

DRAFT

MINUTES REGULAR MEETING September 15, 2026

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on September 15, 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 Mark Davis; 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

Call to Order

Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Councilmember Dietz)

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

Proclamations

HR Professional Day-September 26, 2026

Councilmember Ben Guerrero presented the HR Professional Day Proclamation to members of the Schertz HR Team.

National Manufacturing Day-October 2, 2026

Councilmember Sheridan presented the National Manufacturing Day Proclamation to Business Engagement Manager Ashley Ritchey.

Fire Prevention Week-October 4-10, 2026

Councilmember Westbrook presented the Fire Prevention Week Proclamation to members of the Schertz Fire Department.

National Community Planning Month-October 2026

Councilmember Macaluso presented the National Community Planning Month Proclamation to members of the Schertz Planning Department.

Code Enforcement and Sanitarian Appreciation Month-October 2026

Mayor Rodriguez presented the Code Enforcement and Sanitarian Appreciation Month Proclamation to members of the Neighborhood Services team.

City Events and Announcements

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

Deputy City Manager Brian James provided announcements of upcoming city events.

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

City Manager Steve Williams recognized Engineering Inspector Sam Lopez for attaining the CPII (Certified Public Infrastructure Inspector) and the following individuals on their promotions: Samantha Canales to Administrative Assistant; Blue Hill and Venny Nunez to Senior IT Support Specialist; Taiya Connell to Public Safety Communications Supervisor; Tim Dyer, Sawyer Marks, and Phillip Moore to Driver Operator; Dana Kellum and John Van Hoven to Lieutenant; and Alex Armstrong and Craig Starr to Captain.

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

Mayor Rodriguez 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.

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:

- Carlos DeLaCruz, 21502 Fox Park Lodge, San Antonio, spoke as a candidate for U.S. Congress.
- Jordyn Barnes, 4616 Silverton, a student at Clemens High School, spoke in support of SCUCISD voter-approved tax rate in upcoming election.
- Kristin Fojtik, 2804 Lockwood Lane, expressed concern about the number of Flock cameras in the city.
- Maggie Titterington, 1730 Schertz Parkway, provided recap of recent Chamber events and announced upcoming events.
- Dana Eldridge, 2627 Gallant Fox Drive, provided input on the budget.
- Allison Heyward, 2628 Hansel Heights, provided an endorsement for the TMLIRP Board

and insight into the Texas Municipal Policy Summit.

- John Frias, 4402 Hackerville Road, President of Green Valley Special Utility District, spoke regarding item 23 - Workshop and Letter of Intent for Acquisition of CVLGC Assets.

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 August 11, 2026, Budget Retreat Meeting, minutes from the August 18, 2026, Regular Council Meeting and minutes from the August 25, 2026, Budget Workshop Meeting (City Secretary Sheila Edmondson)
2. **City of Schertz Boards, Commissions and Committees** (Deputy City Secretary Sheree Courney)
 - **Appointments**
 - Parks and Recreation Advisory Board for the term ending September 30, 2028: Michelle Frey
 - Parks and Recreation Advisory Board for the unexpired term ending September 30, 2027: Brian Keener
 - Transportation Safety Advisory Commission: Alternate 2 position for the unexpired term ending March 31, 2028: Scott Newquist
 - **Reappointments**
 - Economic Development Corporation for the term ending September 30, 2028: Ray Chavez, Sharon Denson, and Bill Dixon
 - Parks and Recreation Advisory Board for the term ending September 30, 2028: Bill Bosch and Tim Dusek
 - **Resignations, Removals, and Expiring Terms**
 - Parks and Recreation Advisory Board: Elizabeth Wiley resignation effective August 31, 2026.
3. **Resolution 26-R-106** - Authorizes the Addition of Reserve Officer Jonathan Bagby (Asst. Police Chief Phillip E. Waller)
4. **Resolution 26-R-096** - Authorizing Amendment 1 to the EMS Interlocal agreement with Guadalupe County for the provision of Emergency Medical Services (EMS Chief Jason Mabbitt)
5. **Resolution 26-R-102** - Authorizing Amendment 1 to the EMS Interlocal agreements with multiple governmental entities for the provision of Emergency Medical Services (EMS Chief Jason Mabbitt)

6. **Resolution 26-R-097** - Authorizing an Interlocal Agreement with the City of San Marcos and for a mutual aid agreement for the provision of Emergency Medical Services (EMS Chief Jason Mabbitt)
7. **Resolution No. 26-R-104** - Authorizing a task order agreement with AACOG for Emergency Medical Services on Joint Base San Antonio - Randolph (EMS Chief Jason Mabbitt)
8. **Resolution 26-R-085** - Approving a Utility Service Extension Request for Water Utilities to the Project Known as the Old Wiederstein Commercial Subdivision (City Engineer Kathryn Woodlee)
9. **Resolution 26-R-092** - Authorizing bad debt revenue adjustments (Finance Director James Walters)

Mayor Rodriguez asked for a motion to approve Consent Agenda Items #1 - 9.

Moved by Councilmember Robert Westbrook, seconded by Mayor Pro Tem Michelle Watson

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

Passed

Discussion and Action Items

10. **Resolution 26-R-100** - Acceptance of FY27 MVCPA Grant Award (Asst. Police Chief Phillip E. Waller)

Assistant Chief Waller presented Resolution 26-R-100 acceptance of FY27 MVCPA Grant Award. He stated that the grant funding will support the existing ALPR cameras and the first year of the Drone as First Responder Program. This grant requires approximately 20% matching funds, with \$62,000 provided by the City of Schertz and \$309,998 awarded by the State.

After Council discussion, Mayor Rodriguez asked for a motion to approve Resolution 26-R-100.

Moved by Mayor Pro Tem Michelle Watson, seconded by Councilmember Robert Westbrook

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

Passed

11. Official Ballot for Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election (City Secretary Sheila Edmondson)

City Secretary Sheila Edmondson presented the official ballot for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees for six-year terms. Council was asked to support the following candidates:

- Place 1: JW Buzz Fullen
- Place 2: Emily Crawford
- Place 3: Andy Joslin
- Place 4: Austin Bleess

Mayor Rodriguez asked for a motion to approve the official ballot nominees.

Moved by Councilmember Robert Westbrook, seconded by Councilmember Paul Macaluso

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

Passed

12. Ordinance 26-T-031 - Authorizing an amendment to the Fiscal Year 2025-2026 Budget (James Walters, Finance Director)

Finance Director James Walters presented Ordinance 26-T-031, authorizing an amendment to the FY 2025-26 Budget for the fourth quarter. He stated that most adjustments were related to personnel expenses, with additional adjustments for transfers between departments due to the reassignment of duties.

After Council discussion, Mayor Rodriguez asked for a motion to approve Ordinance 26-T-031.

Moved by Councilmember Paul Macaluso, seconded by Councilmember Sarah Dietz

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

Passed

Public Hearings

- 13. Ordinance 26-T-026** - Conduct a Public Hearing and Adopt an operating and capital budget for the FY 2026-27 Annual Budget (Finance Director James Walters)

Finance Director James Walters presented the proposed operating and capital budget for the FY 2026-27 Annual Budget for Council consideration.

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

The following residents spoke:

- Maggie Titterington, 5325 Storm King, expressed her support for keeping 4 new patrol officers in the budget even if the tax rate is increased.

Mayor Rodriguez confirmed that the 0.5296 is the no new revenue rate that would allow for the 4 new police officers.

- Allison Heyward, agreed with Ms. Titterington that she would be willing to pay the additional \$100/year to allow for the 4 new police officers.

Mayor Rodriguez closed the Public Hearing at 7:33 p.m.

Mayor Rodriguez opened the floor to Council for discussion. Following Council discussion, Mayor Pro Tem Watson motioned to adopt the budget with the addition of four new police officers at the 0.5296 tax rate; seconded by Councilmember Davis.

AYE: Mayor Pro Tem Michelle Watson, Councilmember Mark Davis,
Councilmember Robert Westbrook, Councilmember Robert Sheridan

NAY: Councilmember Paul Macaluso, Councilmember Ben Guerrero,
Councilmember Sarah Dietz

Passed

Discussion and Action Items

- 14. Resolution 26-R-099** - Ratifying the property tax increase reflected in the Adopted Budget for FY 2026-27 (Finance Director James Walters)

Finance Director James Walters presented Resolution 26-R-099 and provided updated information for the budget funded at the 0.5296 no-new-revenue tax rate.

No Council discussion occurred. Mayor Rodriguez called for a motion.

Mr. Walters read the following into the record: The City Council hereby ratifies the budget will raise more in total property taxes than last year's budget by \$1,207,415 or 4.2%, and of that amount, \$1,203,307 is to be raised from new property added to the tax

roll this year.

Moved by Mayor Pro Tem Michelle Watson, seconded by Councilmember Robert Westbrook

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

NAY: Councilmember Paul Macaluso

Passed

Public Hearings

- 15. Ordinance 26-T-027** - Conduct a Public Hearing and approve an Ordinance approving the appraisal roll; setting the tax rate; levying and assessing general and special ad valorem taxes for the use and support of the municipal government of the City of Schertz, Texas (Finance Director James Walters)
Finance Director James Walters presented Ordinance 26-T-027 setting the tax rate at 0.5296

Mayor Rodriguez opened the Public Hearing at 8:25 p.m.

No public came forward to speak.

Mayor Rodriguez closed the Public Hearing at 8:25 p.m.

Mayor Rodriguez opened the floor to Council for discussion. No discussion occurred.

Mayor Rodriguez asked for a motion to approve Ordinance 26-T-027.

Moved by Mayor Pro Tem Michelle Watson, seconded by Councilmember Mark Davis

AYE: Mayor Pro Tem Michelle Watson, Councilmember Mark Davis,
Councilmember Ben Guerrero, Councilmember Robert Westbrook

NAY: Councilmember Paul Macaluso, Councilmember Sarah Dietz,
Councilmember Robert Sheridan

Passed

- 16. Ordinance 26-A-021** - Conduct a public hearing and consider a request for the voluntary annexation of approximately 10.7 acres of land, located approximately 900 feet north-west of the intersection of FM 482 and Schwab Road, more specifically known as Comal County Property Identification Number 56613, Comal County, Texas (Senior Planner Daisy Marquez)

Senior Planner Daisy Marquez presented Ordinance 26-A-021 a request for voluntary annexation. Resolution 26-R-093 was approved on August 18, 2026, to begin this

process.

Mayor Rodriguez opened the Public Hearing at 8:27 p.m.

No public came forward to speak.

Mayor Rodriguez closed the Public Hearing at 8:28 p.m.

Mayor Rodriguez opened the floor to Council for discussion. No discussion occurred.

Mayor Rodriguez requested a motion to approve Ordinance 26-A-021.

Moved by Councilmember Robert Sheridan, seconded by Councilmember Mark Davis

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

Passed

- 17. Ordinance 26-A-022** - Conduct a public hearing and consider a request for the voluntary annexation of approximately 0.19 acres of land known as 12235 Aztec Way, more specifically known as a portion of Bexar County Property Identification Number 308309, Bexar County, Texas (Senior Planner Daisy Marquez)

Senior Planner Daisy Marquez presented Ordinance 26-A-022 a request for voluntary annexation. Resolution 26-R-094 was approved on August 18, 2026, to begin this process.

Mayor Rodriguez opened the Public Hearing at 8:30 p.m.

No public came forward to speak.

Mayor Rodriguez closed the Public Hearing closed at 8:30 p.m.

Mayor Rodriguez opened the floor to Council for discussion. No discussion occurred.

Mayor Rodriguez requested a motion to approve Ordinance 26-A-022.

Moved by Mayor Pro Tem Michelle Watson, seconded by Councilmember Robert Sheridan

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

Passed

- 18. Ordinance 26-S-023** - Conduct a public hearing and consider a request to rezone approximately 10.7 acres of land to Public Use District (PUB) located approximately 900 feet north-west of the intersection of FM 482 and Schwab Road, more specifically known as Comal County Property Identification Number 56613, Comal County, Texas (Senior Planner Daisy Marquez).

Senior Planner Daisy Marquez presented Ordinance 26-S-023 a request to rezone land to Public Use District (PUB). Planning and Zoning Commission held a public hearing on September 2, 2026, and made a recommendation of approval with a 6-1 vote.

Mayor Rodriguez opened the Public Hearing at 8:33 p.m.

No public came forward to speak.

Public Hearing closed at 8:33 p.m.

Mayor Rodriguez opened the floor to Council for discussion. No discussion occurred.

Mayor Rodriguez requested a motion to approve Ordinance 26-S-023.

Moved by Councilmember Robert Westbrook, seconded by Councilmember Sarah Dietz

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

Passed

- 19. Ordinance 26-S-024** - Conduct a public hearing and consider a request to zone approximately 0.19 acres of land to Public Use District (PUB) known as 12235 Aztec Way, more specifically known as a portion of Bexar County Property Identification Number 308309, Bexar County, Texas (Senior Planner Daisy Marquez)

Senior Planner Daisy Marquez presented Ordinance 26-S-024 a request to rezone land to Public Use District (PUB). Planning and Zoning Commission held a public hearing on September 2, 2026, and made a recommendation of approval with a unanimous vote.

Mayor Rodriguez opened the Public Hearing at 8:37 p.m.

No public came forward to speak.

Mayor Rodriguez closed the Public Hearing at 8:37 p.m.

Mayor Rodriguez opened the floor to Council for discussion. No discussion occurred.

Mayor Rodriguez requested a motion to approve Ordinance 26-S-024.

Moved by Mayor Pro Tem Michelle Watson, seconded by Councilmember Robert Sheridan

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

Passed

- 20. Ordinance 26-S-030** - Conduct a public hearing and consider a zone change request from General Business District (GB) to General Business District -II (GB-2) on approximately 5 acres of land, generally located approximately 1,555 feet east of the intersection of FM 2252 and IH 35 N Access Road, more specifically known as a portion of Comal County Property Identification Number 73267, City of Schertz, Comal County, Texas (Senior Planner Daisy Marquez)

Senior Planner Daisy Marquez presented Ordinance 26-S-030 a request to rezone land to GB-2. Planning and Zoning Commission held a public hearing on September 2, 2026, and made a recommendation of denial with a 6-1 vote. Staff recommends denial.

Mayor Rodriguez opened the Public Hearing at 8:46 p.m.

RDO representative stated that they are John Deere's largest worldwide dealer. He indicated he understands the big plan, but they are focused on the zoning for their new equipment storage that promotes sales tax for the city. They are a \$30 million revenue site and they need this zoning designation to allow for outdoor storage.

Public Hearing closed at 8:47 p.m.

Mayor Rodriguez opened the floor to Council for discussion. After brief discussion a motion was made to deny Ordinance 26-S-030. Therefore, an AYE vote would be a vote to deny the zoning change.

Moved by Councilmember Paul Macaluso, seconded by Mayor Pro Tem Michelle Watson

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

NAY: Councilmember Mark Davis

Passed

NOTE: Motion to deny the rezoning request passed. Final result: Ordinance 26-S-030 FAILED.

Workshop

21. Workshop providing an Update on Unpaved Surfaces (Senior Planner Daisy Marquez).

Senior Planner Daisy Marquez provided an update on 70 code enforcement cases related to unpaved surfaces and impervious coverage. Council supported allowing the identified properties to bypass the platting requirement for permitted paving improvements, with staff to return with a resolution for consideration.

22. Workshop of the Quarterly Financials - 3rd Quarter 2025-26 (Finance Director James Walters)

Finance Director James Walters presented the FY 2025-26 Third Quarter Financial Report, reviewing General Fund, utility, EMS, drainage, EDC, and investment revenues and expenditures. He noted strong sales tax revenue, steady permit activity, and increased EMS and drainage revenues, while certain revenues remained affected by weather and the decline in one-time sales tax collections. Council discussed the City's investment strategy and oversight through the Investment Committee.

23. Workshop on Future Water Demand and Supply (Deputy City Manager Brian James)

Deputy City Manager Brian James presented an overview of the City's current and projected water needs, existing CVLGC water leases, and the costs and challenges associated with developing an additional water supply system. Council discussed options for maintaining access to future water supplies while reducing infrastructure, operational, and financial costs, including potential partnerships with SSLGC, Green Valley SUD, and other entities. Council generally expressed interest in retaining access to a meaningful portion of the existing water rights while exploring alternative arrangements that could provide comparable water availability at a lower cost. Staff was directed to develop and present multiple options, including associated financial, contractual, operational, and rate impacts, for further Council consideration.

Closed Session

Mayor Rodriguez recessed to Closed Session at 10:11 p.m.

24. The City Council will meet in closed session pursuant to Texas Government Code Section 551.087, deliberation regarding economic development negotiations, to deliberate the offer of a financial or other incentive to a business prospect:

1. Las P Schertz Operations
2. Project Holly

Reconvene into Regular Session

Mayor Rodriguez reconvened to Regular Session at 10:25 p.m.

25. Following deliberation in closed session, the City Council may take action on the following items discussed in closed session:

- a. Discussion and possible action on a Resolution authorizing a financial or other incentive to Las P Schertz Operations

Mayor Rodriguez read Resolution 26-R-103 into the record as follows:

A resolution by the City Council of the City of Schertz Texas authorizing an expenditure as reflected in the second amendment to the Economic Development Performance Agreement between the City of Schertz Economic Development Corporation and the Las P Schertz Operations, LLC. amending the total incentive funding amount and dispersement terms, and other matters in connection therewith.

Mayor Rodriguez asked for a motion to approve Resolution 26-R-103.

Moved by Councilmember Robert Sheridan, seconded by Councilmember Mark Davis.

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

Passed

- b. Discussion and possible action on a Resolution authorizing a financial or other incentive to Project Holly

Mayor Rodriguez read Resolution 26-R-105 into the record as follows:

A resolution by the City Council of the City of Schertz, Texas authorizing an expenditure as reflected in an Economic Development Performance Agreement between the City of Schertz Economic Development Corporation and Hollingsworth Logistics Group, LLC; and other matters in connection therewith.

Mayor Rodriguez asked for a motion to approve 26-R-105.

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

AYE: Mayor Pro Tem Michelle Watson, Councilmember Mark Davis, 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

26. September 2026 Projects in Progress (City Engineer Kathryn Woodlee)

27. Check Report - July 2026 (Finance Director James Walters)

Requests and Announcements

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

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

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

Councilmember Guerrero attended the Historical Preservation Committee meeting, Kung Jung Mu Sul Ribbon Cutting, RGE Ribbon Cutting, and the 9-11 ceremony at Clemens High School.

Councilmember Westbrook attended the NEP and Chamber luncheons, Historical Preservation Committee meeting, and the Clemens 9-11 commemoration event.

Councilmember Dietz attended the NEP and Chamber luncheons.

Councilmember Sheridan attended the NEP and Chamber luncheons, and the 9-11 commemoration event.

Adjournment

Mayor Rodriguez adjourned the meeting at 10:30 p.m.

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, TRMC
City Secretary