

DRAFT

MINUTES REGULAR MEETING June 2, 2026

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on June 2, 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 Sarah Dietz; Councilmember Robert Sheridan

Staff present: Steve Williams, City Manager; Daniel Santee, City Attorney; Brian James, Deputy City Manager; Sarah Gonzalez, Assistant City Manager; Sheila Edmondson, City Secretary; Irene Chavez, Assistant City Secretary

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 Westbrook)

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

Proclamations

National Automotive Service Professionals Month-June 2026

Mayor Rodriguez presented the National Automotive Service Professionals Month Proclamation to the Fleet division under the Internal Services Department.

Employee Introductions

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

- Parks and Recreation: Grace Paliszewski-Events Attendant

Presentations

Presentation of the 2026 Hal Baldwin Scholarship Recipient (S.Williams/S.Gonzalez)

Assistant City Manager Sarah Gonzalez presented the Hal Baldwin Scholarship to recipient Kaelyn Williams. Kaelyn was awarded a \$2,500 Hal Baldwin Scholarship. In her application, she stated "public service is about creating a positive difference that will last for generations to come." Kaelyn plans to attend The University of Texas in the fall. After college, she plans to join the military honoring her Dad's military legacy.

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 announced the promotion of Anna Koker from Part-time EMT to Part-time Paramedic.

Mr. Williams recognized two members of the Inspections Team after receiving an email from longtime Schertz resident Felix Ruvalcaba. Mr. Ruvalcaba shared that Christina Timke assisted him with obtaining a roof replacement permit, taking time during her lunch break to guide him through the process. In May, Michelle Cherry helped him locate additional documents needed for his insurance claim. Mr. Ruvalcaba commended both employees for their friendly, professional, and exceptional customer service, noting that their dedication reflects positively on the City and reinforces his pride in being part of the community.

Mr. Williams also recognized Sydney Paredes who was selected as a 2026 extern through the American Academy for Parks and Recreation Administration (AAPRA) Externship Program, a prestigious national recognition in the parks and recreation profession. The program chooses only four young professionals from across the country each year. As an extern, Sydney will attend the National Recreation and Park Association (NRPA) Conference in Philadelphia, where she will be paired with academy members and national leaders to participate in networking, mentorship, professional development, special meetings, and educational sessions.

Mr. Williams also congratulated Assistant City Secretary Irene Chavez on earning her Bachelor of Applied Technology and Operations Management from Palo Alto College.

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

The mayor 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 Rodriguez recognized the following residents:

Maggie Titterington, 1730 Schertz Parkway, announced ribbon cuttings for InspERity at the Kramer House on June 5, Portillo’s on June 9, Smokey Mo’s at Schertz Station on June 10, and Texas Tea Café on June 24. The Chamber’s monthly luncheon will feature a digital strategist presenting “Is Your Website Killing Your Business?” and offering practical tips on improving online presence. The first Summer Smoothie of the Month event will be held at Tropical Smoothie Café on June 26. Additionally, preparations are underway for the annual Chamber Bowl fundraiser, which supports DECA student scholarships at Clemens and Steele High Schools.

Michele Teretletsy, 705 Marilyn Drive, raised concerns about election-related activities observed at the county polling location, including political signs attached to trees, light fixtures, and other areas, as well as supporters waving large campaign flags near entrances, sidewalks, and crosswalks. While acknowledging that the city is not responsible for county election operations, the resident expressed concern that similar activities at future polling places within the community could create safety hazards for pedestrians, students, and motorists. She asked city officials to review existing sign policies and consider regulations regarding handheld campaign flags and other election-related displays to help prevent potential safety and traffic issues during future elections.

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 Council Meeting on May 5, 2026 and Council Meeting on May 12, 2026 (S.Edmondson/S.Courney/I.Chavez)
2. **City of Schertz Boards, Committees, and Commissions**
 - **Reappointments**
 - Library Advisory Board for the term ending June 30, 2028: Beverly O. Clark

3. **Resolution 26-R-070-** Authorizing a RCE funding application and Execution of Interlocal Agreements with Universal City and Cibolo for the Railroad Crossings Improvements Planning Study (B.James/K.Woodlee/J.Nowak)
4. **Resolution 26-R-069** - Authorizing a Roadway Capital Recovery Offset and Reimbursement Agreement for Schertz Station Development (B.James/K.Woodlee/J.Nowak)
5. **Resolution 26-R-074** - Authorizing an amendment to the billboard lease agreement with Clear Channel Outdoor, LLC (S.Williams/B.James)
6. **Resolution 26-R-067** - Authorizing the City Manager to reject all proposal submissions received for the FM 78 Police Station Remodel Project (J.Lowery/D.Roman)

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 Consent Agenda Items #1 - 6.

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 Sarah Dietz, Councilmember Robert Sheridan

Passed

Discussion and Action Items

7. **Resolution 26-R-072** - Authorizing a Notice of Intention to Issue Bonds (S.Gonzalez/J.Walters)

Mayor Rodriguez recognized Finance Director James Walters, who introduced Resolution 26-R-072. He stated this was continuing a previously discussed item that, if approved, would initiate the debt issuance process for funding the City's Capital Improvement Program (CIP). The resolution authorizes the start of required public notices and timelines needed before bonds can be sold and outlines projects funded through the issuance, including Lower Seguin Road improvements, mill and overlay work on Savannah Drive, Northcliff Lift Station upgrades, generators for public facilities, and drainage improvements at Wendy Swan Park. Mr. Walters explained that project costs were developed through engineering assessments, traffic and pavement condition analysis, and prioritization based on infrastructure needs and cost-effectiveness, with drainage work specifically funded through the drainage fund.

Mayor Rodriguez opened the floor to council for discussion.

Councilmembers asked about project selection, funding allocations between the general fund and drainage fund, and the rationale for issuing debt rather than using available cash reserves. Staff explained that projects were originally designated for bond funding in the adopted CIP, with prioritization based on urgency, infrastructure condition, and long-term cost savings. They also noted that general fund cash is typically reserved for smaller capital needs, while larger, long-life infrastructure projects are better suited for debt financing. Council emphasized ensuring funds are properly allocated and used for intended infrastructure purposes, and staff confirmed that bond covenants strictly limit spending to approved capital projects, with any savings potentially used to reduce debt or reinvest in future needs.

Mayor Rodriguez acknowledged a motion to approve Resolution 26-R-072.

Moved by Councilmember Paul Macaluso, seconded by Councilmember Michelle Watson

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

Passed

- 8. Resolution 26-R-073** - Establish the City's intention to reimburse itself for prior expenditures on improvements from upcoming tax-exempt obligations. (S.Gonzalez/J.Walters)

Mayor Rodriguez recognized Finance Director James Walters who introduced Resolution 26-R-073. Mr. Walters stated that Resolution 26-R-073 is tied to Resolution 26-R-072. This resolution would allow the City to begin certain capital projects now using available cash on hand, rather than waiting for the bond proceeds to be received. Once the debt funds are issued, the City would reimburse itself from those proceeds. Mr. Walters noted that current cash reserves are sufficient to temporarily cover these costs, and if the debt sale does not move forward, the City would have the option to either continue funding the projects with cash or adjust the project timeline based on Council direction. Overall, the item is intended to accelerate project delivery, so improvements can begin sooner for residents.

Mayor Rodriguez acknowledged a motion to approve Resolution 26-R-073 having no further Council discussion.

Moved by Councilmember Michelle Watson, seconded by Councilmember Robert Westbrook

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

Passed

Public Hearings

9. **Ordinance 26-S-010** - Conduct a public hearing and consider a request to rezone approximately 2.1 acres of land from Pre-Development District (PRE) to General Business District (GB), generally located at the southeast corner of the intersection of FM 1518 and Ray Corbett Dr, also known as a portion of Bexar County Property Identification Number 1103267, City of Schertz, Texas.(B.James/L.Wood/D.Marquez)

Mayor Rodriguez recognized Senior Planner Daisy Marquez, who introduced Ordinance 26-S-010, a request to rezone approximately 2.1 acres of land from Pre-Development (PRE) to General Business District (GB). Ms. Marquez provided a map outlining the subject property. She explained the zoning restrictions under the GB designation. She stated six (6) public notices were sent on April 23, 2026, with no responses received to date, and a public hearing notice was placed in the San Antonio Express on May 13, 2026. Two notification signs were placed on the property by the applicant. The Planning and Zoning Commission held a public hearing on May 6, 2026, and made a recommendation of approval with a 5-2 vote. Ms. Marquez stated that although there are concerns with the traffic impact of the requested zone change, it is consistent with the intent of the Comprehensive Land Use Plan - Future Land Use Map, and permits uses that serve the overall needs of the community. Therefore, staff recommended approval of Ordinance 26-S-010.

Mayor Rodriguez opened the Public Hearing at 6:42 p.m.

No residents came forward to speak.

Mayor Rodriguez closed the Public Hearing at 6:43 p.m.

Mayor Rodriguez opened the floor to Council for discussion.

No discussion occurred.

Mayor Rodriguez acknowledged a motion to approve Ordinance 26-S-010.

Moved by Councilmember Paul Macaluso, seconded by Councilmember Robert Westbrook

AYE: Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Sarah Dietz, Councilmember Robert Sheridan

NAY: Mayor Pro Tem Mark Davis

Passed

10. **Ordinance 26-S-011** - Conduct a public hearing and consider a request for a Specific Use Permit to allow a convenience store with gas pumps on approximately 2.1 acres of land, generally located at the southeast corner of the intersection of FM 1518 and Ray Corbett Dr, also known as a portion of Bexar County Property Identification Number 1103267, City of Schertz, Texas.(B.James/L.Wood/D.Marquez)

Mayor Rodriguez recognized Senior Planner Daisy Marquez who introduced Ordinance 26-S-011, requesting a Specific Use Permit to allow a convenience store with gas pumps on approximately 2.1 acres of land. Ms. Marquez provided a map of the subject property, stated that six (6) public notices were sent on April 23, 2026, with no responses to date, and a public hearing notice was placed in the San Antonio Express on May 13, 2026. Two notification signs were placed on the property by the applicant. The Planning and Zoning Commission held a public hearing on May 6, 2026. Residents voiced concerns about the proximity to schools and residences, pedestrian travel, traffic safety concerns with delivery trucks, delivery times for fuel and merchandise and traffic impact analysis. The Planning and Zoning Commission made a recommendation of denial with a 5-2 vote.

Ms. Marquez stated that the proposed SUP does not violate the intent of the Comprehensive Land Use Plan - Future Land Use Map, and is compatible with the existing uses and the proposed zoning, and additionally is not immediately adjacent to residential developments or zones. Therefore, staff recommended approval of Ordinance 26-S-011 with the condition that a building permit is approved within two (2) years of adoption of the SUP in accordance with UDC Article 5, Section 21.5.11.F.

Mr. Nuresh Maknojia, the applicant, stated he is a second-generation family-owned business operating under the “Foodies Corner” brand, and provided a presentation showing the proposed modern neighborhood-focused convenience store with fuel sales and an adjacent small retail center in the City of Schertz along FM 1518. He described their existing Central Texas locations as community-based stores situated near residential areas and schools, emphasizing clean, well-managed operations and long-term investment in each community. The proposed Schertz site would include a convenience store, fuel pumps using modern safety and leak detection systems, and supporting retail space, with site design planned to improve access through coordination with TxDOT and the addition of a turn lane. He explained the project aligns with the area’s future commercial land use designation and responds to anticipated growth along the corridor, where convenience store options are currently limited within several miles. He also addressed concerns raised during the review regarding traffic, school proximity, and fuel safety by noting compliance with state regulations and engineering standards, and emphasized the project’s potential to support local commercial growth, increase the tax base, and provide long-term neighborhood-serving amenities.

Mayor Rodriguez opened the Public Hearing at 7:03 p.m.

No residents came forward to speak.

Mayor Rodriguez closed the Public Hearing at 7:04 p.m.

Mayor Rodriguez opened the floor to Council for discussion.

Council discussion focused on traffic safety, school proximity, and regulatory compliance. Councilmembers questioned Mr. Maknojia about a stated distance of approximately 1,000 feet from a nearby school and raised concerns about advertising and sales of tobacco and related products in light of state regulations. He clarified the distance measurement and stated they would comply with all applicable state laws,

noting they are not planning to operate a vape shop and would only sell FDA-approved products from established suppliers.

Councilmembers also discussed broader traffic impacts along FM 1518 and Ray Corbett Drive, especially given school-related congestion and ongoing corridor growth. While some councilmembers expressed concern about increased traffic and safety near the school, others acknowledged potential economic benefits and the lack of existing city-owned commercial presence in the area. Assistant City Engineer John Nowak responded to the concerns regarding traffic that detailed traffic mitigation measures would be addressed later in the development process through a formal Traffic Impact Analysis coordinated with TxDOT, which would determine specific improvements such as turn lanes, signalization, and access modifications based on final site design and projected traffic volumes.

Mayor Rodriguez asked for a motion to approve Ordinance 26-S-011.

Moved by Councilmember Michelle Watson, seconded by Councilmember Paul Macaluso

AYE: Councilmember Michelle Watson, Councilmember Robert Westbrook

NAY: Mayor Pro Tem Mark Davis, Councilmember Paul Macaluso,
Councilmember Ben Guerrero, Councilmember Sarah Dietz, Councilmember Robert Sheridan

Failed

11. **Ordinance 26-S-012-** Conduct a public hearing and consider a request to rezone approximately 0.2 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU), known as 502 Main Street, specifically known as Guadalupe Property Identification Number 67753, City of Schertz, Texas.(B.James/L.Wood/D.Marquez)

Mayor Rodriguez recognized Senior Planner Daisy Marquez, who introduced Ordinance 26-S-012, a request to rezone approximately 0.2 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU). Ms. Marquez provided a map outlining the subject property. She explained the zoning restrictions under the MSMU designation. She stated seventeen (17) public notices were sent on April 23, 2026, with 1 response in favor received to date, and a public hearing notice was placed in the San Antonio Express on May 13, 2026. One notification sign was placed on the property by the applicant. The Planning and Zoning Commission held a public hearing on May 6, 2026, and made a recommendation of approval with a 7-0 vote. Ms. Marquez stated that due to the location of the subject property on Main Street, the compatibility with existing uses, and Comprehensive Land Use Plan - Future Land Use Map, staff recommended approval of Ordinance 26-S-012.

Applicant was present but did not speak.

Mayor Rodriguez opened the Public Hearing at 7:17 p.m.

No residents came forward to speak.

Mayor Rodriguez closed the Public Hearing at 7:17 p.m.

Mayor Rodriguez opened the floor to Council for discussion.

Council asked Ms. Marquez to explain the purpose of the zoning change. Ms. Marquez stated that the MSMU designation allows for reduced lot width and depth to better accommodate smaller lots in the historic area of Schertz. She explained that this adjustment would improve site design flexibility and ultimately help create a better parking lot layout for the property.

Mayor Rodriguez asked for a motion to approve Ordinance 26-S-012.

Moved by Councilmember Paul Macaluso, seconded by Mayor Pro Tem Mark Davis

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

Passed

- 12. Ordinance 26-S-013** - Conduct a public hearing and consider a request to rezone approximately 0.4 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU), known as 506 Main St. and 508 Main St., specifically known as Guadalupe County Property Identification Numbers 32859 and 32861, City of Schertz, Guadalupe County, Texas.(B.James/L.Wood/D.Marquez)

Mayor Rodriguez recognized Senior Planner Daisy Marquez, who introduced Ordinance 26-S-013, a request to rezone approximately 0.4 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU). Ms. Marquez provided a map outlining the subject property. She explained the zoning restrictions under the MSMU designation. She stated seventeen (17) public notices were sent on April 23, 2026, with 1 response in favor received to date, and a public hearing notice was placed in the San Antonio Express on May 13, 2026. Two notification signs were placed on the property by the applicant. The Planning and Zoning Commission held a public hearing on May 6, 2026, and made a recommendation of approval with a 7-0 vote. Ms. Marquez stated that due to the location of the subject property on Main Street, the compatibility with existing uses, and Comprehensive Land Use Plan - Future Land Use Map, staff recommended approval of Ordinance 26-S-013.

Mayor Rodriguez requested confirmation that a zone change would not affect the way businesses were currently operating. Ms. Marquez confirmed.

Mayor Rodriguez opened the Public Hearing at 7:22 p.m.

No residents came forward to speak.

Mayor Rodriguez closed the Public Hearing at 7:22 p.m.

Mayor Rodriguez opened the floor to Council for discussion.

No discussion occurred.

Mayor Rodriguez asked for a motion to approve Ordinance 26-S-013.

Moved by Councilmember Robert Sheridan, seconded by Councilmember Ben Guerrero

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

Passed

Mayor Rodriguez recessed to Closed Session at 7:24 p.m.

Closed Session

13. The City Council will meet in closed session pursuant to Texas Government Code Sections 551.071 (consultation with attorney) and 551.074 to discuss the following matters:
 - a. The legal issues and options related to concerns raised in relation to the City Council and social media (consultation with attorney).
 - b. The options related to concerns with Councilmember Place 2 and social media pursuant to adopted city council policies.
14. The City Council will meet in closed session pursuant to Texas Government Code Sections 551.071 (consultation with attorney) to discuss the following matters:
 - a. The legal issues and options regarding DTLC Investments, LLC, and JHDTLC, LLC v. City of Schertz, Texas No. C2026-0401A0533E (466th Judicial District, Comal County, Texas).

Reconvene into Regular Session

Mayor Rodriguez reconvened into Regular Session at 8:21 p.m.

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

No action was taken based on discussion held in Closed Session under Agenda Item #13a. However, Mayor Rodriguez noted for the record that Councilmember Place 2 had been advised of the social media policy in the Council Code of Conduct.

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

No action was taken on Closed Session Agenda Item #13b.

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

Councilmember Paul Macaluso made a motion to approve Dan Santee, City Attorney, to represent the City of Schertz regarding DTLC Investments, LLC, and JHDTLC, LLC v. City of Schertz, Texas No. C2026-0401A0533E (466th Judicial District, Comal County, Texas); seconded by Councilmember Robert Sheridan.

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

Passed

Information available in City Council Packets - NO DISCUSSION TO OCCUR

18. June 2026 Major Projects in Progress/CIP

Requests and Announcements

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

Councilmember Guerrero asked for an update on the sidewalk safety issue.

Councilmember Sheridan asked for an update on the trash survey.

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

Councilmember Macaluso asked for a presentation on impact fees and how they compare to other communities.

Councilmember Sheridan asked for a presentation on all of the young leader programs the city offers.

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

Councilmember Macaluso attended a Jubilee meeting, Portillo's soft opening, and ICSC Conference in Las Vegas.

Councilmember Guerrero attended the Council Conference Room dedication for Tim

Brown, Councilmember Brown's funeral at Ft. Sam, the Purse Bingo, EMS Banquet, and the Memorial Day event.

Councilmember Westbrook attended the Schertz Historical Preservation Committee meeting, the Memorial Day Ceremony in Selma, the Schertz EMS Awards Banquet, SSLGC Board meeting, the Chamber Luncheon, Tim Brown Conference Room dedication, and ribbon cutting for Marina Nell Lodge.

Councilmember Dietz attended the Portillo's soft opening and the SCUC Foundation meeting.

Councilmember Sheridan attended the Chamber Luncheon, the Memorial Day Ceremony in Selma, the Schertz EMS Banquet, and the Portillo's soft opening.

Mayor Rodriguez attended the ICSC Conference in Las Vegas, the Memorial Day Ceremony in Selma, Purse Bingo, and the EMS Banquet.

Adjournment

Mayor Rodriguez adjourned the meeting at 8:28 p.m.

Ralph Rodriguez, Mayor

ATTEST:

Sheree Courney, TRMC
Deputy City Secretary