

MINUTES
REGULAR MEETING
August 23, 2022

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on August 23, 2022, 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 Gutierrez; Mayor Pro-Tem Allison Heyward; Councilmember Mark Davis; Councilmember Jill Whittaker; Councilmember Michael Dahle; Councilmember David Scagliola; Councilmember Tim Brown

Absent: City Council Place 2 - Vacant

City Staff: City Manager Dr. Mark Browne; Assistant City Manager Brian James; City Attorney Adolfo Ruiz; Assistant to the City Manager Sarah Gonzalez; Deputy City Secretary Sheila Edmondson

Call to Order

Mayor Gutierrez 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 Davis)

Mayor Gutierrez recognized Councilmember Mark Davis who provided the opening prayer followed by the Pledges of Allegiance to the Flags of the United States and the State of Texas.

Presentations

- Proclamation recognizing Building Code and Staff Appreciation Day

Mayor Gutierrez recognized Director of Planning and Community Development Lesa Wood and presented the Building and Code and Staff Appreciation Day proclamation to her and the staff.

City Events and Announcements

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

Mayor Gutierrez recognized Assistant to the City Manager Sarah Gonzalez who provided the following information:

Monday, September 5

Labor Day

City Offices Closed

Tuesday, September 6

Next regular scheduled Council meeting

6:00 PM

Council Chambers

- Announcements and recognitions by the City Manager (M. Browne)

No announcements

- Announcements and recognitions by the Mayor (R. Gutierrez)

No announcements

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.

Mayor Pro-Tem Allison Heyward recognized the following:

Maggie Titterington, 1730 Schertz Parkway-Ms. Titterington wanted to thank the City of Schertz for participating in the Chamber Bow last Friday. It was a successful event and at their September Luncheon, the Chamber will be awarding scholarships to students with the DECA program from Clemens and Steele High Schools. Ms. Titterington wanted to remind everyone that the September Luncheon is also the Civic Leaders Luncheon. Candidates who are running this in elections will be given the opportunity to have a table to put their promotional items on. Ms. Titterington asked for City Council's support on Resolution No. 22-R-90 Local Flavor Grant.

Ray Hernandez, 380 Frobose Lane-Mr. Hernandez wanted to address water issues near the subdivisions the Parklands. He stated that they were promised at the beginning of the development they would get a main water line, so they could purchase a water meter and tie into it. Assistant City Manager Brian James got his information to look into it.

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.

Mayor Gutierrez read Consent Agenda Items 1,2 and 4 for the record. Consent Agenda Item 3 was pulled for correction and will be under Discussion.

1. **Minutes** – Consideration and/or action regarding the approval of the minutes of the special meeting of August 5th, 2022 and the minutes of the regular meeting of August 9th, 2022. (B. Dennis)
2. **Resignations to various Boards, Commissions and Committees** - Consideration and/or action approving the Resignation of Mr. Patrick Naughton as a Regular Member of the Historic Preservation Committee. (B. Dennis/Mayor-Council)
3. **Resolution No. 22-R-90** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas approving requests for Schertz Main Street Local Flavor Economic Development Grants for 409 and 815 Main Street. (M. Browne/B. James)
4. **Resolution No. 22-R-83** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing the purchase of a sewer camera through Visual Imaging Resources a HGACBUY Purchasing Cooperative and other matters in connection therewith. (B. James/S. Williams/S. Mayfield)

Mayor Gutierrez asked if any other items needed to be removed. There were no additional items, so Mayor Gutierrez asked for a motion to approve Consent Agenda Items 1,2 and 4.

Moved by Mayor Pro-Tem Allison Heyward, seconded by Councilmember Jill Whittaker

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis, Councilmember Jill Whittaker, Councilmember Michael Dahle, Councilmember David Scagliola, Councilmember Tim Brown

Passed

Discussion and Action Items

3. Mayor Gutierrez moved Consent Agenda Item 3 to Discussion and Action: Correct the address-815 Main Street to 817 Main Street.

Resolution No. 22-R-90 - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas approving requests for Schertz Main Street Local Flavor Economic Development Grants for 409 and 817 Main Street. (M. Browne/B. James)

Mayor Gutierrez read the following into record:

RESOLUTION NO. 22-R-90
A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ,
TEXAS APPROVING REQUESTS FOR A SCHERTZ MAIN STREET LOCAL
FLAVOR ECONOMIC DEVELOPMENT GRANTS FOR 409 MAIN and 817

MAIN STREET IN THE CITY OF SCHERTZ, TEXAS, AND RELATED MATTERS IN CONNECTION THEREWITH

Mayor Gutierrez asked City Council if a discussion was needed or just approve the correction. Mayor Pro-Tem Heyward stated a discussion was not necessary only the correction.

Mayor Gutierrez asked for a motion to approve Resolution No. 22-R-90.

Moved by Councilmember Jill Whittaker, seconded by Mayor Pro-Tem Allison Heyward

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis, Councilmember Jill Whittaker, Councilmember Michael Dahle, Councilmember David Scagliola, Councilmember Tim Brown

Passed

- 5. **Resolution No. 22-R-81** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas creating a Neighborhood Empowerment Zone for the Main Street area. (M. Browne/B. James)

Mayor Gutierrez read the following into record:

RESOLUTION NO. 22-R-81

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS CREATING THE SCHERTZ MAIN STREET AREA NEIGHBORHOOD EMPOWERMENT ZONE OF SCHERTZ, TEXAS, AND RELATED MATTERS IN CONNECTION THEREWITH

Mayor Gutierrez recognized Assistant City Manager Brian James who reminded City Council that there was a work session on this item months ago. City Council wanted to talk about a few of the remaining fees that we do charge: tap fees, street-cut-out fees, impact and tree mitigation fees. The City Attorney recommended that the first step is to create the Neighborhood Empowerment Zone. All this does is designate this area as being special due to some of the conditions in this area that has held it back from redeveloping. It is a designation for the city's focus.

Councilmember Whittaker stated that when they talked about this before, it was mentioned that possibly bringing in parts of FM 78 that need attention. ACM Brian James said that the idea staff is looking at is to bring back the parts of FM 78 as a separate Empowerment Zone. He explained that the Empowerment Zone becomes the basis of the justification to possibly waive fees, but that will be a separate action will be brought back next week with those actual fee waivers.

The area being discussed is the same outline as the Main Street Grant outline.

Mayor Gutierrez asked for a motion to approve Resolution No. 22-R-81.

Moved by Councilmember Jill Whittaker, seconded by Mayor Pro-Tem Allison Heyward

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis, Councilmember Jill Whittaker, Councilmember Michael Dahle, Councilmember David Scagliola, Councilmember Tim Brown

Passed

6. **Resolution No. 22-R-87**-Consideration and/or action approving a Resolution by the City Councils, respectively, for the City of Schertz, City of Live Oak, and the City of Universal City, Texas approving an application for a Defense Economic Adjustment Assistance Grant (DEAAG) related to the provision of goods and services to Joint Base San Antonio (JBSA); authorizing the Alamo Area Council of Governments (AACOG) to submit the application and if awarded, administer the Grant on behalf of the cities; and authorizing the procurement and installation of a Traffic Signal Pre-Emption System. The grant must be applied for by September 1, 2022. (M. Browne/G.Rodgers)

Mayor Gutierrez read the following into record:

RESOLUTION NO. 22-R-87

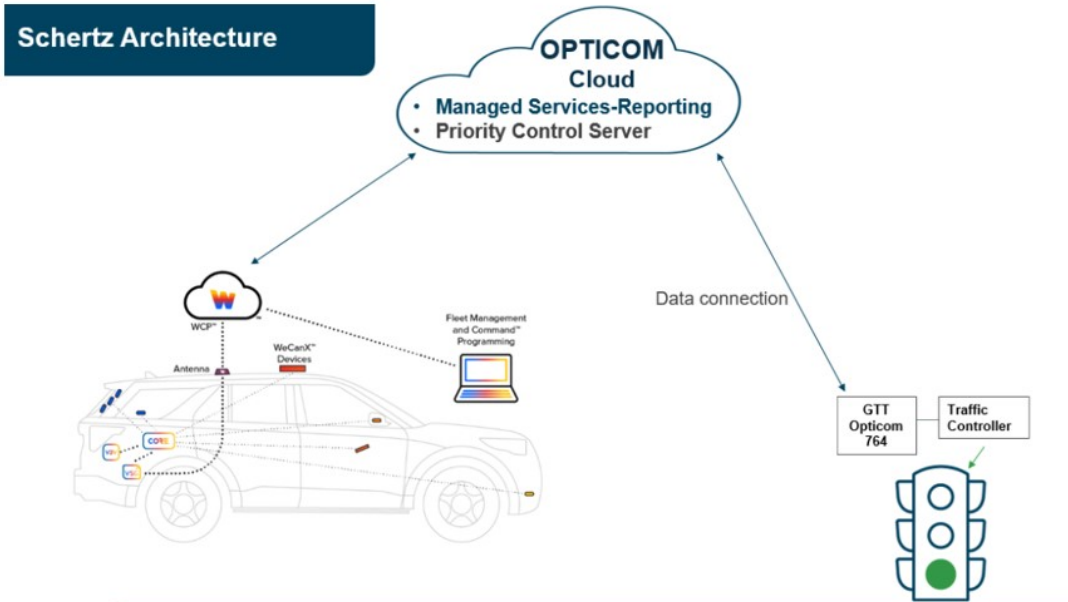
A RESOLUTION BY THE CITY COUNCILS, RESPECTIVELY, FOR THE CITY OF SCHERTZ, LIVE OAK, AND UNIVERSAL CITY, TEXAS APPROVING AN APPLICATION FOR A DEFENSE ECONOMIC ADJUSTMENT ASSISTANCE GRANT (DEAAG) RELATED TO THE PROVISION OF GOODS AND SERVICES TO JOINT BASE SAN ANTONIO (JBSA); AUTHORIZING THE ALAMO AREA COUNCIL OF GOVERNMENTS (AACOG) TO SUBMIT THE APPLICATION, AND IF AWARDED, ADMINISTER THE GRANT ON BEHALF OF THE CITIES; AND AUTHORIZING THE PROCUREMENT AND INSTALLATION OF A TRAFFIC SIGNAL PRE-EMPTION SYSTEM.

Mayor Gutierrez recognized Fire Chief Greg Rodgers who presented a PowerPoint presentation on a joint venture with the City of Universal City and the Opticom Traffic Preemption System.

What is Opticom?

- Cloud based – GPS Driven Traffic Preemption system
- Provides priority control at intersections
- Monitors locations, speed, and mapping to time intersection preemption for continual travel
- Sends vehicle information from the vehicle to the cloud
- Info then goes from the cloud to the intersection control box
- The control box then turns your direction of travel green while others turn red

How This Works Together.....



Chief Rodgers continued his presentation to how this will benefit the City of Schertz.

- Improve outcomes – up to 25% faster response times
- Regional response improvements to/from partners
- Improve responder and citizen safety
- Reduce vehicle maintenance
- Reduce fuel consumption
- Eliminate system maintenance and support costs
- No replacement part costs

How do we get it? Defense Economic Adjustment Assistance Grant

- DEAAG would be for 10 year agreement
- 50% of cost would be covered
- Working with Universal City (Lead)
- Grant would allow for fire and EMS units to be equipped

Cost of the Project is based on 3 components:

- Cost for the Cloud
- Cost Per Intersection (21 intersections)
- Cost Per Vehicle (24 vehicles)

Cost would vary depending on number of participants and technology employed

Total project cost estimated to be between:
\$256,000 and \$232,000

Chief Rodgers answered questions City Council had and City Manager Dr. Mark Browne explained that the \$250,000 could come from un-obligated ARPA funds.

Mayor Gutierrez asked for a motion to approve Resolution No. 22-R-87.

Moved by Mayor Pro-Tem Allison Heyward, seconded by Councilmember Mark Davis

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis,
Councilmember Jill Whittaker, Councilmember Michael Dahle,
Councilmember David Scagliola, Councilmember Tim Brown

Passed

7. **Resolution No. 22-R-86** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, authorizing a preliminary maximum tax rate for Fiscal Year 2022-23 and setting the Public Hearing dates, and other matters in connection therewith. (M. Browne/B. James/J. Walters)

Mayor Gutierrez read the following into record:

RESOLUTION NO. 22-R-86
**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ,
TEXAS AUTHORIZING A PRELIMINARY MAXIMUM TAX RATE FOR
FISCAL YEAR 2022-23, AND OTHER MATTERS IN CONNECTION
THEREWITH**

Mayor Gutierrez recognized Finance Director James Walters who requested that Resolution No. 22-R-86 be presented after Item 9-Public Hearing: Proposed FY 2022-23 Budget and Tax Rate.

8. **Resolution 22-R-78** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas indicating the intent to acquire a 10.5-acre property on Dry Comal Creek generally at FM 482 and Bunker Street if the outlined conditions are met and a subsequent Resolution is approved specifically authorizing the purchase. (M. Browne/B. James/L. Shrum)

Mayor Gutierrez read the following into record:

RESOLUTION NO. 22-R-78
**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ,
TEXAS INDICATING THE INTENT TO ACQUIRE A 10.5-ACRE PROPERTY
ON DRY COMAL CREEK GENERALLY AT FM 482 AND BUNKER STREET
IF THE OUTLINED CONDITIONS ARE MET AND A SUBSEQUENT
RESOLUTION IS APPROVED SPECIFICALLY AUTHORIZING THE
PURCHASE, AND OTHER MATTERS IN CONNECTION THEREWITH.**

Mayor Gutierrez recognized Director of Parks, Recreation and Community Services Lauren Shrum. Ms Shrum stated she came before City Council approximate a month ago to discuss an opportunity to purchase a tract on the Northern Schertz of the Dry Comal Creek Trail to serve as a trailhead for that future trail.

To fund this purchase:

- \$150,000 CIP Funds for Parks and Trails Infrastructure
- \$37,000 Park Funds available
- \$188,000 Reserve alone

Ms. Shrum stated we would not purchase this at this time. The appraisal for this property just came back today for \$390,000. An environmental assessment still needs to be done and work on the deed restrictions. Great Springs would close on the property and hold it until June 1, 2023. We would take acquisition of the property at that time with specific Council approval. There is another grant that the City of Schertz can apply for to develop the park, and we will apply for it and hopefully use that funding as a match for the grant.

Council David Scagliola asked about the appraisal that came in a \$390,000 and stated that \$375,000 sounds like a good price.

Councilmember Dahle stated that on our Citizen Satisfaction Surveys, the need for additional trail systems is mentioned. He is glad to see that we can do something to add another piece that could possibly tie into the super regional trail coming down from Austin to San Antonio.

Mayor Gutierrez expressed that he has reservations about this because it would task staff with another park, it wasn't part of the strategic plan from February 2022.

Mayor Gutierrez asked for a motion to approve Resolution 22-R-78.

Moved by Councilmember David Scagliola, seconded by Councilmember Michael Dahle

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis, Councilmember Jill Whittaker, Councilmember Michael Dahle, Councilmember David Scagliola, Councilmember Tim Brown

Passed

Public Hearings

- 9. Proposed FY 2022-23 Budget and Tax Rate**-Public Hearing and Workshop and Discussion on the Proposed FY 2022-23 Budget and Tax Rate. (M. Browne/B. James/J. Walters)

Mayor Gutierrez recognized Finance Director James Walters who presented an update on the proposed budget as well as our standard programs and information that affects our tax rates.

Tax Rate Recap

- \$0.4999 - Maximum Tax Rate Set at 8/9/22 City Council Meeting
- Update regarding Guadalupe Tax Assessor/Collector numbers

Mr. James stated we received an update from Guadalupe Tax Assessor Collector correcting the upper number. The \$0.4999 was over the voter approval rate. We realized that Council can set another preliminary tax rate tonight and won't affect our adoption schedule. The new rate will \$0.4968. Staff originally proposed \$0.4665 when we set \$0.4999 and staff during our review of the expanded programs as asked by Council and the updated information from the tax assessor collector, we do have recommendations tonight for a \$04950.

Tax Rate Recap

Tax Rate Name	Tax Rate per \$100	Est. Tax Bill	Bill Increase	% Increase
No-new-revenue	\$0.4526	\$1,334.45	-	-
Voter Approval	\$0.4721	\$1,392.23	\$57.78	4.3%
w/Increment	\$0.4968	\$1,464.45	\$130.29	9.8%
Current	\$0.5121	\$1,509.55	\$175.10	13.1%
Proposed at Retreat	\$0.4665	\$1,375.13	\$40.68	3.0%
Max Tax Rate set at 8-9-22 CC Meeting	\$0.4999	\$1,473.59	\$139.42	10.5%
New Proposed Tax Rate	\$0.4950	\$1,459.14	\$124.99	9.4%

Mr. James provided a FY 2022-23 Budget changes.

Personnel: Changes Since Budget Retreat

- Removed Trail Development Coordinator
- Removed Admin. Assistants for Engineering and Library
- Removed Detective

Going into Budget Retreat – Proposed Programs:

- Building 27 Parking Lot/Vehicle Storage - \$200,000
- Additional SPAM Funding - \$250,000
- Internet Upgrades - \$16,400
- Fiber Upgrades - \$10,500
- eProcurement Software - \$10,000
- Start-Up Funding for RMS - \$50,000
- Library Board – 50/50 Split over 3 years to Purchase 11 Hotspots
- Enterprise Funds: EMS - Mental Health Canine Service Dog

Post Budget Retreat – Additional Programs funded with \$0.4950 tax rate

- Fund remainder of RMS - \$400,000
- Cellebrite System - \$12,000
- Body Armor - \$25,000
- Emulsion Tank - \$12,500
- Communication/Radio Program - \$81,000
- Additional Contract Mowing - \$50,000
- Fire Station #3 Cameras - \$8,500
- Replace Public Safety Cameras - \$4,800
- Additional Library Materials - \$15,000
- Increase Contract Cleaning - \$3,000
- Upgrade Manager Plus - \$25,000
- Hard Drive Shredder - \$15,000
- Office 365 Software Training - \$15,000
- Noise Mitigation Tiles - \$15,000
- Trail Funding - \$250,000
- Skid Steer with Mulch Head - \$140,000
- Cibolo Creek Clean-Up Program - \$5,000
- Breaching Tools and Shield - \$12,000
- Recruitment Ads and Incentives - \$17,000

Changes Since Budget Retreat

- Library Advisory Board
- Match \$5,000 for audiobooks
- Phase in 33 hotspots by 2025
- Reduction in Communication/Radio Program
- Liability Insurance increased \$100,000

Mayor Gutierrez asked if anyone in attendance would like to speak at the Public Hearing. No one spoke, so Mayor Gutierrez closed the public hearing and opened it up for Council comments.

Councilmember David Scagliola asked Finance Director Walters how much did City of Schertz expect to put in our reserves this year vs. the actual amount. Mr. Walters stated he could get the exact numbers for him that would include all the budget adjustments for the year. Councilmember Scagliola had concerns that a new budget that authorized new personnel to be hired on October 1, 2022, but would probably be hired several months later, and we could have saved one-cent on the tax roll. Mr. Walters stated that the budget and tax rate adoption rates are separate, so we could adopt a budget including all the things we discussed and then adopt a different tax rate based on council's goals and staff would work with the budget and the tax rate Council had authorized.

Mayor Gutierrez was pleased to see the tax rate at \$0.4950 and appreciate all the work Mr. Walters has done on this year's proposed budget and tax rate.

Mayor Gutierrez introduced Item 7-Resolution 22-R-86 and read the following into

record:

RESOLUTION NO. 22-R-86

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING A PRELIMINARY MAXIMUM TAX RATE FOR FISCAL YEAR 2022-23, AND OTHER MATTERS IN CONNECTION THEREWITH

Mayor Gutierrez asked if Council had any additional comments. No one spoke, so Mayor Gutierrez asked for a motion to approve Resolution No. 22-R-86.

Councilmember Dahle made a motion to authorize a preliminary maximum tax rate for FY 2022-23 at \$0.4950.

Mayor Pro-Tem Heyward seconded the motion.

Moved by Councilmember Michael Dahle, seconded by Mayor Pro-Tem Allison Heyward

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis, Councilmember Jill Whittaker, Councilmember Michael Dahle, Councilmember Tim Brown

NAY: Councilmember David Scagliola

Passed

Roll Call Vote Confirmation

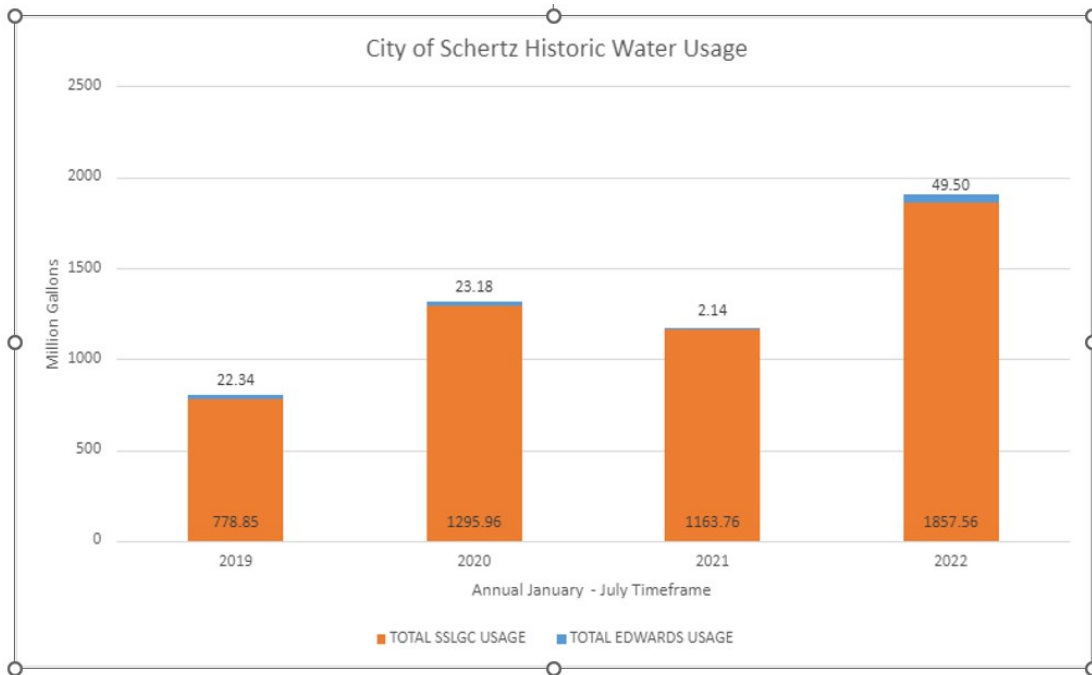
Mayor Gutierrez recognized Deputy City Secretary Sheila Edmondson provided roll call confirmation on Consent Agenda Items 1,2 and 4, and Discussion Items 3,5-8.

Workshop

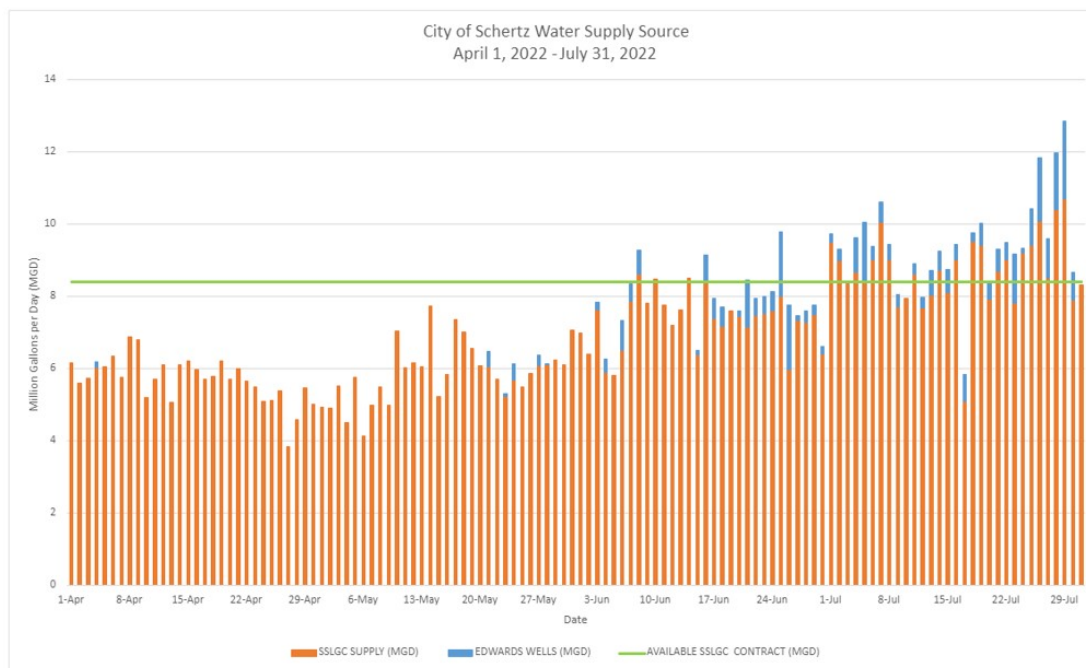
10. Workshop discussion regarding the demands on the Schertz water supply. (B. James/S. Williams)

Mayor Gutierrez recognized Public Works Director Suzanne Williams who presented the City of Schertz Water Workshop.

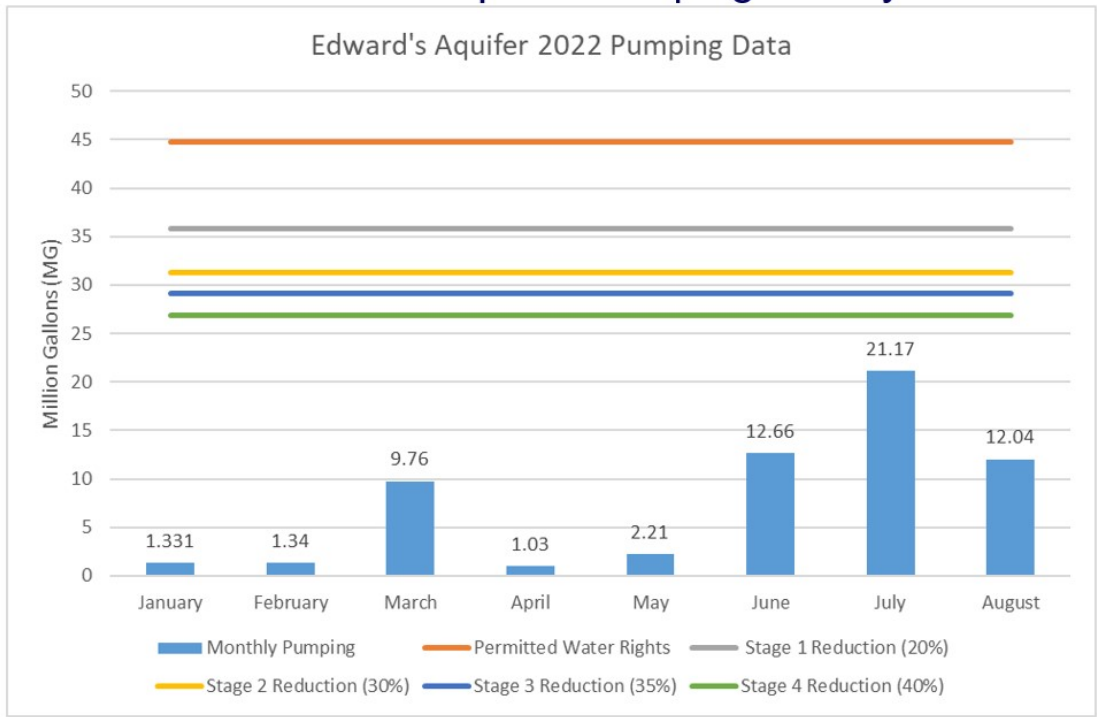
The first slide presented: Historic Water Usage by Source. This slide shows the water we use from SSLGC (orange) and Edwards Aquifer (blue).



Daily Water Supply by Source Chart shows how much water we pulled daily from April 1, 2022, to July 29, 2022.



Edwards Aquifer Pumping History chart shows the amount of water we can pull from the Edward's Aquifer, but that amount changes when the Edward's Aquifer goes into water drought restriction stages.

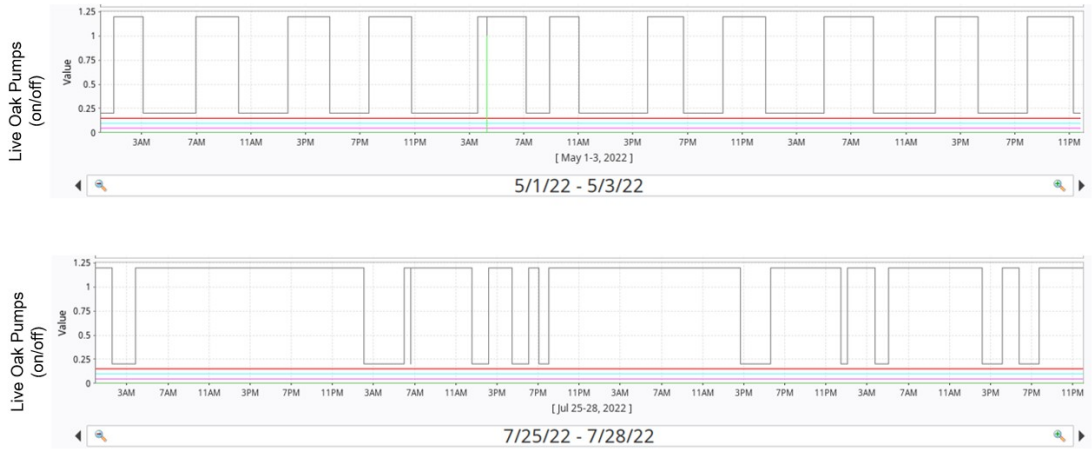


Water System Stresses

This chart shows a 3-days in May and 3-days in July the difference on how long the pumps run.

In May, they average 3 hours a day vs. 20 hours in July.

Water System Stresses
(3 Hour vs. 20 Hour Pump Run Time)



Ms. Williams answered Council's questions about the pumps, low water in tanks, water pressure, if pumps died and other water issues. She recommended we launch an awareness campaign and focus on conservation and eliminate water waste. Educational campaigns and videos to help residents conserve water would be helpful, and bring this topic to the forefront. Councilmember Davis would like the awareness campaign to have stronger language to say "Do not water" vs. "avoid watering". Clearer language, so residents understand the concern. Councilmember Whittaker would like to have the HOA's notified and ask residents to be mindful of watering.

11. Workshop Discussion Regarding Status of Residential Development Projects in Schertz:

- A. NRP Workforce housing
- B. Heritage Oaks
- C. Saddlebrook
- D. Carmel
- E. Oatmont (Rumpf Property)

Mayor Gutierrez stated that Councilmember Dahle has a conflict of interest and has stepped down from the dais for the first update: NRP Workforce Housing

Mayor Gutierrez stated Council had some concerns with the development in Schertz and asked for an update with the following projects.

Mayor Gutierrez recognized Assistant City Manager Brian James presented an update on the following projects.

A. NRP Workforce Housing on FM 1518

Application for Zone Change Planned Development District (PDD) submitted/deemed complete on June 2, 2022

- First round comments sent July 18th, 2022
- Waiting on resubmittals as of August 18th, 2022

Certification Application for Preliminary Plat (PP) submitted/deemed complete on July 28th, 2022

- Staff is working through first-round comments
- Woman Hollering Creek Sanitary Sewer Trunk Line is under construction and required to be operational prior to final plat approval. The developer has verbally requested to record the final plat prior to sanitary sewer service being provided to the property.
- TxDOT concurrence is required prior to approval of the preliminary plat. A right turn lane may be required by TxDOT.

Application for Zone Change Planned Development District (PDD)

- Mostly cleanup comments
- Staff had requested cross access due to future limited median opening – Code does not require so applicant does not have to provide.

Certification Application for Preliminary Plat (PP)

- Staff is working through first-round comments but primarily center around sewer connection and water service due to FM 1518 project. TxDOT approval needed. Stormwater comments.

Staff reviewing combined fire and domestic line due to water quality concerns.

B. Heritage Oaks

The developer has submitted their Master Development Plan

- MDP first submittal received 09/03/2022, comments provided by all departments by 11/19/2020
- MDP second submittal received 01/21/2022, comments provided by all departments by 02/25/2022
- MDP third submittal received 05/19/2022, comments provided on 06/30/2022
- MDP fourth submittal received on 08/12/2022 and is under review.

Design challenges:

- Difficult to meet the PDD and City of Schertz requirements with the provided land plan: trails, roads, stormwater management, alleys. Things are just tight.
- Coordination with CCMA for relocation of their reclaimed water main
- Coordination with LCRA for trail easement

C. Saddlebrook

The developer has 7 units being reviewed

- The developer submitted plats that did not conform to the approved Master Development Plan (MDP).
- Developer has submitted a revised MDP for review and approval.
- Developer has indicated they want to deviate from the revised MDP currently under review.
- Plan was to take Croton lift station offline and build new lift station with more capacity.
- Staff waiting since March on comments from developer on amended Croton Agreement – needed to take Croton lift station offline.
- Need offsite easements
- As of last week, the developer is wanting to not take Croton lift station offline and reroute force main.

- Saddlebrook Unit 1A (this is the plat for the lift station):

Certification Application for Preliminary Plat Unit 1A submitted/deemed complete on July 12, 2022

Waiting on revisions as of July 26, 2022

- Saddlebrook Unit 1B:

Certification Application for Preliminary Plat Unit 1B submitted/deemed complete on November 8, 2021

Staff provided comments back requesting changes to show an offsite drainage easement they are relying on

- Saddlebrook Unit 2:

Certification Application for Preliminary Plat Unit 2 submitted/deemed complete on November 24, 2021

Just requires revised MDP

- Saddlebrook Unit 3:

Certification Application for Preliminary Plat Unit 3 submitted/deemed complete on November 24, 2021

In Fire review there are comments from other depts (minor)

- Saddlebrook Unit 4:

Certification Application for Preliminary Plat Unit 4 submitted/deemed complete on April 12, 2022

Just requires revised MDP

- Saddlebrook Unit 5:

Certification Application for Preliminary Plat Unit 5 submitted/deemed complete on April 12, 2022

Just requires revised MDP

- Saddlebrook Unit 6:

Certification Application for Preliminary Plat Unit 6 submitted/deemed complete on April 12, 2022

Resubmittals provided July 22, 2022 – hopefully is clean but then waiting on revised MDP

D. Carmel Ranch

Developer is Final Platting entire project in one phase

- Certification Application for Final Plat submitted/deemed complete December 16, 2021
- Staff has completed reviews of the final plat

Major Issue:

- Final plat cannot be approved until construction documents for the off-site sewer is approved. Developer of Carmel Ranch is not wanting to complete plans/do work – rather is relying on Saddlebrook to do it.

E. Oakmont (Rumpf Tract)

- Annexation - Application for Annexation submitted/deemed complete on February 8, 2022
- The annexation has gone through 2 rounds of comments.
- Oakmont Place Zoning
- Application for Zone Change submitted/deemed complete on February 8, 2022
- The zoning has gone through 3 rounds of review and is currently pending due to ongoing conversations for the FM 3009 alignment
- Applicant is also seeking offsite easements from SCUCISD and wanting the City to maintain some of their drainage
- As with Carmel Ranch is relying on Saddlebrook for sewer

Assistant City Manager Brian James answered questions from Council about timelines, department reviews, communication improvements and the new CityView software improving the process. He acknowledged improvements can be made in communicating

with the developers the steps with the Schertz process prior to submitting plans and improving the information on the website. Staffing issues and Covid absences have also impacted some these issues, and can slow down the process.

Mayor Gutierrez recognized the developers who were at the meeting and invited them to address the Council.

NRP Workforce Housing- (Councilmember Dahle stepped down off the dais for this discussion)

Mr. Jason Arechiga from the NRP Group explained that this project has partnered with Schertz Housing Authority and have a MOU to partner with them. He explained that if timelines are not met, state government funding can be lost, so time is critical for projects to meet certain timelines.

Mr. Raymond Tarin, MTR Engineers explained some of the biggest hurdles they have are timelines related when things certain codes or changes are not known upfront.

Heritage Oaks

Mr. Tony Eugenio's main concern is spending a lot of money on engineering and drawings and the plan is not approved. The city wanted them to do a PDD/MDP at the same time, so the city requested a drainage plan, a utility plan, tree preservation plan, TIA and without a development plan, all of these could have to change. He is asking the format for the process be logical. A process with a preliminary layout approval.

Saddlebrook

Mr. Raymond Tarin stated this is a very large project. Concerns are the changes having to make after the initial direction from staff continues to be a concern as it extends timelines out. The main issue is the sanitary sewer. We have struggled with getting easements from SCUCISD, and unable to get those easements we cannot get the connections needed as the original plan was.

Carmel Ranch

ACM Brian James stated that the developer is final platting in one phase. Carmel Ranch is south of Saddlebrook development. Currently, the developer has not submitted construction documents for providing sewer. Mr. Raymond Tarin agreed that this project has the same issue with the sanitary system as in Saddlebrook. They currently have clearing and grading permit to continue work on the project.

Oakmont (Rumpf Property)

Mr. Raymond Tarin stated the developer has withdrawn to develop this property.

City Council and Staff's spoke about creating an ad-hoc subcommittee to discuss the city's views and policy on lifts stations and force mains.

Mayor Gutierrez will discuss with the City Manager Dr. Browne and determine the number of individuals and who will be needed on that subcommittee.

Closed Session

Mayor Gutierrez read the following into record.

12. The City Council will meet in Closed Session in accordance with Section 551.074 of the Texas Government Code, Personnel Matters, to discuss the direction to fill the City Manager vacancy.
13. The City Council will meet in Closed Session pursuant to Section 551.071 of the Texas Government Code, regarding consultation with attorney, to discuss pending or contemplated litigation in the matter of EEOC Charge No. 451-2022-01720.
14. City Council will meet in Closed Session under Section 551.087 of the Texas Government Code, Deliberation Regarding Economic Development Negotiations; Closed Meeting. The governmental body is not required to conduct an open meeting (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.
 - Project E-079
 - Project E-080
 - Project E-084
 - Project E-085

Mayor Gutierrez recessed the Regular Meeting at 9:57 p.m. into closed session.

Reconvene into Regular Session

Mayor Gutierrez reconvened into Regular Session at 11:16 p.m.

15. Take any action based on discussions held in Closed Session under Agenda Item 12.
No action taken.
16. Take any action based on discussions held in Closed Session under Agenda Item 13.
No action taken.

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

No action taken.

Requests and Announcements

- Announcements by the City Manager.

No further announcements.

- Requests by Mayor and Councilmembers for updates or information from staff.

No requests from Mayor and Councilmembers

- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda.

No requests from Mayor and Councilmembers for items placed on a future City Council agenda.

- Announcements by Mayor and Councilmembers.

Councilmember Jill Whittaker attended the Chamber Luncheon and ribbon cuttings at Kellum Family Medical and Modern Touch Dentistry.

Councilmember David Scagliola attended the Chamber Luncheon, SSLGC Meeting, the Chamber Bowling Event.

Adjournment

Mayor Gutierrez adjourned the meeting at 11:18 p.m.

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, Deputy City Secretary