D R A F T

MINUTES
REGULAR MEETING
October 13, 2026

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on October 13, 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:	City Manager Steve Williams; Deputy City Manager Brian James; Senior Associate Attorney Lori W. Hansan; 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 Sheridan)

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

Proclamations

National Domestic Violence Awareness Month-October 2026

Mayor Rodriguez presented the National Domestic Violence Awareness Month Proclamation to Thriving Hearts Crisis Center CEO Jana Evans, Thriving Hearts Crisis Center Community Engagement Coordinator Ilika Rodriguez, and to members of the Schertz and Cibolo Police Departments.

Employee Introductions

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

- Animal Services: Jonica Cardona-Animal Services Officer
- EMS: Colton Hagen-EMT; Jalayna Zahnley-Part-Time EMT; Nathaniel Edwards-EMT

- Library: Lisa Duran-Library Assistant; Michael Munoz-Library Assistant
- Parks and Recreation: Mark Johanningsmeier-Park Maintenance Technician I; Luis Salas-Parks Maintenance Technician
- Planning and Community Development: Toby Hamilton-Permit Technician
- Police Department: Mark McElroy-Police Officer; Brandon Caise-Police Officer; Jacklyn Zalaya-Police Officer
- Police Department-Dispatch: Bailee Shanks-Public Safety Communications Officer; Miranda Benavides-PS Communications Officer
- Public Works-Admin: Kimberly Wilson-Administrative Assistant
- Public Works-Water: Lorenzo Blanco-Water/Wastewater Operator Trainee; Desmond Garcia Water/Wastewater Operator Trainee
- Utility Billing: Veronica Flores-Utility Billing Specialist

Presentations

Guadalupe Castillo 20-year Milestone Presentation-(City Manager Steve Williams)
Kevin Anderson 30-year Milestone Presentation-(City Manager Steve Williams)

Mayor Rodriguez recognized City Manager Steve Williams, who presented Streets Maintenance Worker II Guadalupe Castillo with a pin in honor and gratitude for his 20 years of dedicated service to the City of Schertz. He also presented Drainage Supervisor Kevin Anderson with a pin in honor and gratitude for his 30 years of dedicated service to the City of Schertz.

Presentation of the Schertz Area Senior Center Annual Membership Survey
(Recreation Manager Cassandra Paddock)

Mayor Rodriguez recognized Recreation Manager Cassandra Paddock, who presented the results of the Schertz Area Senior Center Annual Membership Survey conducted in July 2026. She shared some highlights including improved satisfaction compared with 2024 in most areas, including staff and volunteer support, facility cleanliness, programming, and member engagement.

Member comments praised facility improvements, expanded activities, and a welcoming environment. Suggested improvements included additional accessible seating, more afternoon classes, and efforts to promote inclusivity and reduce social cliques.

During the Council discussion, Councilmembers commended the Parks and Recreation Department for their work and positive impact on the senior community.

Councilmember Robert Westbrook left the dais at 6:45 p.m.

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 congratulated Police Officer, Anna Kraft, for graduating from the FEMA Executive Public Information Officer Program. He also congratulated the Planning and Zoning Department for being recognized as the Richard R. Lillie, FAICP Planning Excellence Program for the 13th consecutive year.

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

  Mayor Ralph Rodriguez announced his participation in the YMCA's Dunkin' for Pumpkins and the Trunk or Treat events alongside some Councilmembers. He also shared his gratitude to everyone who participated in the National Night Out in different communities across the City of Schertz.

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.

- **Kate Sullivan,** 1222 Borgfeld Rd. # 1106, Schertz, expressed her concern about a business close to her home with loud music and requested Code Enforcement to evaluate the business to be in compliance with the Noise Ordinance.
- **Cheryl Gray**, 1222 Borgfeld Rd. #1105, Schertz, expressed concerns about the noise experienced in her home, particularly on Friday and Saturday evenings, and requested the Council to advocate for her community.
- **Deanna Jackson**, 1060 Elbel Rd. presented a PowerPoint with information from the SCUC Local Operations Funding Election.
- **Kimberly Meyer**, 743 Eagles Glenn, expressed her concern about flock cameras and the safety of residents.
- **Gregory Sebold**, 3841 Greenridge, expressed concerns about the Scenic Hills drainage issues, and thanked everyone for providing proper attention and for including a Public Hearing in the October 20th agenda.
- **Allison Heyward**, 2628 Hansel Heights, expressed concerns regarding Agenda Item #13 for the CVLGC Workshop and the decisions that will be made impacting the residents of the City of Schertz.

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 September 15, 2026 Regular Council Meeting and minutes from the September 30, 2026, Master Thoroughfare Plan Meeting (City Secretary Sheila Edmondson)

2. **Resolution 26-R-108** – Authorizing a contract with RL Jones, LP for the IH-10 Water Main Replacement: Graytown to Pfeil Rd Project (Senior Engineer Eric Schulze)

3. **Resolution 26-R-113** - Authorizing a purchase with PlayCore Wisconsin, Inc. DBA GameTime for the Community Playscape Shade Structure Project (Parks & Recreation Director Lauren Shrum)

4. **Resolution 26-R-109** – Authorizing a Task Order Agreement with Utility Engineering Group, PLLC for Professional Engineering Services related to the North Area Sewer Service Study (Senior Engineer Eric Schulze)

5. **Resolution 26-R-112** - Approving a Schertz Main Street Local Flavor Economic Development Grant for 519 Main Street (Deputy City Manager Brian James)

6. **Resolution 26-R-111 -** Authorizing the Management Services Agreement between the Schertz/Seguin Local Government Corporation (SSLGC), the City of Schertz, and the City of Seguin ((Director of Public Works Larry Busch)

7. **Resolution 26-R-117** – Authorizing a One-Year Agreement for Management Services with CVLGC (Deputy City Manager Brian James)

8. **Resolution 26-R-101 -** Authorizing the Release of Water and Wastewater Easement Agreement from Scrappy Development, LLC, for Parklands II Unit 1 (City Engineer Kathryn Woodlee)

Mayor Rodriguez informed that Item #3 regarding Resolution 26-R-113 was removed from the Consent Agenda at staff request for separate action. He asked if any other items needed to be removed.
No other items were removed.
Mayor Rodriguez asked for a motion to approve Consent Agenda Items # 1-2 and 4-8.

Moved by Mayor Pro Tem Michelle Watson; seconded by Councilmember Mark Davis.

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

Passed

Mayor Rodriguez recognized Parks and Recreation Director Lauren Shrum to address the removal of Agenda Item #3 - Resolution 26-R-113 from Consent.

Parks and Recreation Director Lauren Shrum explained that the Agenda Item was pulled from Consent for transparency purposes, as it was acknowledged that the published Council memo had an error. This was corrected on the same day of publication to include shade structures without safety surfacing for the Community Playscape Shade Structure Project.

Mayor Rodriguez opened the floor for discussion.
No discussion occurred.
Mayor Rodriguez asked for a motion to approve Resolution 26-R-113.

Moved by Mayor Pro Tem Michelle Watson; seconded by Councilmember Mark Davis.

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

Passed

Discussion and Action Items

9. **Ordinance 26-M-032** - Amend the City of Schertz Code of Ordinances and certain other ordinances by amending and establishing fees for certain licenses, permits, and other services (Finance Director James Walters)

Mayor Rodriguez moved Agenda Item #9 to Public Hearing.

10. **Resolution 26-R-115 -** Authorizing the acceptance of a quote from Motorola Solutions Inc. and BRINC for a pilot DFR program that includes two DFR pods with the City of Schertz (Chief of Police Jim Lowery)

Mayor Rodriguez recognized Chief of Police Jim Lowery who brought forward Resolution 26-R-115 to authorize acceptance of a quote from Motorola Solutions, Inc., in partnership with BRINC, for a Drone as First Responder (DFR) pilot program consisting of two drone docking pods. The first-year cost of $119,998 will be fully funded by Motorola Solutions, allowing the City to evaluate the program's effectiveness, with cancellation options and future grant funding anticipated.

During Council discussion, it was explained that the program is intended to enhance emergency response, situational awareness, and public safety, with privacy safeguards, transparency measures, staff training, and coordination with Randolph Air Force Base incorporated into implementation planning.

Mayor Rodriguez asked for a motion to approve Resolution 26-R-115.

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

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

Public Hearings

9. **Ordinance 26-M-032** - Amend the City of Schertz Code of Ordinance and certain other ordinances by amending and establishing fees for certain licenses, permit, and other services (Finance Director James Walters)

Mayor Rodriguez recognized Finance Director James Walters, who introduced Ordinance 26-M-032 for proposed updates to the City's fee schedule, including clarifying police alarm permit and false alarm fee descriptions, updating fire hydrant meter deposits and replacement fees to reflect current costs, and increasing the drainage fee from $8 to $11 per residential unit and equivalent commercial living unit. The drainage fee increase aligns with the previously completed rate study and is intended to fund eight drainage capital improvement projects included in the Capital Improvement Plan. Council was reminded that the increase was discussed during the budget process and that the public hearing was scheduled following the required 30-day public notice period.

Mayor Rodriguez opened the Public Hearing at 7:34 p.m.

The following came forward to speak:

- **Bob Jameson**, 4504 Brush Creek Dr. Schertz, expressed concerns regarding the Drainage fee increment, stating that the water and sewer, tax and trash service rates have recently been increased.
- **David Prestridge**, 3708 Hillside, Scenic Hills, Schertz, expressed concerns for his community that is repairing its own drainage system and having to pay full

Drainage rates.

Mayor Rodriguez closed the Public Hearing at 7:37 p.m.

Mayor Rodriguez opened the floor for Council discussion.

Council discussed the proposed increase in the monthly drainage fee from $8 to $11, including the need to address aging infrastructure, increased maintenance demands, and drainage improvements associated with City growth. Staff explained that the increase would fund prioritized capital projects, including channel clearing, culvert replacements, and drainage improvements, and clarified that the fees are restricted to drainage-related expenses. Council also discussed potential future fee adjustments, grant opportunities, project priorities, and the financial implications of not approving the increase.

Mayor Rodriguez asked for a motion to approve Ordinance 26-M-032

Moved by Mayor Pro Tem Michelle Watson; seconded by Councilmember Mark Davis.

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

Passed

11. Ordinance 26-S-019 - Conduct a Public Hearing and consider a request to approve a Specific Use Permit to allow for Automobile Repairs and Service, Major on approximately 1.19 acres of land, generally located 1,200 feet southeast of the intersection of FM 3009 and Borgfeld Rd., also known as Guadalupe County Property Identification Number 67644, City of Schertz, Texas (Deputy City Manager Brian James)

Mayor Rodriguez recognized Deputy City Manager Brian James, who introduced Ordinance 26-S-019, a request to rezone approximately 1.19 acres. Mr. James provided a map outlining the subject property and explained the request is for an SUP, a specific use permit, to allow automobile repairs and service major. He stated that the zoning notice was placed on the property and six public notices were sent, with one response in favor, none responses neutral, and none responses opposed to date. A public notice was published in the San Antonio Express News on September 23, 2026. The Planning and Zoning Commission met on August 5, 2026, and recommended approval with a unanimous vote. Staff recommends approval of Ordinance 26-S-019 with the following conditions, which the applicant has accepted:

1. The following uses are not permitted: Wrecker or towing service with on-site storage of vehicles; collision services including body, frame, or fender straightening

or repair; customizing or painting; vehicle steam cleaning; insurance estimations with on-site storage; undercoating and rust proofing, and other similar uses to be allowed on site.

2. A building permit is approved within (3) years of the adoption of the Specific Use Permit Ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit and allowing for the development process due to the subject property location on FM 3009 and consideration by TxDOT.

Mayor Rodriguez opened the Public Hearing at 8:09 p.m.
No residents came forward to speak.
Mayor Rodriguez closed the Public Hearing at 8:09 p.m.

Mayor Rodriguez opened the floor for Council discussion.

During the Council discussion, staff confirmed that TxDOT was aware of the project, anticipated a future public meeting, and would follow up with the applicant regarding the overpass plans on FM3009.

Mayor Rodriguez asked for a motion to approve Resolution 26-S-019.

Moved by Councilmember Ben Guerrero; seconded by Mayor Pro Tem Michelle Watson.

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

Passed

Workshop

12. September 2026 Quarterly Streets Update (Assistant City Engineer John Nowak)

Mayor Rodriguez recognized Assistant City Engineer John Nowak and Street Maintenance Supervisor Robert Martinez, who presented the Quarterly Streets Update. This included the progress done on street maintenance and sidewalk inventory updates, highlighting pothole repairs, pavement crack sealing, street signage and lighting improvements, traffic-calming measures, and sidewalk and ADA accessibility projects. Staff outlined ongoing efforts to prioritize repairs based on severity, improve pedestrian safety near schools, and address maintenance needs throughout the City.

Mayor Rodriguez opened the floor for Council discussion.

Council discussed citywide sidewalk and street maintenance needs, including prioritizing sidewalk repairs by severity, addressing contractor delays, and working within available funding. Staff outlined plans to improve contractor coordination, target a 90-day response time for sidewalk complaints, and continue street preservation projects. Updates were also provided on ongoing roadway rehabilitation, reconstruction, utility coordination, and the FM3009 overpass project.

13. Workshop to provide consensus on goals for CVLGC water rights (Deputy City Manager Brian James)

Mayor Rodriguez recognized Deputy City Manager Brian James, who explained that the purpose of this workshop was to gather council feedback to understand priorities and the available proposals and prepare for an upcoming joint meeting with the City of Cibolo. The main concerns focus on determining how to preserve enough water for the City's future growth without spending heavily on infrastructure that is not currently needed. The central question is how much water to retain, who should pay to develop it, and how to structure agreements without compromising the city's long-term water security.

Mayor Rodriguez opened the floor for council discussion.

Council discussed priorities for CVLGC water rights and reached general consensus to retain sufficient water rights to meet the City’s future needs while exploring partnership opportunities to share infrastructure development costs. Council expressed openness to negotiating with Green Valley SUD or other entities, provided the City maintains secure access to its needed water supply, protects ratepayers from unnecessary costs, and preserves flexibility for future needs. Staff will continue evaluating options and coordinate with the City of Cibolo at an upcoming joint meeting.

Mayor Rodriguez recessed to closed session at 9:20 p.m.

Councilmember Robert Westbrook joined the Close Session at 10 p.m.

Closed Session

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).

15. 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. Project Cool Cat

16. The City Council will meet in closed session under Section 551.074 of the Texas Government Code, Personnel Matters, to conduct the annual evaluation of the City Manager, Mr. Steve Williams.

Reconvene into Regular Session

Mayor Rodriguez reconvened Regular Session at 12:39 a.m.

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

No action was taken based on discussion held in Closed Session under Agenda Item #14.

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

No action was taken based on discussion held in Closed Session under Agenda Item #15.

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

Mayor Rodriguez informed that, during the closed session, evaluating the annual performance of City Manager, Steve Williams, Council discussed a salary increase and a contract extension to compensate Mr. Williams for his performance.

Mayor Rodriguez opened the floor for Council discussion.
No discussion occurred.
Mayo Rodriguez asked for a motion to approve a 4% raise and a one-year extension to Mr. William's contract.

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

Information available in City Council Packets - NO DISCUSSION TO OCCUR

20. **October 2026 Projects in Progress** (City Engineer Kathryn Woodlee)

Requests and Announcements

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

No request from the 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

  Councilmember Robert Westbrook asked for a Workshop regarding the Ordinance for lawn mowing and the situation at Northcliff and the golf course.

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

  Councilmember Paul Macaluso participated in the National Night Out and the YMCA Trunk of Treat.

  Councilmember Benjamin Guerrero attended the Historical Preservation Committee meeting, the Remax Sky Balloon Fest, the National Night Out event, the Meet and Greet at the Civic Center, and the Bogeys & Brews ribbon cutting.

  Councilmember Robert Westbrook attended the Schertz Young Leaders Selection meeting, the Remax Sky Balloon Fest, the Master Thoroughfare Plan Meeting, the re-opening of the UPS store, the Bracken Bat Cave event, the Love Where You Live event, the National Night Out, the NEP luncheon, and the Bogeys & Brews ribbon cutting.

  Councilmember Sarah Dietz attended the National Night Out, the YMCA Dunkin for Pumpkins event, the Master Thoroughfare Plan Meeting and the Bogeys & Brews ribbon cutting.

  Councilmember Robert Sheridan attended the Love Where You Live event, the Remax Sky Balloon Fest, the ATI Physical Therapy ribbon cutting, the NEP luncheon, the National Night Out and will attend the Town Hall Meeting on October 17, 2026.

  Mayor Ralph Rodriguez attended the NEP Mayors' Workshop, The Bracken Bat Cave event, the Remax Sky Balloon Fest, the YMCA Dunkin' for Pumpkins event, and the NEP luncheon.

Adjournment

Mayor Rodriguez adjourned the meeting at 12:45 a.m.

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Ralph Rodriguez, Mayor

ATTEST:

_____
Sheila Edmondson, TRMC
City Secretary