

DRAFT

MINUTES REGULAR MEETING March 17, 2026

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on March 17, 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; Councilmember Robert Sheridan

Staff present: City Manager Steve Williams; City Attorney Daniel Santee; Deputy City Manager Brian James; Assistant City Manager Sarah Gonzalez; City Secretary Sheila Edmondson; 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. (Councilmember Heyward)

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

Special Announcement

- **Hal Baldwin Scholarship** - Students attending for the Hal Baldwin Scholarship need to sign in on the sheet located on the back podium. If you are watching remotely, please email Sarah Gonzalez at sgonzalez@schertz.com to virtually sign in. Please direct any questions to Ms. Gonzalez.

Presentations

Quarterly Financials - 1st Quarter 2025 (S.Gonzalez/J.Walters)

Mayor Rodriguez recognized Finance Director James Walters, who presented the quarterly financial report for the first quarter. Mr. Walters reviewed charts outlining revenue, expenditures, and overall fiscal trends compared to the prior fiscal year. He noted the City remains aligned with budget expectations, with several timing-related factors affecting current reporting. General Fund revenue is concentrated in December and January, primarily due to property tax collections. Sales tax revenues increased due to

a large construction project; however, this was confirmed to be non-recurring and is expected to normalize next quarter. General Fund expenditures remain stable, with minor fluctuations related to capital project activity. Mr. Walters also provided updates on other revenue sources, including permits, utilities, solid waste, drainage, EMS, economic development, and investments, noting typical variability and some downward trends. Overall, the City's financial position remains stable, with revenues and expenditures tracking as expected. Variances from budget projections are primarily attributable to timing differences and one-time revenue events. Mayor Rodriguez opened the floor to council for discussion.

No discussion occurred.

Presentation of the FY24-25 Parks & Recreation Annual Report (S.Gonzalez/L.Shrum)

Mayor Rodriguez recognized Parks and Recreation Director Lauren Shrum, who presented the FY 2024–2025 Parks and Recreation Annual Report. Ms. Shrum summarized department operations, staffing, programs, and community impact, noting the support of full-time, part-time, seasonal staff, and over 200 volunteers. She highlighted strong participation across facilities and programs, including increased pavilion rentals—particularly at Pickrell Park and the Wendy Swan Pavilion—continued growth in youth sports and aquatic usage, and over 20,000 event participants despite weather impacts. She also emphasized ongoing community engagement, professional development, and partnerships with local organizations. Ms. Shrum outlined key accomplishments, including the launch of new events such as Hometown Harvest, the Power Wheels Derby, and the Cardboard Boat Regatta in alignment with the Parks Master Plan; facility and park improvements, including LED lighting upgrades, restroom renovations, and enhancements to the Schertz Soccer Complex and Veterans Memorial Plaza; expanded online reservation capabilities; and the transition of Senior Center operations to City management. The department reported expenditures below budget and stable revenues. Overall, the Parks and Recreation Department remains strong, with continued demand for amenities such as additional pavilion space.

Mayor Rodriguez opened the floor to Council for discussion.

Councilmember Westbrook thanked Ms. Shrum for her presentation and inquired whether the Parks and Recreation Department operates at a deficit and if that relates to recent fee increases. Ms. Shrum confirmed the department operates at a deficit and noted that a cost recovery model has not been implemented, but could be considered in the future if desired.

Councilmember Guerrero stated that volunteers across all City departments, including Parks and Recreation, first responders, the library, and partner organizations, should be recognized and thanked for their service at every opportunity.

City Events and Announcements

- Announcements of upcoming City Events (B.James/S.Gonzalez)
Mayor Rodriguez recognized Assistant City Manager Sarah Gonzalez who provided announcements of upcoming City Events.
- Announcements and recognitions by the City Manager (S.Williams)
City Manager Steve Williams stated he had no announcements or recognitions.
- Announcements and recognitions by the Mayor (R.Rodriguez)
Mayor Rodriguez stated he 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 Mark Davis recognized the following residents:

Maggie Titterington, 1730 Schertz Parkway, provided announcements of upcoming events and activities of The Chamber to include:

- March 25, 2026: Grand opening of Piada Italian Street Foods
- March 27, 2026: Coffee at the Chamber from 7:30 a.m. -9:00 a.m.; Veteran-owned Business Expo at Wayland Baptist University from 10:00 a.m. - 2:00 p.m.; and Ribbon cutting for Schertz Creek Bier Garten at 4:00 p.m.
- March 28, 2026: Shred Day at Chamber Offices from 9:00 a.m. - 12:00 p.m.
- April 3, 2026: Chamber offices closed in observance of Good Friday.

Tiffany Gibson, 6939 Hallie Loop, Schertz, TX, introduced herself as a candidate for Schertz City Council Place 6. Ms. Gibson stated she had prior experience and would focus on supporting law enforcement, preserving small-town values, and maintaining fiscal responsibility in the use of taxpayer funding.

Raquel Gutierrez, 1016 Silvertree, shared her recent community engagement activities, including walking neighborhoods and speaking directly with residents to understand their concerns. She reported that residents emphasized priorities such as public safety, visible police presence, safe and maintained streets, responsible planning for future growth, and fiscal

accountability. Ms. Gutierrez expressed her full support for law enforcement and first responders and stressed the importance of city leadership being present, responsive, and accountable to residents' needs. She encouraged community participation in the upcoming election.

Michele Tereletsky, read a statement on behalf of Mr. Dana Eldridge, 2628 Gallant Fox Drive, who was unable to attend. In that statement, Mr. Eldridge commended Allison Hayward for her service on City Council, noting her three elections with 70% or more of the vote. He expressed concern that her support dropped to 40% during a County Commissioner election, which he attributed to false statements about her owing money to the City. Mr. Eldridge stated that similar false statements appear to be targeting other candidates and called for an end to divisive rhetoric.

Michele Tereletsky, 705 Marilyn, addressed Council regarding the recent award of the waste management contract to Frontier Waste Management. She noted that Frontier made a donation to the Chamber of Commerce shortly after the contract announcement. Ms. Tereletsky raised concerns about the use of 96-gallon bins, explaining that not all households have garages, driveways, or sidewalks suitable for the large bins. She questioned whether the bin size requirements in the RFP were influenced by the consulting contractor and highlighted accessibility challenges for long-established neighborhoods. She also referenced comments by another resident affiliated with the Chamber of Commerce who supported the bins, emphasizing that not all residents have the same capacity to store or roll out the containers. Ms. Tereletsky indicated a follow-up statement would be provided in the future.

Jonathan Marquez, 5817 Saint Andrews, addressed Council regarding incomplete sidewalks near Danville Middle School. He noted that while sidewalks exist along the school property line and some adjacent streets, gaps remain in rural areas and other connecting roadways. Mr. Marquez emphasized student safety and the City's responsibility to complete the sidewalks, stating that funding is available and the project should not be delayed. He referenced prior observations and analyses conducted by the TSAC Board and stressed the importance of completing the sidewalks for children walking to and from school. Additionally, Mr. Marquez expressed enthusiasm for serving on the TSAC and Parks & Recreation Boards, while underscoring the need for accountability and follow-through on City infrastructure projects.

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 March 3, 2026 (S.Edmondson/S.Courney/I.Chavez)
2. **Appointments, Re-appointments, and Resignations - City of Schertz Boards, Commissions, and Committees**
 - **Appointments**
 - Capital Improvement Advisory Committee Boardmember for term ending 06/30/2028: Nancy Alicia Schuerman Croteau

- Parks and Recreation Boardmember for term ending 09/30/2028: Rodricus Harvey
- Parks and Recreation Boardmember for unexpired term ending 09/30/2027: Janet Sanchez
- Parks and Recreation Alternate 1 Position for term ending 09/30/2028: Jonathan Marquez
- Parks and Recreation Alternate 2 Position for unexpired term ending 09/30/2027: Michelle Frey
- Planning and Zoning Commissioner for the term ending 06/30/2028: Francisco Velazquez
- Planning and Zoning Commission Alternate 1 for the term ending 06/30/2028: Sonja Loreda-Reyes
- Planning and Zoning Commission Alternate 2 for the unexpired term ending 06/30/2027: Sean Grady
- Transportation Safety Advisory Commissioner for term ending 03/31/2028: Jay Starr and Jonathan Marquez
- **Re-appointments**
 - Transportation Safety Advisory Commission for term ending 03/31/2028: Richard Dziewit, Steven Icke, and Paul Wiley
 - Planning and Zoning for term ending 06/30/2028: Clay Wallace, Glen Outlaw
- **Resignations, Removals, and Expiring Terms**
 - TSAC: Donald Nolan, Ronald Stevens, Michael Winter and Melanie McCoy
 - Planning and Zoning Commission Alternate 1: Judy Goldick

3. **Resolution 26-R-042** - Approving the recommendation to name the 8.83-acre park property at the intersection of Parklands Way and Park Bluff as Meadow Run Park (S.Gonzalez/L.Shrum)
4. **Resolution 26-R-043** - Authorizing execution and submittal of a Community Affirmation Form for the Texas Water Development Board's performance of a Flood Management Evaluation study for the City of Schertz (B.James/K.Woodlee)
5. **Resolution 26-R-045** - Approving a Schertz Main Street Local Flavor Economic Development Grant for 814 Main (S.Williams/B.James)

Mayor Rodriguez asked if any items needed to be removed for separate action. Councilmember Heyward asked that Agenda Items #1 and #2 be removed for separate action.

Mayor Rodriguez asked for a motion to approve Consent Agenda Items #3 through #5.

Moved by Councilmember Allison Heyward, seconded by Councilmember Michelle Watson.

Ayes: Mayor Pro Tem Mark Davis, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Ben Guerrero,

Councilmember Robert Westbrook, Councilmember Allison Heyward,
Councilmember Robert Sheridan

Passed

Mayor Rodriguez recognized Councilmember Heyward who stated corrections to the Minutes under section City Events and Announcements needed to be made. Comments by City Manager Steve Williams referencing election of Sarah Gonzalez as Texas Municipal League Board representative should have been election to Texas City Managers Association (TCMA) Board of Directors. Additionally, Comments by Mayor reference to City Manager Steve Williams election to Texas Municipal League president should read election to Texas City Managers Association (TCMA) Board President.

Mayor Rodriguez asked for a motion to approve Agenda Item #1 with the referenced corrections.

Moved by Councilmember Allison Heyward, seconded by Councilmember Michelle Watson.

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

Passed

Mayor Rodriguez recognized Councilmember Heyward who stated she pulled Consent Agenda Item #2 to recognize new Board, Commission, and Committee appointees who were in attendance: Alicia Schuerman Croteau, Jonathan Marquez, Alicia Frey, Sean Grady, Jay Starr, and Sonya Loreda-Reyes

Mayor Rodriguez asked for a motion to approve Consent Agenda Item #2.

Moved by Councilmember Allison Heyward, seconded by Councilmember Ben Guerrero

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

Passed

Discussion and Action Items

- 6. Resolution 26-R-038** - Authorizing an Advanced Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT), for the West Dietz Creek Trail Project. (S.Gonzalez/L.Shrum)

Mayor Rodriguez recognized Parks and Recreation Director Lauren Shrum, who

introduced Resolution 26-R-038 and provided an update on the West Dietz Creek Trail project. Ms. Shrum stated that the total project cost has increased from \$1,835,400 to \$1,603,000 due to professional design services, which are not reimbursable under the current TxDOT funding program, so will be funded solely by the City. The construction portion of the project remains eligible for reimbursement, allowing the City to leverage state funds for the majority of construction costs. Funding for the design portion will come from previously allocated General Fund dollars and \$247,000 from the Parkland Dedication Fund, which has a reserve balance of over \$635,000. City Manager Steve Williams confirmed with Ms. Shrum that the City will still be able to leverage the \$1 million state grant for construction.

Mayor Rodriguez opened the floor to Council for discussion.

No discussion occurred.

Mayor Rodriguez asked for a motion to approve Resolution 26-R-038.

Moved by Councilmember Allison Heyward, seconded by Councilmember Robert Westbrook

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

Passed

7. **Resolution 26-R-044** -Approval of the Annual Comprehensive Financial Report FY 2024-25 (S. Gonzalez/J. Walters)

Mayor Rodriguez recognized Finance Director James Walters, who introduced Jeremy Barbado, Audit Partner with ABIP, to present the City's annual financial report. The Audit Committee met on Tuesday, March 10, 2026, reviewed the report and recommended Council approval.

Mr. Barbado explained reporting deadlines and provided the following:

- An explanation of the transmittal letter from the City Manager including the GFOA Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ending September 30, 2024.
- The audit was conducted in accordance with Generally Accepted Auditing Standards (GAAS) and Government Auditing Standards.
- The City received a clean (unmodified) audit opinion with no departures from Generally Accepted Accounting Principles (GAAP), the highest rated opinion.
- Combined net position: \$445 million (governmental: \$231M; business-type: \$213M), up \$67.1M from the prior year attributed to \$30.7 in increased sales taxes and capital contributions and \$36.3 increase in charges for services in the water and sewer fund and capital contributions for infrastructure taken on by the City.
- General Fund balance: \$24.4M, with \$17.8M unassigned (~39% of operating expenditures). Revenues: \$53.6M; expenditures: \$47.9M.
- Debt Service Fund: \$1.2M; Capital Projects Fund: \$67.6M, reflecting the 2025 bond

issuance.

- Single Audit performed due to federal ARP funds; no material weaknesses, deficiencies, or non-compliance were noted.
- New accounting standard GASB 101 was implemented; restatements were made for beginning balances, capital assets, and receivables.
- Investment practices comply with the Public Funds Investment Act.

Mayor Rodriguez opened the floor to Council for discussion.

Councilmember Guerrero asked about the duration and cost of the audit. Mr. Barbado reported that the audit commenced in November, with multiple on-site visits conducted through January, for a total duration of approximately eight to ten weeks. He further stated that the total cost of the audit was approximately \$55,000.

Councilmember Westbrook asked if the audit was mainly about compliance and controls rather than verifying the accuracy of the numbers. Mr. Barbado confirmed that this is a brief summary. He explained that management handles the funds, receipts, payables, and payroll, and the audit includes a risk assessment of policies and controls, followed by validation that balances and controls are operating effectively. Councilmember Westbrook asked whether the audit addresses revenues or deficits. Mr. Barbado responded that the audit ensures revenues and expenditures are recorded in compliance with standards. City Manager Steve Williams added that the financial statements are prepared by City Staff and he highlighted information listed on the balance sheet. While the financial statements show revenues and expenditures, the audit primarily focuses on compliance and controls rather than predicting deficits. The external audit confirms that the City's financial statements accurately reflect operations. The City maintains strong financial health, adequate reserves, and the capacity to fund ongoing operations and planned capital projects.

Councilmember Heyward stated that she did not have a question but expressed appreciation to Mr. Walters and the Public Affairs team for creating a new cover for the financial statement document and for their work in preparing and explaining the audit. She also thanked the auditing firm for their thorough review, noting that it resulted in a clean audit.

Councilmember Macaluso expressed appreciation for the report but requested earlier distribution in the future to allow for more informed review, questions, and comments. He asked whether the \$17 million unassigned General Fund balance was primarily due to higher sales tax and what it would be under a typical collection period. Mr. James confirmed the balance was increased by \$5 million in sales tax and \$2 million from under-budget expenditures, placing a typical unassigned balance closer to \$12 million. He also noted that staff are available to answer questions on the financials and clarified that the audit focuses on compliance and controls, not performance assessments.

Mayor Rodriguez accepted Councilmember Heyward's motion to approve Resolution 26-R-044, the Annual Comprehensive Financial Report FY 2024-25, and called for a second. The motion was 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,
Councilmember Robert Sheridan

Passed

Public Hearings

8. **Ordinance 26-M-009** - Conduct a public hearing to consider amending Chapter 90 Article V. Water and Wastewater Capital Recovery Fees, Section 90-155 Appeals. (S.Williams/B.James)

Mayor Rodriguez recognized Deputy City Manager Brian James, who introduced Ordinance 26-M-009 to amend Chapter 90 Article V. Water and Wastewater Capital Recovery fees, Section 90-155 Appeals. Mr. James explained that the City updates water and sewer impact fees periodically as required by state law to account for cost increases. Historically, increases have been phased in to allow developers to plan accordingly. Due to potential state legislation (Senate Bill 1883) restricting phased-in fees, the City implemented a shorter phase-in for fees effective July 1 for plats filed after June 1. One developer raised concerns about timing and fairness, as some projects were already in process. Staff proposed an appeal process for such cases, expected to have limited use. The approach will not affect future roadway impact fees, which will follow the standard phased-in model.

Mayor Rodriguez opened the public hearing at 7:26 p.m.

No residents came forward to speak.

Mayor Rodriguez closed the public hearing at 7:26 p.m.

Mayor Rodriguez opened the floor to Council for discussion.

No discussion occurred.

Mayor Rodriguez asked for a motion to approve Ordinance 26-M-009.

Moved by Councilmember Allison Heyward, seconded by Councilmember Robert Westbrook

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

Passed

Closed Session

Mayor Rodriguez recessed to Closed session at 7:27 p.m.

9. The City Council will convene in closed session pursuant to Texas Government Code Section 551.071 to consult with its legal counsel regarding potential disannexation.

Closed session start time: 7:31 p.m.

Closed session end time: 8:05 p.m.

Reconvene into Regular Session

Mayor Rodriguez reconvened into Regular Session at 8:07 p.m.

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

No action was taken based on discussion held in Closed Session under Agenda Item #9.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

11. **March 2026-** Major Projects Update Memo
12. **Schertz Area Senior Center Policy Updates** - Political Campaigns and Bingo Sponsorships (S.Gonzalez/L.Shrum)

Requests and Announcements

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

Councilmember Ben Guerrero asked for an update on a memorial for Councilmember Tim Brown.

Mayor Rodriguez asked for an update on the Council picture of Mayor Ralph Gutierrez for the Chamber.

Councilmember Watson reiterated a request for a presentation regarding traffic on Schertz Parkway and Main Street relative to the FM 3009 overpass, but specifically addressing Schertz Parkway. Mayor Rodriguez added the need for better signage for heavy trucks going from FM 78 across railroad tracks and asking staff to review improved warnings.

Councilmember Westbrook asked about a follow-up to the water and sewer systems agreement; CVLGC leasing agreements with landowners and water rights.

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

Councilmember Watson requested a discussion on impact fees be placed on the agenda.

● **City and Community Events attended and to be attended (Council)**

Councilmember Macaluso attended the Kick Cancer Event and the Interview Committee meeting. He asked for Council's support in obtaining sponsorship for the Jubilee event.

Councilmember Guerrero attended the Kick Cancer Event.

Councilmember Westbrook attended the Northeast Partnership Luncheon.

Councilmember Heyward attended the Smoothie King ribbon cutting, the Audit Committee, and the Interview Committee.

Councilmember Sheridan attended the Northeast Partnership Luncheon and the SCUCISD Fellowship Board.

Mayor Rodriguez attended the Guadalupe County Mayors' meeting, TML Midyear Conference, Kick Cancer Pep Rally & 5K, Rotary Club meeting, the NEP luncheon, and the Chamber Luncheon.

Adjournment

Mayor Rodriguez adjourned the meeting at 8:16 p.m.

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary