

DRAFT

MINUTES REGULAR MEETING January 20, 2026

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on January 20, 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; Deputy City Secretary Sheree Courney; Assistant City Secretary Irene Chavez

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. (Mayor Pro Tem Davis)

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

Proclamations

- **School Board Recognition Month-January 2026 (Councilmember Westbrook)**

Councilmember Robert Westbrook presented the School Board Recognition Month Proclamation to the school board trustees of East Central Independent, Judson Independent, Randolph Field Independent, Founders Academy and Schertz-Cibolo-Universal City Independent School Districts.

City Events and Announcements

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

Assistant City Manager Sarah Gonzalez provided the announcement of upcoming city events.

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

City Manager Steve Williams recognized Chandler Layer from the Wastewater Department, who competed in the 2026 Equipment Roadeo hosted by the American Public Works Association and earned 1st place. He also recognized Heather Davis from

the Police Department, who received the Communication Award and was recognized by the Guadalupe County Children's Advocacy Center for perfect attendance.

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

Mayor Ralph Rodriguez provided 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 Mark Davis recognized the following residents:

- **Billie Langhus**, 2489 Jane Addams Drive, Schertz, expressed her concern regarding the continued service of Councilmember Allison Heyward on the dais following resignation to run.
- **D.J. Thompson**, 3325 Charleston Lane, Schertz, presented a petition to professionally survey the city prior to allowing any other developers to continue expanding the city.
- **Clayton Ckudre**, 1001 White Wing, Schertz, expressed concerns about a company hired by the City which has damaged the landscaping and irrigation system on his property.
- **Debbie Perroni**, 1236 Dove Meadows, Schertz, expressed concerns about a company working in her neighborhood which has damaged the landscaping and the road. She requested a work schedule.
- **John Carbon**, 3541 Woodlawn Farms, Schertz, presented himself as a candidate for Council Place 7.
- **Claire Layton**, 12231 Lost Meadows Dr, Schertz, expressed her hope for the approval of a meeting regarding Agenda Item #7. She extended kudos to the Engineering Department for the updates and work on Main Street and expressed her appreciation for the published information concerning the Council Meeting Agendas.

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 Special Council Meeting on December 30, 2025, and the Regular Council Meeting on January 6, 2026 (S.Edmondson/S.Courney/I.Chavez)

2. **Appointments:** Appoint Mayor Ralph Rodriguez to the following:
 Member:
 - Audit Committee
 - Investment Advisory Committee
 - Main Street Committee
 - TIRZ II Board
 Liaison:
 - Board of Adjustments
 - Senior Center Advisory Board-Alternate

3. **Resolution 26-R-012** - Authorizing the 11th and 12th amendments to the Interlocal Agreement with the Alamo Area Council of Governments (AACOG) to provide funding for transit services in the City of Schertz. (B.James/L.Wood/W.Willingham)

4. **Resolution 26-R-016** - Authorizing participation in the Guadalupe County Master Drainage Plan under the Texas Water Development Board Flood Infrastructure Fund program (B.James/K.Woodlee/T.Harris)

5. **Resolution 26-R-009** - Authorizing a service agreement with On Duty Health for comprehensive fire department physical evaluations (S.Williams/G.Rodgers)

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 #1-5.

Moved by Mayor Pro Tem Mark Davis, 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

6. **Resolution 26-R-011** Order Special Election for Council Place 6 (Mayor/S.Courney)

Mayor Rodriguez recognized Deputy City Secretary Sheree Courney, who presented Resolution 26-R-11 Order Special Election for Council Place 6. Ms. Courney provided the background requiring the Special Election and important dates associated with it.

Mayor Rodriguez opened the floor for discussion.

No discussion occurred.

Mayor Rodriguez asked for a motion to approve Resolution 26-R-11.

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

Workshop

7. Workshop on draft code amendments related to regulating land uses in conformance with the JLUS per the recent special election (S.Williams/B.James)

Mayor Rodriguez recognized Deputy City Manager Brian James, who presented a draft overlay framework aligned with the Joint Land Use Study, focusing on lighting, building height, noise, and limited density standards to protect the military mission while minimizing impacts to property owners. Council feedback was requested to determine next steps for refinement and public engagement. He explained that the main commitment is to improve communication and engagement to ensure impacted property owners are informed and have meaningful opportunities to provide input before the process moves forward.

After a brief discussion, Council agreed on proceeding with coordinated outreach through the Planning and Zoning Commission and affected residents to refine the proposed approach.

8. Workshop on disposition of city-owned property at 1298 Borgfeld Rd (former Animal Adoption Center) (B.James/D.Hardin)

Mayor Rodriguez recognized Internal Services Director Dawniecia Hardin, who presented a map delineating the subject property. She explained that the City has no future use for the property and presented a recommendation to proceed with a potential sale at fair market value, to be established through a new appraisal and a competitive process.

After brief discussion, Council agreed on getting the property appraised, and staff is expected to return with a final selling price for Council consideration.

Mayor Rodriguez recessed to closed session at 6:58 p.m.

Closed Session

9. The City Council will convene in closed session pursuant to Texas Government Code Section 551.071 to consult with its legal counsel regarding the legal options and process available for possible economic development incentive programs for small businesses.

Following deliberation in closed session, the City Council will reconvene in open session to deliberate and take action to provide direction to staff and legal counsel on any options that the City Council desires to consider at a future meeting related to the matter discussed in closed session.

Reconvene into Regular Session

Mayor Rodriguez reconvened Regular Session at 7:33 p.m.

10. Take any action based on discussion held in Closed Session under Agenda Item # 9.

No action was taken.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

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

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

No request request by Mayor or Councilmembers that need items or presentations be placed on a future City Council agenda.

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

Councilmember Paul Macaluso attended to two 4th of July meetings.

Councilmember Ben Guerrero attended the Dave's Hot Chicken ribbon cutting.

Councilmember Robert Westbrook spoke to the Chamber Leadership CORE class, attended the opening ceremony for the 5K Polar Bear Plunge, the Dave's Hot Chicken ribbon cutting and the SSLGC meeting.

Councilmember Allison Heyward attended the Northeast Partnership luncheon and the Dave's Hot Chicken ribbon cutting.

Mayor Ralph Rodriguez attended the Northeast Partnership luncheon, the Dave's Hot Chicken ribbon cutting, and a private ceremony at John A. Sippel Elementary School.

Adjournment

Mayor Rodriguez adjourned the meeting at 7:36 p.m.

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary