

DRAFT

MINUTES REGULAR MEETING November 18, 2025

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on November 18, 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 Rodriguez; Mayor Pro Tem Mark Davis; Councilmember Michelle Watson; Councilmember Paul Macaluso; Councilmember Ben Guerrero; Councilmember Allison Heyward

Absent: Councilmember Robert Westbrook; Councilmember Place 7 (Vacant)

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

Call to Order

Mayor Rodriguez 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

Mayor Rodriguez recognized City Department Heads who introduced the following new staff:

- Engineering - Lee Harris, Senior Engineer
- Library - Joshua Romero, Senior Librarian; Michelle Tyo, Library Assistant

City Events and Announcements

- Announcements of upcoming City Events (B.James/S.Gonzalez)
Assistant City Manager Sarah Gonzalez provided the announcements of upcoming city events.
- Announcements and recognitions by the City Manager (S.Williams)
City Manager Steve Williams stated that on November 11th the city held a ceremony in collaboration with the Chamber's Military Affairs Committee and the cities of Cibolo and Selma to honor veterans from all branches of the military.

- Announcements and recognitions by the Mayor (R.Rodriguez)
Mayor Rodriguez thanked staff, City Council and residents for the warm welcome following the oath of office.

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 Rodriguez opened the Hearing of Residents at 6:10 p.m.

Mayor Pro Tem Mark Davis recognized the following residents:

Brent Bolter, 2633 Clover Brook Ln, stated that in the wake of the election he was bringing forth his expectations for city council and staff. He addressed how residents were treated by staff when they voiced their concerns regarding the Frontier Waste Solutions contract and subsequent services, calling it unacceptable. Mr. Bolter said he is reminded every week that he is paying more and getting less.

Jonathan Marquez, 5817 Saint Andrews, thanked Public Works manager for addressing an issue he brought forward about a year ago involving an island that wasn't being maintained. He then went on to address several issues, including Frontier Waste not picking up recycling for the past four weeks, city staff not assisting with complaints, lack of sidewalks and a bridge for children walking to/from school to ensure their safety, and the way the city handles their funding allocations.

Mayor Rodriguez asked Mr. Marquez to leave his contact information with the City Manager.

Josh Cortez, Seguin, Tx, Guadalupe County, introduced himself as a candidate for Congress for Texas 35th District and provided a brief synopsis of his credentials, experience, and background information for residents.

Mayor Rodriguez closed the Hearing of Residents at 6:21 p.m.

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 Meeting on October 21, 2025 (S.Edmondson/S.Courney)
2. **Resolution 25-R-151** – Authorizing a contract with Blackrock Construction for the IH-35 NEX sewer relocation project (B.James/K.Woodlee/E.Schulze)
3. **Resolution No. 25-R-152** – Authorizing a Task Order agreement with Halff Associates, Inc. for Inspection Services relating to the Relocation of Utilities for the IH-35 NEX Project (B.James/K.Woodlee/E.Schulze)
4. **Resolution 25-R-150** - Accepting the Motor Vehicle Crime Prevention Authority grant and authorizing expenditure of funds with Insight Public Sector, Inc and All Safe Industries (J.Lowery/H.Fahnert)
5. **Resolution 25-R-157** - Authorizing an agreement with Miovision Technologies for Opticom Intersection Preemption Services (S.Williams/J.Lowery)
6. **Resolution 25-R-160** – Authorizing an On-Call Pump & Motor Services Contract with Advanced Water Well Technologies, Kutscher Drilling, LTD, and Lonestar Armature (B.James/L.Busch/N.Ferris)
7. **Resolution 25-R-149** – Authorizing on-call materials contracts with Asphalt Patch Enterprises, Inc, Brauntex Materials, Inc, Express Metered Concrete LLC, and Vulcan Construction Materials LLC (B.James/L.Busch/N.Ferris)

Mayor Rodriguez asked if any item needed to be removed from Consent for separate action.

No items were removed.

Mayor Rodriguez asked for a motion to approve Consent Agenda Items #1 - 7.

Moved by Councilmember Allison Heyward, seconded by Councilmember Michelle Watson

AYE: Mayor Pro Tem Mark Davis, Councilmember Michelle Watson,
Councilmember Paul Macaluso, Councilmember Ben Guerrero,
Councilmember Allison Heyward

Other: Councilmember Robert Westbrook (ABSENT), Councilmember Place 7
(Vacant) (ABSENT)

Passed

Discussion and Action Items

8. **Nominations for the Schertz-Seguin Local Government Corporation (SSLGC) Board of Directors**

Mayor Rodriguez recognized City Secretary Sheila Edmondson who introduced the discussion item regarding nominations for the Schertz-Seguin Local Government Corporation (SSLGC) Board of Directors. Nominations are needed for three seats as follows:

1. Unexpired term of Councilmember Tim Brown ending December 31, 2028;
2. Term ending December 31, 2030; and
3. Ex-Officio position

Councilmember Westbrook has requested consideration for one of the seats.

Resolution will be brought forward on December 2, 2025, for Council nominations. Nominations must be submitted to SSLGC no later than December 3, 2025.

9. **Resolution 25-R-159 - Approving a Bond Order for Cibolo Creek Municipal Authority (S.Gonzalez/J.Walters)**

Mayor Rodriguez recognized Assistant City Manager Sarah Gonzalez, who provided the background information related to the Bond Order for Cibolo Creek Municipal Authority. The Bond is necessary for the expansion of the south plant treatment capacity, providing greater service to current residents and businesses as well as future development in the region.

Mayor Rodriguez opened the floor to Council for discussion.

No discussion occurred.

Mayor Rodriguez asked for a motion to approve Resolution 25-R-159.

Moved by Councilmember Michelle Watson, seconded by Councilmember Allison Heyward

AYE: Mayor Pro Tem Mark Davis, Councilmember Michelle Watson,
Councilmember Paul Macaluso, Councilmember Ben Guerrero,
Councilmember Allison Heyward

Other: Councilmember Robert Westbrook (ABSENT), Councilmember Place 7
(Vacant) (ABSENT)

Passed

Public Hearings

- 10. Ordinance 25-S-046** - Conduct a public hearing and consider a request to rezone approximately 11.03 acres of land from Pre-Development District (PRE) to Agricultural District (AD), generally known as 7703 Trainer Hale Road, approximately 1,700 feet north from the intersection of Trainer Hale Road and IH-10, more specifically known as Bexar County Parcel Identification Number 339346, City of Schertz, Bexar County, Texas (B.James/L.Wood/W.Willingham)

Mayor Rodriguez recognized Planner William Willingham who introduced Ordinance 25-S-046, a request to rezone approximately 11.03 acres from Pre-Development District (PRE) to Agricultural District (AD). Mr. Willingham provided a map outlining the subject property. He explained the zoning restrictions under the AD designation. He stated 13 public notices were sent on September 19, 2025, with no responses received to date, and a public hearing notice was placed in the San Antonio Express on October 29, 2025. A sign was placed on the property by the applicant. The Planning and Zoning Commission met on October 1, 2025, and recommended approval with a unanimous vote. Due to the rural character of the surrounding area, the limited utility availability, and the increase in development standards resulting from the zone change, staff recommends approval of Ordinance 25-R-046.

The applicant was in attendance, but did not address Council.

Mayor Rodriguez opened the Public Hearing at 6:31 p.m.

No residents came forward to speak.

Mayor Rodriguez closed the Public Hearing at 6:31 p.m.

Mayor Rodriguez opened the floor to Council for discussion.

Councilmember Guerrero inquired about the length of time the current zoning had been in place. To which Mr. Willingham replied the zoning had been in place since the applicant purchased the property in 2013.

No further discussion occurred.

Mayor Rodriguez asked for a motion to approve Ordinance 25-S-046.

Moved by Councilmember Michelle Watson, seconded by Mayor Pro Tem Mark Davis

AYE: Mayor Pro Tem Mark Davis, Councilmember Michelle Watson,
Councilmember Paul Macaluso, Councilmember Ben Guerrero,
Councilmember Allison Heyward

Other: Councilmember Robert Westbrook (ABSENT), Councilmember Place 7
(Vacant) (ABSENT)

Passed

11. **Ordinance 25-S-047-** Conduct a public hearing and consider a request to rezone approximately 32 acres of land from General Business District-II (GB-2) to Single-Family Residential District (R-2), known as Guadalupe Property Identification Number 64558, City of Schertz, Texas (B.James/L.Wood/D.Marquez).

WITHDRAWN BY APPLICANT- Public Hearing will be held / No Action will be taken by City Council

Ordinance 25-S-047 was withdrawn by the applicant so there was no presentation provided by staff.

Mayor Rodriguez opened the Public Hearing at 6:33 p.m.

No residents came forward to speak.

Mayor Rodriguez closed the Public Hearing at 6:34 p.m.

No Council discussion occurred.

No action was taken by Council.

Mayor Rodriguez recessed to Closed Session at 6:35 p.m.

Closed Session

12. The City Council will meet in closed session under Section 551.087 of the Texas Government Code, Deliberation Regarding Economic Development Negotiations; Closed Meeting. The governmental body is not required to conduct an open meeting (1) 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; or (2) to deliberate the offer of a financial or other incentive to a business prospect.

- Project: E-107

Mayor Rodriguez stated that discussion regarding Project E-107 began at 6:37 p.m. and ended at 6:56 p.m.

13. The City Council will meet in closed session in accordance with Section 551.072, Texas Government Code deliberation regarding the purchase, exchange, lease, or value of Real Properties for future roadways, roadway extensions, and roadway expansions; city facilities, drainage and detention; and general municipal uses.

Mayor Rodriguez stated that discussion regarding the purchase, exchange, lease, or value of Real Properties for future roadways, roadway extensions, and roadway expansions; city facilities, drainage and detention; and general municipal uses began at 6:57 p.m. and ended at 7:28 p.m.

Reconvene into Regular Session

Mayor Rodriguez reconvened to Regular Session at 7:32 p.m.

14. Take any action based on discussion held in Closed Session under Agenda Item #12.

Mayor Rodriguez read Resolution 25-R-158 into the record and asked for a motion to approve.

Moved by Councilmember Allison Heyward, seconded by Councilmember Michelle Watson

AYE: Mayor Pro Tem Mark Davis, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Allison Heyward

Other: Councilmember Robert Westbrook (ABSENT), Councilmember Place 7 (Vacant) (ABSENT)

Passed

15. Take any action based on discussion held in Closed Session under Agenda Item #13.

No action was taken on Agenda Item #13.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

16. Monthly Update - Major Projects in Progress/CIP (B.James/K.Woodlee)

17. Check Report - September and October 2025 (S.Gonzalez/J.Walters)

Requests and Announcements

- Requests by Mayor and Councilmembers for updates or information from Staff

No requests by Mayor or Councilmembers for updates or information from Staff.

- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda

Mayor Pro Tem Davis requested a presentation regarding signage in easements, specifically temporary or movable signs related to easements.

Councilmember Guerrero requested a discussion item regarding a memorial for Councilmember Tim Brown.

City Manager Steve Williams stated both of these items and the 4th of July Jubilee item requested by Councilmember Macaluso previously are on the agenda for the Council Workshop scheduled for December 2, 2025, at 5:00 p.m.

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

Councilmember Macaluso attended the TML Conference and the Veterans Day Ceremony.

Councilmember Guerrero attended the TML Conference, Historical Preservation Society Meeting, the Thanksgiving luncheon, and the Veterans Day Ceremony.

Councilmember Heyward attended the Southern Municipal Conference in Virginia, TML Annual Conference, Animal Advisory Board meeting, the Veterans Day Ceremony, and the Little Gym Ribbon-cutting. In December, I may miss a council meeting to attend the American City and County Exchange Conference in Ft. Worth.

Adjournment

Mayor Rodriguez adjourned the meeting at 7:38 p.m.

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary