

# DRAFT

## MINUTES REGULAR MEETING August 4, 2026

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on August 4, 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 Michelle Watson; Councilmember Ben Guerrero; Councilmember Robert Westbrook; Councilmember Sarah Dietz

Absent: Councilmember Mark Davis; Councilmember Paul Macaluso; 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 Guerrero)

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

### Discussion and Action Items

1. **Appointment of Mayor Pro Tem** - Discussion, consideration, and/or action regarding the confirmation, appointment, or election of the Mayor Pro Tem (Mayor/Council)

City Secretary Sheila Edmondson explained the selection process, duties, and term for the Mayor Pro Tem. She announced that in accordance with the City Council procedure, Councilmember Michelle Watson would be next in line to serve.

Mayor Rodriguez opened the floor to Council for discussion.

No discussion occurred.

Mayor Rodriguez asked for a motion to approve the appointment.

Moved by Councilmember Robert Westbrook, seconded by Councilmember Sarah Dietz.

AYE: Councilmember Michelle Watson, Councilmember Ben Guerrero,  
Councilmember Robert Westbrook, Councilmember Sarah Dietz  
Passed

● **Oath of Office: New Mayor Pro Tem**

Mayor Rodriguez administered the Oath of Office to Mayor Pro Tem Michelle Watson.

## **Employee Introductions**

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

- EMS: Linda Castleman Donlea, Administrative Assistant
- Police: David Salazar III, Police Officer
- Police-Dispatch: Eugenio Gonzalez, Public Safety Communications Officer
- Public Works-Water: Zion Thomas and Frederick Jones, Water/Wastewater Operator Trainees

## **City Events and Announcements**

● **Announcements of upcoming City Events (DCM Brian James/ACM Sarah Gonzalez)**

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

● **Announcements and recognitions by the City Manager (CM Steve Williams)**

No announcements or recognitions were made by the City Manager.

● **Announcements and recognitions by the Mayor (Mayor Ralph Rodriguez)**

Mayor Rodriguez thanked everyone for the condolences and prayers extended to him and his family following the passing of his mother.

## **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:

**Daniel Jameson**, 1000 FM 78, Schertz, invited residents to attend the monthly VFW breakfast.

**Kari Flannagan**, Pecan Ct, Scenic Hills, ceded her time to Mr. David Prestridge.

**David Prestridge**, 3708 Hillside, Schertz, on behalf of the Scenic Hills community, addressed the ongoing sinkhole and drainage issues on Hillside and referenced a recent meeting between the City and the HOA leadership. Mr. Prestridge stated that based on the City's design specifications and the Texas Water Code, the City had a responsibility to ensure that new development and increased stormwater runoff did not adversely impact existing neighborhoods. He stated that runoff from newer development was directed into Scenic Hills' existing drainage system without verifying the condition or capacity of the infrastructure and that drainage pipes discovered during repairs were smaller than those specified in the approved plans. Mr. Prestridge attributed these issues to the drainage system's failure and requested that the City reimburse the HOA \$308,529 for completed repairs and provide approximately \$170,000 - \$185,000 toward remaining repairs. He expressed the community's willingness to work collaboratively with the City toward a fair resolution.

The following residents were recognized and provided additional information and statements in support of Mr. Prestridge's account of the drainage issue affecting residents of the Scenic Hills community:

**Gordon McCleary**, 3713 Hillside

**Othann Warner**, 3717 Hunters Glen

**Toni Rivers**, Chestnut

**Ann McMaster**, 3604 Elm Court

**Missy Jeter**, 3800 Greenridge

**Tracy Campos**, 12340 Schaefer Road, Schertz, respectfully requested that the City review nuisance violations and clarify the maintenance responsibilities to ensure property owners are not cited for areas they do not own or control. She explained that she received a letter citing an area within the public right-of-way that was acquired by Bexar County during 2011 drainage improvements. Ms. Campos obtained confirmation from Bexar County that this area is maintained by the County and is on their mowing schedule.

### **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.

2. **Minutes**-Approval of the minutes from the July 21, 2026 Regular Council Meeting (City Secretary Sheila Edmondson)

3. **Resolution 26-R-088** - Rejecting all Bids for the Library Foundation Repair Project (Assistant City Engineer John Nowak)

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 #2 - 3.

Moved by Councilmember Ben Guerrero, seconded by Mayor Pro Tem Michelle Watson

AYE: Mayor Pro Tem Michelle Watson, Councilmember Ben Guerrero,  
Councilmember Robert Westbrook, Councilmember Sarah Dietz

Passed

#### **Discussion and Action Items**

4. **Resolution 26-R-089** - Authorizing an Interlocal Agreement with the City of Garden Ridge Regarding Sewer Capacity and Wheeling (Deputy City Manager Brian James)

Mayor Rodriguez recognized Deputy City Manager Brian James, who presented Resolution 26-R-089 for Council consideration. Mr. James provided background on sewer capacity and wastewater conveyance in the area and explained the proposed 20-year interlocal agreement allowing Garden Ridge to connect to Schertz's sewer system. The agreement provides mutual benefits by maximizing existing infrastructure while generating revenue for Schertz. Garden Ridge would receive 750 LUEs of sewer capacity and pay annual fees based on wastewater flow, including a 3% annual increase, as well as sewer impact fees equivalent to those paid by Schertz developments. Staff recommended approval with a change to the termination notice period from three to five years to allow sufficient time for Garden Ridge to establish an alternative sewer connection.

Mayor Rodriguez opened the floor to Council for discussion.

Council discussed details of the agreement, including the overall sewer capacity, annual fees, annual increases, impact fees, and termination provisions. Mr. James emphasized that the City retains the ability to address noncompliance, such as industrial waste violations or failure to meet agreement terms, and expressed confidence that the agreement provides a fair, mutually beneficial arrangement while protecting Schertz's infrastructure and future needs.

Mayor Rodriguez asked for a motion to approve Agenda Item #4 - Resolution 26-R-089.

Moved by Mayor Pro Tem Michelle Watson, seconded by Councilmember Sarah Dietz

AYE: Mayor Pro Tem Michelle Watson, Councilmember Ben Guerrero,  
Councilmember Robert Westbrook, Councilmember Sarah Dietz

Passed

**5. Declaration of Emergency - July 15, 2026 (Fire Chief Greg Rodgers)**

Mayor Rodriguez recognized Fire Chief Greg Rodgers, who presented the Declaration of Emergency – July 15, 2026. Chief Rodgers provided an overview of the July 15, 2026, flood response, evacuation, and disaster declaration. He described the coordinated response by City departments and regional partners to flooding conditions, emphasizing that life safety was the primary objective. After monitoring severe weather and rising upstream conditions throughout the day, the City initiated emergency preparations, ordered evacuations in vulnerable areas, issued a local disaster declaration, and activated emergency operations. Using weather forecasts, real-time flood data, historical flood information, and coordination with agencies including the National Weather Service, Bexar County, and neighboring jurisdictions, staff made proactive decisions that helped minimize impacts. Staff conducted door-to-door notifications, established a shelter at the Civic Center, positioned public safety resources throughout the City, and maintained continuous public communication. As floodwaters receded, crews completed damage assessments, inspected infrastructure, and lifted evacuation orders the following day. Chief Rodgers credited the successful response to proactive planning, timely information, strong interdepartmental coordination, and the efforts of City staff and regional partners, noting that the response prioritized public safety and helped minimize the impacts of the flooding event.

Mayor Rodriguez opened the floor to Council for discussion.

Councilmember Guerrero asked about opportunities for improvement and additional preparedness measures for future emergency situations. Chief Rodgers explained that the City's approach was intentionally proactive rather than reactive, emphasizing the importance of early action and preparedness even when conditions ultimately prove less severe than anticipated. He noted that taking early action to protect lives and property is the preferred approach and that decisions made in the interest of public safety should be viewed as successful outcomes rather than mistakes.

Mayor Rodriguez asked for a motion to approve Agenda Item # 5 - Declaration of Emergency - July 15, 2026.

Moved by Councilmember Ben Guerrero, seconded by Mayor Pro Tem Michelle Watson

AYE: Mayor Pro Tem Michelle Watson, Councilmember Ben Guerrero,  
Councilmember Robert Westbrook, Councilmember Sarah Dietz

Passed

6. **Ordinance 26-B-018** - Consideration and approval by the city council of the City of Schertz, Texas authorizing the issuance of “City of Schertz, Texas, Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2026”; providing for the payment of said certificates by the levy of an ad valorem tax upon all taxable property within the city and further securing said certificates by a lien on and pledge of the pledged revenues of the system; and other matters incident and related thereto. (Finance Director James Walters)

Mayor Rodriguez recognized Finance Director James Walters who presented the proposed bond issuance for Council approval, explaining that the City’s bonds were initially estimated at an interest rate of 4.5% but ultimately received a 4.2% yield after the City qualified for bank-qualified status. He also noted that Standard & Poor’s reaffirmed the City’s AA+ bond rating, which helps maintain lower borrowing costs. The proceeds from the bond sale will fund ongoing capital projects and infrastructure improvements.

Mayor Rodriguez opened the floor to Council for discussion.

Council discussed whether the City could use additional sales revenue or available cash instead of issuing debt in order to avoid paying interest. Mr. Walters and City Manager Steve Williams both advised accepting the current bond issuance because the sale has already been negotiated and buyers are prepared to purchase the bonds; canceling at this stage could damage the City’s reputation with investors and potentially lead to higher interest rates or affect its bond rating in future sales. However, according to Mr. Williams, the City could consider using cash to reduce or eliminate borrowing for future bond issuances. The City plans to discuss this funding strategy further during the upcoming budget retreat and 10-year Capital Improvement Program (CIP) planning.

Mayor Rodriguez asked for a motion to approve Discussion Agenda Item #6 - Ordinance 26-B-018.

Mayor Pro Tem Michelle Watson made the following motion, "I move that the City Council adopt an ordinance authorizing the City of Schertz, Texas, combination tax and limited pledge revenue certificates of obligation, series 2026", seconded by Councilmember Robert Westbrook

Councilmember Guerrero requested a motion to table the item. City Attorney, Dan Santee, responded that the request to table was not timely and, therefore, Mayor Rodriguez asked Councilmembers to cast their votes.

AYE: Mayor Pro Tem Michelle Watson, Councilmember Robert Westbrook,  
Councilmember Sarah Dietz

NAY: Councilmember Ben Guerrero

Passed - Amended to FAILED

This item was revisited after City Attorney Santee advised the City Council that, following recent amendments to the City Charter, four affirmative votes were required for approval of the certificates of obligation. Because only four Councilmembers were present, the original 3-1 vote on Ordinance 26-B18 did not constitute approval. The City Attorney

explained that the matter could be reconsidered during the same meeting and that the Councilmember who made the original motion would need to make the motion to reconsider.

A motion was made by Mayor Pro Tem Watson and seconded by Council Member Deitz to reconsider Ordinance 26-B18.

Mayor Rodriguez asked for a vote.

AYE: Mayor Pro Tem Michelle Watson, Councilmember Robert Westbrook,  
Councilmember Sarah Dietz

NAY: Councilmember Ben Guerrero

Failed

Following the second failed vote, City Manager Steve Williams requested that the City's Financial Advisor, Mr. McLiney, address the potential consequences of the failed vote. Mr. McLiney explained that the bond sale was scheduled for that day pursuant to the previously approved notice of intention and that the City had already incurred expenses related to the bond rating, legal work, and other preparations. Failure to approve the issuance would constitute a failed bond sale, potentially negatively affecting the City's reputation in the bond market, future bond sales, and possibly its bond rating. He further explained that the City would have to restart the issuance process, which would delay the debt beyond the current fiscal year and prevent it from being incorporated into the current fiscal year's tax rate. Mr. McLiney estimated that canceling the current sale would result in approximately \$50,000 to \$75,000 in bond-rating, legal, and related expenses.

After the financial advisor's presentation of possible adverse affects to the City, Councilmember Guerrero made the motion to reconsider Ordinance 26-B-018 a second time. Motion to reconsider a second time, was seconded by Councilmember Robert Westbrook.

Mayor Rodriguez asked for a vote on the motion to reconsider.

AYE: Mayor Pro Tem Michelle Watson, Councilmember Ben Guerrero,  
Councilmember Robert Westbrook, Councilmember Sarah Dietz

Passed

Mayor Rodriguez asked for a motion to approve Discussion Agenda Item #6 - Ordinance 26-B-018.

Mayor Pro Tem Michelle Watson made a motion, "I move that the City Council adopt an ordinance authorizing the City of Schertz, Texas, combination tax and limited pledge revenue certificates of obligation, series 2026", seconded by Councilmember Robert Westbrook.

AYE: Mayor Pro Tem Michelle Watson, Councilmember Ben Guerrero,  
Councilmember Robert Westbrook, Councilmember Sarah Dietz

Passed

## Public Hearings

7. **Ordinance 26-S-017** - Conduct a public hearing and consider a request to rezone approximately 0.26 acres of land from General Business District (GB) to Main Street Mixed-Use District (MSMU), generally located approximately 50-feet southwest of the intersection of Main Street and Lindbergh Ave, specifically known as Guadalupe County Property Identification Number 67454, City of Schertz, Texas (Senior Planner Daisy Marquez)

Mayor Rodriguez recognized Senior Planner Daisy Marquez who introduced Ordinance 26-S-017, a request to rezone approximately 0.26 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 General Business District designation. She stated that 15 public notices were sent on July 9, 2026, with no responses. A public notice was published in the San Antonio Express on July 15, 2026, and a sign was placed on the property by the applicant. The Planning and Zoning Commission met on July 22, 2026, and recommended approval with a unanimous vote. Due to the location of the property on Main Street, its compatibility with the proposed zoning district, and the comprehensive land use planned resulting from the zone change, staff recommended approval of Ordinance 26-S-017.

The applicant was not in attendance.

Mayor Rodriguez opened the Public Hearing at 7:28 p.m.

**Ann McMaster**, 3604 Elm Court, asked what the proposed property would be used for. Mayor Rodriguez responded that the property would be used for a parking lot. Ms. McMaster stated that she was aware of the plan from watching YouTube videos, but it was not included in the presentation and wanted to make sure Council was aware.

Mayor Rodriguez closed the Public Hearing at 7:30 p.m.

Mayor Rodriguez opened the floor to Council for discussion.

Council discussed the rezoning intention and confirmed this would help the applicant complete his project more quickly by making the property easier to develop under the Main Street Mixed-Use District. City staff assisted him with the application and expedited the process, including holding a special Planning and Zoning meeting on July 22. Although no site development application has been submitted yet, staff's goal is to move the project through the approval process as efficiently as possible.

Mayor Rodriguez asked for a motion to approve Agenda Item #7 - Ordinance 26-S-017.

Moved by Mayor Pro Tern Michelle Watson, seconded by Councilmember Sarah Dietz

AYE: Mayor Pro Tem Michelle Watson, Councilmember Ben Guerrero,  
Councilmember Robert Westbrook, Councilmember Sarah Dietz  
Passed

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

- 8. National League of Cities Membership** (City Secretary Sheila Edmondson)
- 9. August 2026 Projects in Progress** (City Engineer Kathy Woodlee)

## **Requests and Announcements**

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

**Councilmember Robert Westbrook** requested to consider participating in the TCMA City Council of the Year Award as suggested by City Manager Steve Williams, for which he is interested in working with staff to get an application submitted.

**Councilmember Ben Guerrero** requested the status of the Council Challenge Coins. Mayor Rodriguez responded that Mayor Pro Tem Watson is working on the design.

**Councilmember Sarah Dietz** requested more research and investigation be done in regard to the Scenic Hills community issue and to present the findings to Council.

**Mayor Ralph Rodriguez** requested staff to reach out to CCMA to discuss the after-hours loud work and dust control on behalf of the residents on Bubbling Springs Road.

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

No items were requested by Mayor or Councilmembers to be placed on a future City Council agenda.

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

**Councilmember Ben Guerrero** attended a ribbon cutting for the Coliseum Trading Cards and the Guam Liberation event.

**Councilmember Robert Westbrook** attended a ribbon cutting for the Coliseum Trading Cards, the SCUC ISD's State of the District Breakfast, the Schertz Farmers Market, and the SCUC ISD Feeder Pattern Convocation for Clemens High School.

**Councilmember Sarah Dietz** attended the SCUC ISD's State of the District Breakfast, the ribbon cutting for the Coliseum Trading Cards, the TML Newly Elected Official's Orientation, and the SCUC ISD Feeder Pattern Convocation for Clemens High School.

**Mayor Ralph Rodriguez** attended the 82nd Guam Liberation Celebration.

## **Adjournment**

Mayor Rodriguez adjourned the meeting at 7:47 p.m.

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Ralph Rodriguez, Mayor

ATTEST:

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Sheila Edmondson, TRMC  
City Secretary