayor Pro-Tem Allison Heyward, seconded by Councilmember Michelle Watson

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson, Councilmember Paul Macaluson, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Passed

## Discussion and Action Items

7. **Resolution 25-R-042** - Establish the City's intention to reimburse itself for prior expenditures on improvements from upcoming tax-exempt obligations. (S.Gonzalez/J.Walters)

Mayor Gutierrez recognized Finance Director James Walters, who explained that the City would like to have start dates for projects with funding from debt issuances. Provisions in the Texas Government Code and the United States Department of Treasury Regulations permit the City to initiate projects before the debt is issued, allowing reimbursement for related expenses from the proceeds of that issuance. The City plans to issue approximately \$41.5 million in debt to fund projects beginning in the fiscal year 2024-25. Any expenditures incurred on the aforementioned projects before the debt proceeds arrive would need to be funded from alternative sources, such as fund balance or operational budgets. Alternatively, staff may need to pause these projects until funds become available.

Moved by Councilmember Tim Brown, seconded by Councilmember Michelle Watson

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson, Councilmember Paul Macaluson, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Passed

## Public Hearings

8. **Ordinance 25-S-019**- Conduct a public hearing and consider a request to rezone approximately 3.5 acres of land from Pre-Development District (PRE) to General Business District-II (GB-2), generally located 1,700 feet west of the intersection of IH-10 E Access Road and Trainer Hale Road, more specifically known as Bexar County Property Identification Number 339775, City of Schertz, Bexar County, Texas (B.James/L.Wood/D.Marquez)

Mayor Gutierrez recognized City Planner Daisy Marquez who presented a request to rezone approximately 3.5 acres of land from Pre-Development District (PRE) to General Business District-II (GB-2), generally located 1,700 feet west of the

intersection of IH-10 E Access Road and Trainer Hale Road. On March 20, 2025, five (5) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the staff report, zero (0) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received.

The subject property is designated as Regional Corridor in the Comprehensive Land Use Plan- Future Land Use Map. Regional Corridor is intended for commercial and entertainment areas along major thoroughfares that serve the immediate population and the greater region. This may include shopping centers, department stores, restaurants, movie theaters, supermarkets, and multi-family development where appropriate. The requested General Business District-II (GB-2) can allow land uses that are industrial and do not fit the Regional Corridor Land Use Designation characteristics. The City of Schertz Fire, EMS, and Police Departments have been notified of the zone change. The City of Schertz Fire Department provided concerns over the zone change allowing a multitude of industrial uses in the area.

The Planning and Zoning Commission met on April 2, 2025, and made a recommendation of denial to the City Council, with a 6-1 vote with Chairman Outlaw voting nay.

Staff recommends denial of the proposed zone change due to the allowed industrial uses within General Business District-II (GB-2) not being compatible with the Regional Corridor Land Use Designation of the Comprehensive Land Use Plan.

Mayor Gutierrez opened the Public Hearing at 7:18 p.m.

No one spoke, Mayor Gutierrez closed the Public Hearing at 7:18 p.m.

Mayor Gutierrez opened up the floor to the Council. Councilmember Brown understands that the property does not have sewer on it and without sewer it limits the developer with developing options. Councilmember Macaluso believes that if the Council grants the zoning request, it does not conform with the Regional Corridor and the long-term plan. Questions about putting septic on the property would be considered in the platting process with an on-site septic waiver not during a rezoning request. The Regional Corridor is planned for this area and does not support GB-2. Mayor Pro-Tem Heyward stated we need to look at the future and what is being presented does not get us closer to that future.

Mayor Gutierrez asked for a motion for Ordinance 25-S-019 to rezone 3.5 acres off Pre-Development (PRE) to General Business District-II (GB-2).

Councilmember Macaluso made a motion to deny Ordinance 25-S-019 to rezone 3.5 acres off Pre-Development (PRE) to General Business District-II (GB-2).

Moved by Councilmember Paul Macaluson, seconded by Mayor Pro-Tem Allison Heyward

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson,  
Councilmember Paul Macaluson, Councilmember Ben Guerrero,  
Councilmember Robert Westbrook

NAY: Councilmember Tim Brown

Passed

9. **Ordinance 25-S-020-** Conduct a public hearing and consider a request to rezone approximately 1.38 acres of land from Pre-Development District (PRE) to Single-Family Residential/Agricultural District (R-A), more specifically known as Bexar County Property Identification Number 310235, also known as 9126 Trainer Hale Rd, City of Schertz, Bexar County, Texas (B.James/L.Wood/W.Willingham)

Mayor Gutierrez recognized City Planner William Willingham presented a request to rezone approximately 1.38 acres of land from Pre-Development District (PRE) to Single-Family Residential/Agricultural District (R-A).

On March 19, 2025, nine public hearing notices were mailed to the surrounding properties within a 200-foot notification boundary of the subject property and one public hearing notice was mailed to the SCUCISD Board of Trustees. At the time of the staff report, zero (0) responses in favor, zero (0) responses neutral to, and zero (0) responses in opposition have been received.

Mayor Gutierrez opened the public hearing at 7:46 p.m.

No one spoke.

Mayor Guitierrez closed the public hearing at 7:47 p.m.

Moved by Councilmember Tim Brown, seconded by Councilmember Michelle Watson

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson,  
Councilmember Paul Macaluson, Councilmember Ben Guerrero,  
Councilmember Robert Westbrook, Councilmember Tim Brown

Passed

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

10. **Monthly Update** - Major Projects in Progress/CIP (B.James/K.Woodlee)
11. **Petition for Removal of Property from the City of Schertz ETJ** - Update on 500 Acre ETJ Release in Northern Schertz near Old Nacogdoches Road and Nacogdoches Road within Comal County (B.James/L.Wood/E.Delgado)
12. **Quarterly Update**-City Council Approved Zoning and Specific Use Permit Ordinances in relation to current development status (B.James/L.Wood/E.Delgado)

**Requests and Announcements**

- City and Community Events attended and to be attended (Council)

Mayor Pro-Tem Heyward attended the Volunteer Banquet and the TML Region 14 Meeting in Kemah and attended the TML Legislative Webinar.

Councilmember Watson attended the Volunteer Banquet.

Councilmember Guerrero attended the Volunteer Banquet.

Councilmember Westbrook attended the Volunteer Banquet and the Hometown Harvest.

**Adjournment**

Mayor Gutierrez adjourned the meeting at 7:49 p.m.

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Ralph Gutierrez, Mayor

ATTEST:

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Sheila Edmondson, City Secretary