

**MINUTES**  
**SPECIAL TOWN HALL MEETING**  
**February 21, 2017**

A Special Town Hall Meeting was held by the Schertz City Council of the City of Schertz, Texas, on February 21, 2017, at 6:30 p.m., in the Ray D. Corbett Jr. High School, 12000 Ray Corbett Drive, Schertz, Texas. The following members present to-wit:

Mayor Michael Carpenter  
Councilmember Mark Davis  
Councilmember Scott Larson  
Councilmember Angelina Kiser

Mayor Pro-Tem Cedric Edwards  
Councilmember Ralph Gutierrez  
Councilmember Robin Thompson  
Councilmember Bert Crawford

**Staff Present:**

Executive Director Brian James  
Executive Director Kyle Kinateder  
City Secretary Brenda Dennis  
Police Chief Michael Hansen  
Assistant Fire Chief Kade Long  
City Engineer Kathy Woodlee  
IT Director Myles Clauser  
Marshall Michael Harris  
Municipal Court Administrator Patty Veliz  
Public Affairs Director Linda Klepper  
Director of Purchasing and Human Resources Jessica  
Director of Planning & Community Development Lesa Wood

City Manager John Kessel  
Executive Director Dudley Wait  
Assistant to the City Manager Sarah Gonzalez  
Deputy City Secretary Donna Schmoekel  
Fire Chief David Covington  
EMS Director Jason Mabbitt  
Assistant Public Works Director Jimmy Hooks  
GIS Coordinator Tony McFalls  
Finance Director James Walters  
Library Director Melissa Uhlhorn

**Call to Order – City Council Special town Hall Meeting**

Mayor Carpenter called the meeting to order at 7:02 p.m.

**Welcome and Introduction**

- Mayor Michael Carpenter

Mayor Carpenter welcomed everyone in attendance this evening. Mayor Carpenter provided the pledge of allegiance to the flag of the United States and provided the opening prayer. He then introduced City Secretary Brenda Dennis who recognized all the councilmembers and management staff present. Ms. Dennis provided an outline of how the evening events will be presented.

**Presentations regarding the specific topics:**

- South Schertz Development Updates

Director of Planning & Community Development Lesa Wood spoke on this topic and provided a Power Point presentation reflecting a map showing the residential development in south Schertz, which includes Willow Grove U3, Crossvine M1U4A, Reserve at Schertz II, Rhine Valley, Crossvine M1U2A&B, and Hallies Cove.

New residential development, under construction or recently completed:

Project	Number of Lots
Crossvine Mod. 1 Units 2 A&B, Unit 4A	120
Reserve at Schertz II	127
Rhine Valley Units 1, 3A, and 4	258
Willow Grove Unit 3	93
<b>Total</b>	<b>598</b>

Ms. Wood showed slides depicting Hallies Cove, Rhine Valley-Parkland, and the Rose Garden Replacement Site and explained future plans for these areas. Ms. Wood addressed questions from citizens (see exhibit A attached)

- Garbage Service

Executive Director Dudley Wait spoke to residents providing a color coded map reflecting the different areas of the city and their current collection schedule of either one collection day per week or two collection days per week. He also provided a chart comparing the fees, cart provision, and per week pickup as follows:

City	Fee	Cart Provision	Per Week Pickup
Cibolo	\$ 15.01	Provided	Once
New Braunfels	\$ 17.66	Provided	Once
San Antonio	\$ 20.93	Provided	Once
Schertz	\$ 14.04	Both	Twice
Seguin	\$ 12.70	Provided	Once
Selma	\$ 9.19	Provided	Twice

Mr. Wait addressed questions from citizens. (see exhibit A attached).

- JLUS/Land Use Update

Executive Director Brian James presented a Power Point presentation regarding information on the Joint Land Use Study (JLUS), which is an effort by cities and counties around Randolph to guide planning and development around the base to ensure compatibility between surrounding land uses and the base. The most recent JLUS was completed in July of 2015; the prior one being issued in 2008. Since then, there have been some significant changes:

- Clear Zones extended to standard 3,000' x 3,000'
- Significantly reduced residential density in Accident Potential Zone II (APZ II)

- Increased awareness of solar (glare), height (wind power), noise (impact on quality of life), and bird hazards

Implementation Strategies are:

- The JLUS includes variety implementation strategies. It is up to each city to implement the strategies that apply to their community as they see fit.
  - Schertz has created sound attenuation requirements to reduce noise from aircraft for new homes in the noise contour

Land Use Conflicts:

- Most significant area of review for the City is south of Randolph
  - Proposing changes to the Comprehensive Plan back to what had been designated in the 2002 plan.
  - Notices will be sent to impacted property owners, information to be posted to the City's website, staff is available to meet and public hearings at Planning and Zoning Commission and City Council.

Mr. James addressed questions from citizens. (see exhibit A attached).

- Sewer and Water Service

City Engineer Kathy Woodlee and Assistant Public Works Director Jimmy Hooks provided the latest information regarding sewer and water service for the area. The maps provided information on the location of the Woman Hollering Creek Waste Water Main, the CCMA Southern Treatment Plant, and the Cibolo West Waste Water Main. The engineering and design phase includes 1) a preliminary route evaluation, based on topography and roughly based on property lines and major physical obstacles as well as an alternative route analysis, and 2) surveying and testing, including line location confirmation, geotechnical testing and environmental testing.

The next steps for the wastewater project is to complete the survey and testing, complete the engineering and design, acquire easements, release the project for bid, and construction. The current schedule is anticipating a mid to late 2018 completion.

A Corbett elevated water tank is being planned for. The site will be at the end of a future extension of Ray Corbett Drive. It will be a one million gallon elevated water tank, with a planned future 3 million gallon ground storage tank – ultimately to be fed by a new water transmission main from Schertz Seguin Local Government Corporation (SSLGC).

Ms. Woodlee and Mr. Hooks addressed questions from citizens. (see exhibit A attached).

- FM 1518/Thoroughfare Plan

City Engineer Kathy Woodlee and Executive Director Brian James presented information on planned FM 1518 improvements including the stretch from FM 78 to IH 10, the City Bond of \$5 million, the TxDOT Contribution of \$5 million, and the Alamo Area Metropolitan Planning Organization (AAMPO) – Federal Funding of \$9.5 million. The project is currently programmed for 2021 and adds up to \$19.5 million. A traffic signal light at Schaefer Road is planned to be installed before August of 2017.

A Master Thoroughfare Plan update was also presented. The purpose of a thoroughfare plan is to 1) providing for the orderly development of an adequate major street system as land development occurs and as traffic increases (Are our existing roads sized properly? What new roads do we need as the City grows?), 2) to enable coordination with outside agencies and private interests with respect to roadway improvements (we need to be sure our future roads line up with our neighbors' future roads.), 3) to reduce travel and transportation costs (Proper planning and construction minimizes traffic congestion.).

There are seven Thoroughfare Plan tasks: 1) identify issues and develop policies, 2) coordinate with other agencies, 3) analyze existing thoroughfare system, 4) future land use growth scenarios, 5) development of thoroughfare plan, 6) plan strategies and CIP programming, and 7) plan adoption and documentation.

Key issues and considerations are: 1) a plan sets a rough alignment of future needed roadways – it can cause concern for property owners who don't want a road through or near their property, 2) as the city grows, additional capacity and connections are needed, and 3) a thoroughfare plan ensures that as development occurs, future connections are accommodated.

Currently, the final draft of the map is complete and staff is working with FNI to complete the plan report draft.

Ms. Woodlee addressed questions from citizens. (see exhibit A attached).

- Fire Station #3 Status

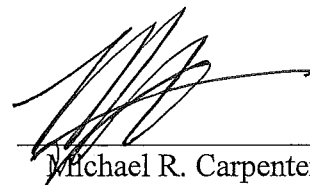
Assistant Fire Chief Kade Long updated the audience on the current status of the proposed Fire Station #3 and provided several Power Point slides reflecting the location of the current fire stations #1 and #2 and their respective service areas, the location of responses during the past year, a drawing of the proposed fire station #3 and the surrounding property design layout.

Mr. Long addressed questions from citizens. (see exhibit A attached)

### **Adjournment**

After all the presentations were concluded by city staff and there were no further questions, Mayor Carpenter thanked the residents for attending/participating and all the City Staff members for making this a successful meeting.

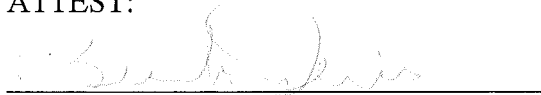
Mayor Carpenter adjourned the meeting at 9:08 p.m.



---

Michael R. Carpenter, Mayor

ATTEST:



---

Brenda Dennis, City Secretary

# **Council on the Go Meeting**

## **Questions from residents**

**February 21, 2017.**

1. **Wayne Ashbury (not a resident, resides in Boerne, TX)**, who cautioned about pricing some potential home buyers out of their affordability and thus limiting a diverse population.
2. **Lynn Domangue, 2824 Berry Park**, who stated she was disappointed in council's denial of a proposed apartment complex a while back – this limits diversity. She asked what is R6 and R7 zoning.
3. **Clare Layton, 12231 Lost Meadows Drive**, who thanked the city and staff for sticking to the Gateway Plan. Keep it rural! The audience clapped in response.
4. **Abigail Kniper, 3601 Blakely Street**, who spoke regarding the size of garbage cans and twice a week pick up versus once a week pickup.
5. **Charles Polk, 10325 Obernai Path**, who asked about the possibility of the city looking for another garbage vendor vs. the current one we contract with.
6. **Glenna Miranda, 11802 Hopes Hollow**, who expressed concerns about the rate of growth and development---so many homes being built.
7. **Roger Garrett, 3044 Turquoise**, who spoke about once a week trash pickup versus twice a week pickup.
8. **Brian Edington, 3037 Pencil Cholla**, who asked about larger trash bins and recycling.
9. **Grumpy Azzoz, 528 Wayward Pass**, who is in favor of once a week pickup – remember those trucks are heavy and wear and tear on the roads.
10. **Steve Layton, 12231 Lost Meadows Drive**, who asked about no action being taken at the Woman Hollering Creek, bridge area.
11. **Tim Tate, 7997 Tate's Drive**, who asked about the dollars spent for the waterline off Lower Seguin Road.

12. **Rodney Ellison, 12762 Woman Hollering Rd**, who asked about projects for capturing water or if it will just be lost to us. He also asked about plans for increased runoff of water during heavy rains/flooding.
13. **Grumpy Azzoz, 528 Wayward Pass**, asked if this meeting was being streamed live.
14. **Female (no name provided)**, who asked about a time frame of building a new water tower and will there be more lift stations built.
15. **Steve Layton, 12231 Lost Meadows**, who asked about the building of the new water tank and the old water line that serves Schertz. The new line is not ready yet and it will be a while.
16. **Grumpy Azzoz, 528 Wayward Pass**, who asked if the sewer line and water line following down Woman Hollering Creek would be parallel to each other.
17. **Clare Layton, 12231 Lost Meadows**, who thanked staff for their efforts and work on FM 1518—it is a big project. She asked about plans for more intersections.
18. **Steve Layton, 12231 Lost Meadows**, who asked about plans for extending FM 3009 down through Schertz. Proposed development versus pockets of preservation, etc.
19. **Male (no name provided)**, asked where the Fire Station No. 3 is going to be built.
20. **Steve Layton, 12231 Lost Meadows**, who asked what year the Fire Station will be open for business.