

# DRAFT

## MINUTES REGULAR MEETING January 6, 2026

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on January 6, 2026, 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 Robert Westbrook; Councilmember Allison Heyward

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 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 Heyward)**

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

### **Employee Introductions**

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

- Fleet Services: Fidel Montoya-Fleet Supervisor
- I.T.: Leonardo Brown-IT Support Specialist
- Parks & Recreation: Amie Stevens-Recreation Specialist; Samantha Raby-Senior Center Supervisor
- Police Communications: Tristan Claycomb-PS Communications Officer; Raven Hopkins-PS Communications Officer; Amanda Ritzenhaler-PS Communications Officer
- Purchasing: Christopher Keen-Purchasing Specialist

### **City Events and Announcements**

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

Deputy City Manager Brian James provided the announcement of upcoming city events.

- Announcements and recognitions by the City Manager (S.Williams)

City Manager Steve Williams provided information for the Dave's Hot Chicken ribbon cutting. He also recognized employees who worked during the New Year holiday and employees who were recently promoted. Lisa Locken, promoted from Sanitarian to Neighborhood Services Manager. Imael Pardo, promoted from Waste Water Operator to Waste Water Crew Chief. Trevor Walker, promoted from Drainage Worker to Drainage Crew Chief. Rolando Pena, promoted from Police Officer to Sergeant. And Irma Sanchez, promoted from Crossing Guard to utility Billing Specialist.

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

Mayor Ralph Rodriguez thanked everyone for their presence and wished them a Happy New Year.

## 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 Mark Davis recognized the following residents:

**Billie Langhus**, 2489 Jane Addams Drive, Schertz -Ms. Langhus stated that on December 8, 2025, a sitting city council member filed and was accepted as a candidate for Guadalupe County Commissioner, Precinct Three, with her name placed on the March 3, 2026, ballot. She stated her concerns about the process and asked Council to act promptly to comply with state law, avoid legal jeopardy, and uphold its duty to govern as a properly constituted body.

**Henry Farmer**, 5618 Devenwood, Cibolo, addressed concerns regarding the city's fireworks ordinance, unenforced animal control regulations, with reports of unleashed animals and urged city leadership to ensure the ordinances are meaningfully enforced and requested guidance on the appropriate city department to contact regarding the installation of speed bumps.

**Dana Eldridge**, 2628 Gallant Fox Drive, Schertz, addressed Agenda Item 11 concerning the proposed workshop on the Place Six vacancy, questioned the necessity of a workshop, and urged Council to cease revisiting the matter.

**Jonathan Marquez**, 5817 Saint Andrews, Cibolo, wished the Council a Happy New Year, reaffirmed continued interest in the sidewalk issue despite upcoming civic commitments, and emphasized his ongoing community involvement. He praised the Police Department and Chief Lowery for strong enforcement and professionalism. The speaker concluded by expressing appreciation for city leadership and extending well wishes to the council.

**Maggie Titterington**, 1730 Schertz Parkway, Schertz, provided the Chamber of Commerce update highlighting multiple upcoming events and business activities. Announcements included ribbon cuttings, the first Chamber luncheon of the year and the Living Well Health and Home Show. The update concluded with a reminder to watch for the 2026 Community Guide, featuring city information, events, and Chamber member listings.

**Ana Bruno**, 3701 Columbia Drive, Schertz, thanked the City Police Department, particularly the traffic division, for responding to neighborhood speeding concerns. She then raised concerns regarding the deteriorating condition of Columbia Drive and requested that city officials visit the site and consider prioritizing funding and repairs in the 2026 or 2027 planning cycle.

**Robert Sheridan**, 1024 Keanna Place, Schertz, introduced himself as a candidate for the City Council and expressed a commitment to integrity, teamwork, and community-focused leadership.

### **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 Regular Council Meeting on December 16, 2025 (S.Edmondson/S.Courney/I.Chavez)
2. **Resolution 26-R-003** - Approving a Schertz Main Street Local Flavor Economic Development Grant for 533 Main (S.Williams/B.James)
3. **Resolution 26-R-006** - Authorizing a Roadway Capital Recovery Offset Agreement with the developer of the Ackermann Subdivision (B.James/K.Woodlee)
4. **Resolution 26-R-007** - Authorizing an easement with CPS Energy to extend electrical facilities to Fire Station #4 (B.James/K.Woodlee/J.Nowak)
5. **Resolution 26-R-005** - Authorizing expenditures with Don Hewlett Chevrolet and Sames Bastro Ford for the purchase of various vehicles/equipment as part of the FY 2025-26 Vehicle/Equipment Replacement/Acquisition program (B.James/D.Hardin/M.Chappell)

6. **Resolution 26-R-002** - Authorizing an agreement with Halff Associates, Inc. for professional services for the West Dietz Creek Trail project (S.Gonzalez/ L.Shrum)
7. **Resolution 25-R-175** - Authorizing an Interlocal Agreement (ILA) with Guadalupe County to accept two police pursuit vehicles from a Federal Byrne Grant (S.Williams/J.Lowery/J.Kurz)
8. **Resolution 24-R-003** - Adopting the City's Investment Policy (S. Gonzalez/J. Walters)

Mayor Rodriguez asked if any items needed to be removed for separate action.  
No items were removed.

Mayor Rodriguez asked for a motion to approve the Consent Agenda Items # 1-8.

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 Robert Westbrook, Councilmember Allison Heyward

Passed

## Discussion and Action Items

9. **Resolution 26-R-008**-Order Runoff Election for Council Place 7 (*if needed pending the Canvassing of Special Election Place 7 on 12/30/2025*) (Mayor/S.Edmondson)

Mayor Rodriguez recognized City Secretary Sheila Edmondson, who presented Resolution 26-R-008-Order Runoff Election for the unexpired Place 7 term following the December 20, 2025 Special Election. The official canvass showed that no candidate received a sufficient number of votes to be elected, necessitating a Runoff between the two top vote-getters:

- John D. Carbone with 172 votes
- Dr. Robert L. Sheridan with 166 votes.

The proposed Runoff Election date is Saturday, January 31, 2026, with early voting scheduled from January 14 through January 27, excluding weekends and Martin Luther King Jr. Day. If approved, election results would be canvassed by Council on February 9, 2026.

Mayor Rodriguez opened the floor for Council discussions.

No discussion occurred.

Mayor Rodriguez asked for a motion to approve Resolution 26-R-008.

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 Robert Westbrook, Councilmember Allison Heyward

Passed

## Public Hearings

- 10. Ordinance 26-S-001**– Conduct a public hearing and consider a request to rezone approximately 44 acres of land from General Business District (GB) to approximately 22 acres as Single-Family Residential District (R-2) and approximately 22 acres as Single-Family Residential District (R-6), generally located approximately 1,412 feet west of the intersection of Eckhardt Road and Green Valley Road, also known as Guadalupe County Property Identification Number 67959 and 64006, City of Schertz, Guadalupe County, Texas (B.James/L.Wood/D.Marquez)

Mayor Rodriguez recognized Senior Planner Daisy Marquez who introduced Ordinance 26-S-001, a request to rezone approximately 44 acres of land from General Business District (GB) to approximately 22 acres as Single-Family Residential District (R-2) and approximately 22 acres as Single-Family Residential District (R-6), generally located approximately 1,412 feet west of the intersection of Eckhardt Road and Green Valley Road. Ms. Marquez presented a map outlining the property and explained the request for approximately 44 acres, proposing to rezone the undeveloped property from General Business District to a split of single-family residential zoning: 22 acres as R-2 and 22 acres as R-6.

The proposed zoning aligns with the city's Future Land Use Map designation of a Complete Neighborhood. Staff and the Planning and Zoning Commission unanimously recommended approval of Ordinance 26-S-001.

Mayor Rodriguez opened the Public Hearing at 6:45 p.m.

No residents came forward to speak.

Mayor Rodriguez closed the Public Hearing at 6:45 p.m.

Mayor Rodriguez opened the floor to Council for discussion.

Councilmember Macaluso asked whether the General Business zoning existed elsewhere within the Homestead planned development district.

Councilmember Guerrero asked the reason for the split between R-2 and R-6, noting that commercial zoning within that development is limited to areas along I-35. Ms. Marquez explained that the zoning configuration was intentionally designed to avoid clustering smaller lots together and to better transition between existing developments. The proposed layout was intended to promote housing diversity and compatibility with varying lot sizes adjacent to surrounding neighborhoods.

Mayor Rodriguez asked for a motion to approve Ordinance 26-S-001.

Moved by Mayor Pro Tem Mark Davis, seconded by Councilmember Allison Heyward

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

Passed

## **Workshop**

### **11. Discuss City Council Place 6 Vacancy (Mayor/S.Edmondson)**

Mayor Rodriguez recognized the speakers for the workshop, City Attorney, Daniel Santee and City Secretary, Sheila Edmondson.

City Attorney Daniel Santee explained the Resign-to-Run & Council Vacancy Summary. After a brief discussion, the following was clarified:  
Automatic Resignation: Council Member Heyward's seat was automatically vacated upon filing for another office, per Texas Constitution (Articles 11 & 16). No council action was needed.

Holding Over: She continues performing her duties until a successor is elected and qualified, ensuring government continuity.

Filling the Vacancy: The seat will be filled via special election.

Campaign Restrictions: Council members may not use city resources or staff for campaigns; official duties must remain separate from candidacy.

City Secretary Sheila Edmondson presented a timeline for the vacant Council seat:

Next Council Meeting (Jan 20): A resolution will be presented.

Candidate Filing: January 21 – February 2.

Ballot Drawing: February 3.

Early Voting: March 18 – March 31 (weekdays only, 8 AM – 5 PM).

Election Day: Saturday, April 4.

Canvassing Results: Monday, April 13.

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

## Requests and Announcements

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

No request 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

Councilmember Allison Heyward suggested a Workshop to look at the Sales Tax Due from all three counties. City Manager Steve Williams added that the City has a mechanism in place to review sales tax matters. However, confidentiality rules restrict the disclosure of certain vendors or taxpayers. Any information presented publicly will be shared within strict boundaries to comply with these requirements.

Councilmember Westbrook requested information regarding the travel budget for Councilmembers.

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

Councilmember Ben Guerrero participated in the VFW breakfast.

## Adjournment

Mayor Rodriguez adjourned the meeting at 7:07 p.m.

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Ralph Rodriguez, Mayor

ATTEST:

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Sheila Edmondson, City Secretary