

MINUTES
SPECIAL TOWN HALL MEETING
May 17, 2016

A Special Town Hall Meeting was held by the Schertz City Council of the City of Schertz, Texas, on May 17, 2016, at 6:30 p.m., at Norma J. Paschal Elementary Cafeteria, 590 Savannah Drive, Schertz, Texas. The following members present to-wit:

Mayor Michael Carpenter
Councilmember Jim Fowler
Councilmember Daryl John

Mayor Pro-Tem Cedric Edwards
Councilmember Grumpy Azzoz
Councilmember Robin Thompson

Staff Present:
Executive Director Brian James
City Attorney Charles Zech
Deputy City Secretary Donna Schmoekel

City Manager John Kessel
Executive Director Dudley Wait
City Secretary Brenda Dennis

Call to Order – City Council Special town Hall Meeting

Mayor Carpenter called the meeting to order at 6:31 p.m. Mayor Carpenter led the Pledges of Allegiance to the Flags of the United States and State of Texas.

Welcome and Introduction

- Mayor Michael Carpenter/Mayor Pro-Tem Cedric Edwards

Mayor Carpenter welcomed everyone and provided a brief overview of the evening's proceedings stating that after the presentations citizens will have an opportunity to ask questions utilizing the microphones, he also mentioned that if citizens had specific questions directed to departments that they could go straight to them.

Presentations regarding the specific topics:

- **FM Road Updates**

Mayor Carpenter recognized City Engineer Kathy Woodlee who provided the following information:

In November 2015 the City of Schertz Bond Election provided for the following:

- \$2 Million – FM 1103 Improvements
- \$5 Million – FM 1518 Improvements
- \$8 Million – Public Safety Facility, Southern Schertz

FM 1103

- Road Widening from 3 lanes to 5 lanes from IH 35 to Rodeo Way
- Authorized Funding:
 - Schertz Contribution - \$2 Million
 - Cibolo Contribution - \$7 Million
 - Federal and State Funding - \$16 Million*

- Bridge Expansion over IH 35 (separate project)
 - \$8 Million Prop. 1 Funding (*as of 11/2015)

FM 1103 – Current Schedule (subject to change)

- Schematic design being updated based on input from public meeting
- Current traffic data being analyzed
- Environmental clearance expected Fall 2016
- Right-of-way acquisition, utility relocations
- Bridge Construction Start – Spring 2017
- Road Widening Construction Start – Summer 2018

FM 1518

- FM 1518 Improvements
 - North of Ware-Seguin/Trainer Hale Road to IH 10
 - Approx. Schaefer Road to Woman Hollering Road
- FM 78 to IH 10 – Innovative intersection improvements
- City of Schertz Bond - \$5 Million
- TxDOT Contribution - \$5 Million
- Alamo Area Metropolitan Planning Organization (AAMPO) - Federal Funding - \$9.5 Million
- Project currently programmed for 2021 - \$19.5 Million

FM 3009 – Roy Richards Drive

- Sidewalk Construction Continuing – scheduled completion September, 2016 (TxDOT funded)
- New Traffic Signal at Deer Creek Boulevard currently being designed (City of Cibolo requested)

City Engineer Kathy Woodlee and Executive Director Brian James addressed questions from the following:

- Ms. Jill Moore, 3534 Woodland Farms, who asked what responsibilities builders/developers have during construction and development regarding the streets and the traffic of large construction vehicles. She also had a question regarding improvement of roads during development.

Executive Director Brian James explained addressing her questions. Mayor Carpenter also provided input.

• **Street Updates**

Mayor Carpenter recognized City Engineer Kathy Woodlee who provided the following information:

City-Wide Street Improvements

- Schertz Parkway interim improvements – currently in design
- Staff currently working on professional services contract for Pavement Condition Index (PCI) Survey

- Survey is a basis for street improvement prioritization
- Street improvement projects being identified for improvement funding
- Street operations and maintenance activities

Schertz Parkway Traffic Light upgrades

Mayor Carpenter recognized Street Supervisor Robert Martinez who provided the following information:

- Currently proposing to install the Yellow Flashing Arrows on Schertz Pkwy intersections, Savannah Drive, Woodland Oaks Drive, Live Oak Drive, Aero Street & Elbel Road.
- Seven (7) total arrows with installation and hardware.
- Yellow Flashing lights - The purpose for the Yellow Flashing lights is to keep the traffic moving on the main lanes and not delay vehicles with a red stop signal.

The light would continue to give a protected green arrow.

Total Cost \$6,000.00

- Proposing to upgrade the Gridsmart Single Camera / dual processor Fish eye camera system.
- At the 3 remaining intersections of Schertz Pkwy along with some additional system upgrades to the control boxes.

Cost per system \$17,178.00 each.

Total Cost for all three, \$51,534.00

- **Central Schertz Development Updates**

Mayor Carpenter recognized Senior Planner Bryce Cox who provided the following information:

Residential Development

- Approximately 76 acres of new residential development proposed, under construction, or recently completed.
- A total of 195 new single family residential lots.
- Projects include: Misty Woods, Wynter Hill, Bindseil Farms, and Kensington Ranch Estates Unit 1

Misty Woods Subdivision & Wynter Hill Subdivision

- Misty Woods is 36 Single Family Residential lots.

- Wynter Hill is 58 Single Family Residential lots.

Commercial Development

- 7 new commercial projects
- A approximately 111,800 square feet of new commercial:
 - 17,800 square feet Medical Office
 - 48,000 square feet Assisted Living
 - 3,700 square feet Retail
 - 21,600 square feet Office
 - 20,700 square feet Warehouse

Director of Planning and Community Development Lesa Wood, Senior Planner Bryce Cox and Executive Director Brian James addressed questions from the following:

- Mr. Dean Vande Hey, 495 Covered Bridge, regarding Misty Woods, who asked what is the estimated completion time on the development.

Executive Director Brian James and Senior Planner Bryce Cox answered.

- Ms. Mary Jo Gibson, 3844 Habersham, had a question regarding the Wynter Hill subdivision. Executive Director Brian James addressed her questions.
- Ms. Jill Moore, 3534 Woodland Farms, who addressed concerns regarding property taxes and asked how the City could handle this.

Mayor Carpenter addressed her question.

Mayor Carpenter complimented the Planning & Economic Development Departments, etc., stating that the City is roughly 50% ad valorem property taxes from residential and businesses. This is a very good balance.

- **Park Updates**

Mayor Carpenter recognized Director of Parks, Recreation and Community Services Chuck VanZandt who provided the following updated information on the aquatic facility:

- Contractor received notice to proceed with construction of the Schertz Aquatic Facility on 11/05/15.
- From 11/05/15 through 02/04/16, contractor went through the process of acquiring the various permits associated with the project including the Clearing and Grading Permit, the Flood Plain Permit, the Development Permit, and the Building Permit.
- As the permit acquisition process was underway, contractor began the move-in at the site on 11/05/15 by setting their mobile office, establishing the layout and location of existing utilities, installing barricades and temporary fencing, and executing their Storm Water Pollution Prevention Plan (SWPPP) which prevents contaminants from their work site entering into the local storm water drainage system.

- Sitework/earthwork began on 12/16/16 which included the major excavation for both pools resulting in the mountain of soil that was located at site for period of time. A smaller mountain reappeared in mid-February, 2016, as a result of the excavation associated with the parking lot.
- Work to add select fill (processed soil) for the pools and pad began on 01/14/16. Because of the expansion and contraction potential of the soil on site, select fill was brought in to stabilize the soil upon which the various foundations would be built.
- The slab for the small pool was poured on 03/04/16
- The slab for the large pool was poured on 03/16/16.
- Plumbing and electrical utilities installation began on 03/28/16 and is on-going.
- Spread-footings and grade beams have been excavated and wait for the pouring of the building slab (originally scheduled for 05/03-04/15).

PROJECTED SCHEDULE (TENTATIVE)

- Inclement weather has delayed various elements of the project and may continue to do so. As a consequence, the following time line is offered and confirmed by the project superintendent.
- Building structural steel elements will be installed following the pour of the foundation and continuing through the third week of June.
- The installation of the building exterior walls will begin following the completion of the installation of the structural steel. Anticipate the installation of the CMU (concrete masonry unit) block walls and the various components that make up the finish walls for the south and west elevations of the building to begin mid-June and completed by late July.
- Anticipate the installation of the CMU (concrete masonry unit) block walls and the various components that make up the finish walls for the north and east elevations of the building to begin late June and completed by early August.
- Roofing installation for the facility is scheduled to begin mid-June and be completed by mid-July.
- The Community and Leisure pools finish-out is scheduled to begin in mid-June and completed by early October.
- The Locker Rooms and Pool Support Rooms (i.e. electrical switch gear, plumbing, pool equipment, etc.) finish-out is scheduled to begin in late June and completed by late September.
- Work in the Vestibule, Lobby & Family Areas will begin in late June with the installation of the CMU wall and In-Wall rough-in and completed in early October with the installation of the doors and associated hardware.
- Final inspections, punch list items development/completion, and other close-out procedures are expected to occupy the month of October. Final acceptance of the facility by the Owner (City of Schertz) is expected to take place in early November, 2016.

Note: Building square footage is 19,005.

The second item of public interest is the installation of the new pool liner at Pickrell Park. Since May 10, 2016, we have had a contractor on site and he has 25 to 30 percent of the job already complete. The goal is to have the pool back open for the Memorial Day weekend.

Parks Director Chuck VanZandt, Director of Planning and Community Development Lesa Wood and Executive Director Brian James addressed questions from the following:

- Ms. Jill Moore, 3534 Woodland Farms, who asked about having a park in her neighborhood. She also addressed parkland questions.
- Ms. Mary Jo Gibson, 3844 Habersham, who had questions regarding the Forest Ridge Park, lack of amenities and activities. (No pavilions, Playscape). She also asked if it was a designated park. She indicated that kids are hanging out there.
- Mr. Michael Boyd, 905 Blue Forest Drive, who addressed questions regarding parks and asked if the City had a map of all the parks.
- Ms. Margaret Boyd, 905 Blue Forest Drive, who also had questions regarding parks.

- **Public Safety Facility Update**

Mayor Carpenter recognized Fire Chief David Covington who provided a map showing the proposed location area for Fire Station No. 3 in southern Schertz which will be in and around the intersection of FM 1518 and Lower Seguin Road. The facility will require a purchase of property of at least 4 or 5 acres. He stated the facility will be between 15,000-18,000 square feet. It will ultimately be designed for Fire, EMS, Police or Public Works, if any of them ultimately need a presence there. It will also serve as a general community room and a backup Emergency Operations Center (EOC). The facility will be designed for efficient public safety response and it will improve our response time for central Schertz as well.

No questions from the audience were asked.

Mayor Carpenter took a moment to introduce members of council that were present as well as staff members from the city leadership team. Members of Council stood and introduced themselves.

City Hall Communications:

City Council will host a citizens' communication meeting to hear citizen issues and provide general policy and factual information as to issues brought up by citizens. No action shall be taken except to place an item on a future agenda as appropriate.

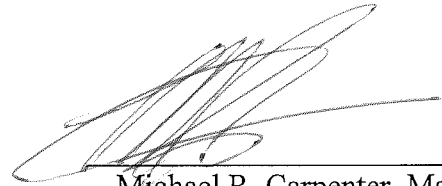
Mayor Carpenter opened the floor for any additional questions from the audience Executive Management and City Staff provided information and answers. The following asked questions:

- Mr. Stephen Megley, 525 Woodland Oaks Drive, comments and praise for keeping the taxes down, question regarding the regulation on replacing fences.
- Ms. Mary Jo Gibson, 3844 Habersham, who addressed questions regarding short term rental properties.
- Mr. Michael Boyd, Sr., 905 Blue Forest Drive, who asked about the proposed apartment complex on Wiederstein Road and FM 3009.

As there were no more questions, Mayor Carpenter thanked the residents for coming and participating and all the City Staff members for making this a very successful meeting. Each member of Council provided their appreciation for attending this evening.

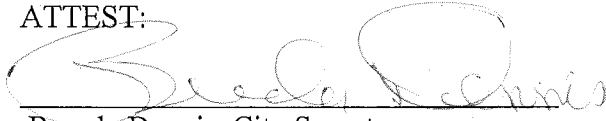
Adjournment

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



Michael R. Carpenter, Mayor

ATTEST:



Brenda Dennis, City Secretary

