

DRAFT



MEETING AGENDA THE MAIN STREET COMMITTEE REGULAR SESSION JANUARY 24, 2022

HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154

AGENDA MONDAY, JANUARY 24, 2022 at 6:00 p.m.

Call to Order (Councilmember Davis)

Hearing of Residents

This time is set aside for any person who wishes to address the Main Street Committee. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than **3** minutes.

Any person making personal, impertinent, or slanderous remarks while addressing the Committee may be requested to leave the meeting.

Discussion by the Committee of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

Discussion and/or Action Items

1. **Minutes** - Consideration and/or action regarding the approval of the minutes of the September 15, 2021 and the October 14, 2021 meetings.
2. **On Street Parking** - Discussion regarding on street parking issues.
3. **Code Enforcement** - Discussion regarding Code Enforcement efforts on Main Street.

4. **Targeted Incentives** - Discussion regarding Targeted Incentives.
5. **Design Review Discussion** - Overview discussion.
6. **Plane and Art Installation** - Discussion and update regarding the Plane and Art installations.
7. **Next Meeting Date** - Discussion regarding the next meeting scheduled for April 19, 2022.

Adjournment

CERTIFICATION

I, SHEILA EDMONDSON, DEPUTY CITY SECRETARY OF THE CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 20TH DAY OF JANUARY 2022 AT 12:30 PM, WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

SHEILA EDMONDSON

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE MAIN STREET COMMITTEE WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON ____ DAY OF _____, 2022. TITLE: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services, please call 210-619-1030.

BACKGROUND

Minutes attached.

RECOMMENDATION

Recommend Approval.

Attachments

09-14-2021 Draft minutes

10-14-2021 Draft minutes

DRAFT

MINUTES THE MAIN STREET COMMITTEE REGULAR SESSION September 15, 2021

A Regular Meeting was held by the Main Street Committee of the City of Schertz, Texas, on September 15, 2021, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers Conference Room, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Chair & Councilmember Mark Davis
Mayor Ralph Gutierrez
Councilmember Allison Heyward

Absent: Councilmember Tim Brown

City Staff: Brian James, Assistant City Manager; Sheila Edmondson, Deputy City Secretary

Attendees: Pam Wissmann, David Wissmann, Maggie Titterington, Judith Williams, Dean Weirtz, Jill Whittaker, Nick Marquez, Judy Goldick, Jeannine Graham

Call to order

Chair Davis called the meeting to order at 6:02 p.m.

Hearing of Residents

This time is set aside for any person who wishes to address the Committee. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

Any person making personal, impertinent, or slanderous remarks while addressing the Committee may be requested to leave the meeting.

Discussion by the Committee of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order

they have registered.

No one to speak.

Discussion and/or Action Items

1. **Minutes** - Consideration and/or action regarding the approval of the minutes of the June 16, 2021 meeting.

Moved by Councilmember Allison Heyward, seconded by Mayor Ralph Gutierrez

AYE: Chair & Councilmember Mark Davis

Mayor Ralph Gutierrez

Councilmember Allison Heyward

Passed

2. **Roadway Improvements** - Scope of Services - Discussion and update regarding Roadway Improvements.

Chair Davis recognized Assistant City Manager Brian James who stated that City Council on September 7, 2021, approved the task order of scope of services by Kimley Horn who is doing the design work for the city. The scope of services include: street improvements, bumpouts, any sidewalk connection, ADA ramps, landscaping, benches, entry-way monuments, lighting, underground utilities and the wayfinding entryways.

Kimley Horn would like to meet with the Main Street Committee group, so they understand their vision. Ideally, a meeting around October 20, 2021, so it does not interfere with our next regular meeting. The meeting would be more of a round-table discussion, so Kimley Horn could go over some design ideas and graphics to make sure that is what we want, before moving forward. Please check your schedules and see if that is a good date. Once a date is set, we will post it.

One of their suggestions is to not modify the parking lot and putting up signs before they get the survey, so they don't mess them up or the sculptures in for the same reason. They said we could do some fencing, but reminded us they would be surveying some of that area as well. Staff is doing some design work on the side streets that we talked about and that is continuing as a separate project.

Kimley Horn suggested that we have some early conversations on where our vision of Main Street is. They have been keeping track of the meetings, and we need to give them some direction on some of the physical improvements.

Chair Davis suggested that before the October 20, 2021 meeting, Staff and the Committee meet, so they can go back and review the sector plan which was where all these plans came from. Looking at the concepts that were presented there, he would like somewhat of a unified concept and agreements before we meet with Kimley Horn.

Mr. James agreed he would notify Kimley Horn and set up a meeting with the Main Street Committee members.

Mr. James stated what staff reviewed with the consultants is what we want to incorporate Schertz History and Heritage on Main Street. The design element needs to be built around that and not have anything too modern or abstract. We want to tie into that history with signage and information. We want to create that destination with local and independent businesses. As much as we would like a Cracker Barrel, we don't want it on Main St. We want unique businesses that you can go to and cannot go anywhere else for. It is intended to be a unique area, in part to have Main Street compete considering its location vs. a typical strip center. We want to encourage the use of the existing buildings as much as possible, they are part of our history, and it would be difficult to build new stuff moving forward. Create a unique and unified identity through gateways and street scape elements. Kimley Horn will talk about how to get people off of IH-35 and entryways off of FM 1518. That is the challenge.

We need the framework to activate civic spaces anchoring successful business and open spaces. We have parkland, but it is down past Curtiss Street farther down the road. Our layout is not a traditional town square type of layout, where it would be a typical place to activate these ideas. Kimely Horn just wanted to make sure we are all on the same page moving forward and emphasis on preserving Schertz's history and small town feel on Main Street.

Mr. James continued and stated the proposed idea of a Farmer's Market or Street Market before, is what we have now. We have evaluated the use standards that will make it easier to develop. The gateway plan mentioned a food truck, and last night at City Council, they approved a zoning for a Food Truck Court that is coming in to Main Street. The struggle we are having is, what is Main Street looking like? What are the businesses, what is the mix intended to be, and how does it progress? We are not going to get everything at once, businesses will come in overtime. What are some of the negatives that come with this vision? It is change, and sometime change is tough. With more people down there, more traffic will arise and more noise. These are the changes and vision that we have described to the consultant. This is not a program to bring back residential uses to Main Street.

Councilmember Heyward stated that we need to be aware that our Main Street will not look like New Braunfels or Boerne. It is going to be a different and unique Main Street.

Chair Davis asked for our Committee Meeting coming up, could they include some folks from the Schertz Historical Preservation Committee? This will ensure that we are in sync with the historical perspective the committee is thinking and then ultimately going forward to City Council.

Chair Davis opened the floor to the audience.

Dean Weirtz- 4301 Monument Pass - Vice Chair of The Historical Preservation Committee asked was the idea to assist in landscaping of the old historic hospital building, and if it is, what is that going to do to all the other residents, saying we are delving into private property enhancement. If the city steps in, would it adversely affect the rest of the residents?

Mr. James explained we are still pursuing that idea, because we do not have any active open civic space. The old hospital sits farther back from the street, and it wouldn't just be the city going in and improving the property, they would provide us a lease agreement for the front of the property to enact as an active public open space. In turn, the city cleans up this area, which is inactive at the moment and give the city access to an active public open space. If another property approached the city and inquired about this lease, the city would look at it and see if

there was some benefit to the city as a trade-off of open public space.

Chair Davis recognized the following residents:

- David Wissman, 707 Main St-Mr. Wissman liked the idea of what Mr. James explained, but said the old hospital is in foreclosure. It might be challenging to get things going there.
- Mr. Weirtz stated that this was the first time he had heard that the old hospital was in foreclosure. He believes that property would make a beautiful historic museum.
- Maggie Titterington, 1730 Schertz Parkway- Ms. Titterington asked does Schertz have a plan, like the road improvements plan, that if older historic buildings came up for sale, does the city have funds and the ability to purchase and preserve them?

Mr. James explained the plan talks about the city acquiring parcels of land, as example the current parking lot downtown, and we are working to acquire another parcel for parking as well. The city does understand their role in participating in redevelopment with very selective acquisitions.

- Nick Marquez, Main Street- Mr. Marquez wanted to discuss if the road improvements include new curves, bumpouts, paving and lights. He stated that he believes we are going in the right direction. Mr. Marquez said the biggest thing needed down there is to emphasize everything we have down there with the new lights, underground lighting and bumpouts. It is going to bring more people to Main Street. He appreciates the long term plan and suggested that the code compliance officers come down and assist in improving the overall look of this area. In addition, Mr. Marquez wanted to say for the record that the old hospital building is very dangerous, and it needs to be looked at.

Chair Davis stated they will put an issue of code compliance on the next agenda.

Mayor Gutierrez had a question about the civic spaces and if we do sign lease agreements do they transfer if the property owners change? Mr. James explained the lease agreements do transfer from owner to owner. He also stated like the purchases, lease agreements would have to go to City Council for approval.

3. Art Installation - Discussion and update regarding Art Installation.

Mr. James stated the city is holding off of the bronze sculptures until they get the surveying back to make sure it would not interfere with the underground utilities and then move forward. We are moving forward with the first City-wide Art Program with the fiberglass Shirt Program. They will be mounted at different heights and have 20 pieces total and disperse in different areas. The project announcement will emphasize focusing on the History of Schertz. The highest scoring and judging in that category, would be located on the public spaces on Main Street.

The Schertz Historic Preservation Committee, Main Street Committee and the Parks Board would be the judges in selecting the artwork for the city design pieces. We will also go out and contact businesses and if they purchase a sculpture, they could have it designed as they wish or use one of the designs that was not chosen for the city and work with that artist directly. If this is a good plan, we will take it to City Council on September 28, 2021. This art project is not a permanent project, the goal is to get people down to Main Street.

Chair Davis asked Mr. James if he can bring an update and the design images of the bronze sculptures to bring to the next meeting.

Ms. Maggie Titterington inquired about the small placards that commemorate the historical parts of Main Street. Something very simple, possibly a marker and then a sign explaining the history of that area. It should be a minimal cost, but very eye-catching and permanent. She offered that the Chamber could put a map together of points of interest. It would be another way of preserving Main Street. Mr. James explained that the designer has similar ideas for a project like that.

Mayor Gutierrez had a question on the update of the static airplane display. Mr. James replied he would bring that information back to the next meeting.

4. Grant Program Standards and Development Restrictions - Discussion and possible action regarding the Grant Program.

Mr. James stated what we talked about on the Main Street Grant Program was to modify the amount. Instead of \$20,000 for one year, go to \$40,000 (maximum) in a 5-year period and keep the same categories. The other idea is a new construction grant that is up to \$50,000, over 5 years, but it's a 1:4 match. It is just for the building, not for fixtures or signage. There was a change on the submittal procedures as well. If anytime you are making changes to the exterior, elevations have to be submitted and a color palette if you are going to change the exterior color. This allows the city to approve the paint color before the grant is paid.

Mayor Gutierrez stated we need some additional clarification on when the 5-year period starts on the grants.

Chair Davis asked beyond writing into the grant program that included, if the owner wanted to change the facade or color of their building, does the city have any other viable option to address property changes on Main Street?

Mr. James explained what they could do is impose by separate ordinance, an overlay zoning district with additional restrictions on elevations and changes. We cannot regulate the materials that are used in part of a building code, however we have some ability to create it under the guise of a historic district. There are some cities that regulate color if that is something the committee wanted to explore.

Mayor Gutierrez expressed concerns of regulating exterior colors, if the owner of that property is not asking for any grant money. He could see imposing that restriction if they do ask for funds.

Councilmember Heyward agreed with the Mayor. Another concern is that we know the direction we want Main Street to go. Restricting paint colors could also mean we are not getting the people/businesses who we want to be the start of where want to be in the next 10 years. She would not have a problem with paint color unless we saw some really crazy colors going up. She asked is this the direction we want to go with Main Street? I don't think the city wants to get into the business of telling people what colors to use. Chair Davis agreed if the city is providing grants to business owners, we do have a vested interest. Mr. James explained that this is an area that staff can watch and if there is a problem, we can revisit this.

Mr. Nick Marquez mentioned that on the grant, he likes the idea of restricting paint when they are receiving grant money. However, not controlling the building color will actually turn people away. He put all his efforts in 4 historic properties, and overnight lime green and yellow pops up. This does not go with the vision he believes there should be some city oversight on this topic. If crazy colors are going to be allowed, then possibly have them be a certain percentage of the

building.

5. Next meeting Date - Discussion regarding the next meeting scheduled for November 16, 2021.

The next scheduled meeting is November 16, 2021. There will be a special meeting with Kimley Horn on October 20, 2021, to discuss the design vision for Main Street.

Next meeting:

- Update on the bronze art
- Static airplane design
- Code enforcement
- Presentation from the staff regarding options for the city to consider incentives for specific types of businesses for Main Street.

Adjournment

Councilmember Davis adjourned the meeting at 6:56 p.m.

Davis

ATTEST:

Chair, Mark

Sheila Edmondson, Deputy City Secretary

DRAFT

MINUTES THE MAIN STREET COMMITTEE SPECIAL SESSION October 14, 2021

A Special Meeting was held by the Schertz Main Street Committee of the City of Schertz, Texas, on October 14, 2021, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers Conference Room, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Chair & Councilmember Mark Davis
Mayor Ralph Gutierrez
Councilmember Allison Heyward

Absent: Councilmember Tim Brown

City Staff: Brian James, Assistant City Manager; Brenda Dennis, City Secretary; Adrian Perez, EDC Director

Attendees: Frenchy Bourgeois; Dean Weirtz; Stephen Aniol, PE; Leo O'Brian, PLA; Devin Simpson, PE; Blaine Mikulik, PLA

Call to order

Chair Davis call the meeting to order at 6:00 p.m.

Hearing of Residents

This time is set aside for any person who wishes to address the Committee. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

Any person making personal, impertinent, or slanderous remarks while addressing the Committee may be requested to leave the meeting.

Discussion by the Committee of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

No one signed up to speak.

Discussion and/or Action Items

1. **Design Concepts/Elements** - Discussion/presentation and possible action regarding the Design Concepts/Elements for the Main Street Project. (M. Davis/B. James/)

Chair Davis opened the meeting stating that over the past two (2) years now they have been meeting to press forward to make improvements with our Main Street Bond Initiative. The Sector Plan identified Main Street as hopefully a place where people can go and gather, assemble and spend some time attending events. The area was a little run down, and we are now in the process of making improvements. One of the things that we have taken care of is a whole section of Main Street did not have any sidewalks, which limited mobility up and down Main Street. We have now installed sidewalks there.

We have spent a lot of time discussing the flood plain issues in that area and how to address them moving forward. Some initiatives have taken place to attract some businesses down on Main Street. New businesses include: Bar House on Main, Coffee Shop, Ice Cream and a Food Truck Court business is also coming to Main Street.

Chair Davis stated that we are at the point now where we can start talking about the rest of the physical improvements. He asked, how do we make it a place where people want to come and hang out? Our Main Street is not what you would think a traditional Main Street would be, like downtown New Braunfels, Seguin or Fredericksburg. We would like to keep an older feel to it, a more of a Historical feel while we are upgrading amenities to make it easier and more friendly Main Street.

Our plan includes putting in benches, trash receptacles and lighting. We envision that the lighting would have capabilities of hanging banners on them, as well as electrical capabilities, so we could put up Christmas or others decorations. The sector plan called for entrance marquees and parking lots down on Main. We are at the stage of discussion where we can sit down and discuss the design elements. This would be helpful to all be on the same general page.

Chair Davis recognized Assistant City Manager Brian James who explained that when we started looking at the possibilities, the City looked to Kimley Horn for assistance. The City was pleased with the previous work Kimley Horn has provided. Our previous discussions began with where we may want electrical capabilities on Main Street. We have discussed the challenges of where Main Street is located because it is not your typical town square. You cannot see it coming off FM 78. Some comments suggest we need to look at setting up a long term vision. Thinking about how we are integrating wayfindings with the aesthetics that we are planning and putting signage up on Schertz Parkway and I-35. This way we are able to get people to come down to Main Street. It became a long term vision layout of what we want and what the residents want, so it supports the redevelopment we are going to have.

Mr. James reiterated that we are not going to have a Main Street like Kerrville, New Braunfels, or Seguin. We are going to have our own unique thing, maybe a little edgier or cooler and still have the historical elements that we build or want to highlight. It will be a little more eclectic as you see on those that grow over time. Celebrating the portions of history that we want to maintain, highlight and preserve. For example, the old hospital that has been there more than 50 years, basically captures the different history and have it integrated to be the vision we want. This also will support the businesses that we want to bring in and what kind of improvements will we need to make this happen. The idea this evening is to set the stage and then start the survey work to see

what we have underground, so we can move forward on some art installations and parking lot improvements.

Mr. James turned the meeting over to Mr. Steve Aniol with Kimley-Horn.

Kimley-Horn Associates:

Mr. Steve Aniol, Ms. Devin Simpson, Mr. Blaine Mikulik, and Mr. Leo O'Brian introduced themselves.

Mr. Steve Aniol provided the following outline for the meeting:

Purpose of Tonight's Discussion

- Understanding the City's vision for Main Street
- Create open dialogue to help determine concept and landscape vocabulary
- Review of implementation zones - different areas along Main Street
- Start thinking about design considerations

Looking Back

- 2010 Schertz Downtown Revitalization Planning Report
- Serves as a resource to establish a vision for the Main Street Revitalization project

Looking Ahead

- Build upon previous studies and existing urban design components
- Determine influences for the implementation zones identified
- Establish a landscape vocabulary

Project Vision

- Old town
- Garden Walk

Branding and Theme

- 2021 Branding Design
- Signage and Wayfinding

Project Scope

- Main Street from Schertz Parkway to Curtiss Avenue
- Limited to the space within the existing right-of-way
- Setting the tone for adjacent streets and re-development
- Look at multi-phased approach (funding)
- Proposed typical section to be developed based on coordination with Staff and Committee members
- Maintain existing curbs/sidewalks where feasible
- Dimensions and elements may vary from what is shown

Design Considerations

- Landscape areas
- Illumination
- Entrance Archways

- Street Furniture
- Utilities
- Street Surface

Next Steps

- Evaluate Input from Staff and Committee Members
- Complete Additional Stakeholder Coordination
- Conduct Field Work
- Develop Design Approach to Landscape Architecture
- Prepare Multiple Concepts based on Committee Input
- Review Concepts with Staff and Committee Members

Mr. Leo O'Brian, Landscape Architect stated that he has gone over some of the old studies that have been mentioned. He stated that they have done some quick hand sketches of the first impressions and broke the areas of Main Street into different districts. First sketch was four districts of the area: Neighborhood, Old town, Garden Walk and Civic Park, second sketch was where they are planning the design improvements of the four districts: Parkway Tree Areas, Pocket Garden, Theme Pedestrian, Light pole, Theme Street Marker etc. and the first impressions were discussed.

Mr. James stated that previously they were not thinking about Main Street being divided up into different areas/sections, the question the committee may have is how will this work. Do you like the idea of breaking down into districts, but it all still working together? Members present discussed the new development being constructed now, and how the current business will fit in with the vision of Main Street. Mr. James explained that the current owners might choose to sell their current location to a new owner and set up someplace else. All things considered, we need a long term vision for Main Street. Chair Davis described the current businesses and current styles they are representing.

Mr. O'Brian stated that these were first initial ideas and now that some development has happened, they will adjust the plan moving forward. Others committee members provided their thoughts on the developments that have been built on Main Street.

Mr. Dean Weirtz stated that regarding gateways, there are two boulevards coming off of FM 78 that are not attractive. These need to be complimented on what we are planning and follow some form of decorum which will continue the theme we are choosing for the Main Street area. He asked that those areas be looked at.

Mr. Frenchy Bourgeois asked if markers could be placed on FM 78 letting drivers know that up ahead, Main Street, Schertz is a place of interest. He would like drivers to turn into that area and not drive past it. Mr. Brian James agreed about the markers and said this what staff has been talking about, how to catch people's attention before they pass Main Street.

Mr. Bourgeois asked about Lindbergh Street and if was it going to be part of the future vision. Mr. Aniol explained that it is part of the plan to incorporate the reconstruction of Lindbergh into the Main Street concept. We have a design mostly done and until we get further along on the Main Street portion, we can merge the two plans together.

Mr. O'Brian continued to explain the design sketch that included taller, nicer light fixtures, curbs, parking accessibility and ROW's. We can do a lot with very little space. He presented an example of the light fixture with banners and the fixture is adjustable. The feel of old town would more vertical, with the trees it would have a nice garden feel.

Mr. Dean Weirtz stated pavers were discussed as part of the surface area in the main roadways vs. concrete. Mr. Brian James said that the pavers would be in the key locations, but not down the entire street.

Mr. Aniol indicated many of the buildings will redevelop and that is when we need to phase in some of these ideas. The focus needs to be what we can do now by identifying those key locations that we feel we can improve now. Some of the T-streets that come in from the north will be addressed as those areas are developed. What it comes down to is, what can we accomplish now with the funding we have? Mr. Aniol asked, do we identify and separate as districts or do we continue a general theme for the entire thing?

Mr. O'Brian continued to explain the sketch drawings, they considered having some extension north of Curtiss Ave. and having markers on Curtiss Ave. letting drivers know Old Town is a left turn on Randolph. As they headed towards Main Street they would see the improvements which included decorative light fixtures and the parkway trees. Mr. O'Brian added that a lot of work has been done on Main Street already will use this as a base as they move forward. He would like to get some help from a signage designer on scale, height and the designs of the sign markers.

Mr. Dean Weirtz asked if the red boxes on the sketch are the entrance markers. Mr. O'Brian replied that they are entrance markers for Main Street, and they will bring back several options of what they could be. He also mentioned an archway at the entrance and explained there are a variety of types. Mr. Weirtz suggested antique light poles on both sides with a fabricated steel design and banners could compliment the area.

Mr. Aniol stated in terms of the archway, they thought as close as they could get it to Schertz Parkway, and the more you move west, there are a couple of different locations to consider, as Curtiss Ave. has potential. The challenge is, it is a TxDot area and if you are considering an archway, it would be a wide stretch across the road. The decision does not need to be made right now, and there are several options to consider. If you need an easement, speaking with the owner of the property and letting them know you are pumping in money in to improving that area, they might be receptive knowing the businesses are going to benefit. These are some possible issues moving forward.

Mr. Dean Weirtz asked if there was an archway at the end of Main Street/Schertz Parkway, would we necessarily have to have a similar feature at the other end? The discussion several options including half-arches, pillars or straight columns. Mr. Brian James stated that these are the comments Kimley Horn wants to hear, do we want to match at both sides of the entrances or can we design something that compliments each other. Mr. Weirtz stated there is an ideal spot near Lindbergh and Main Street and Mr. James said the city owns that green area he mentioned.

Mr. O'Brian stated that it is important to put something interesting in those areas when you can. He added that one of the most prominent streets is Schertz Parkway and the key is to get their attention.

Mr. Aniol said he spoke with Mr. James asked about having electric hookups. When Mr. Aniol was in Pleasanton he had noticed they had some general archway designs but no electrical outlets incorporated into them. He knew moving forward, this is something he would put in his designs and not have the client put up man-made electrical outlets for their holidays or festivals. There are so many options since we are talking about lighting and needing electric for that area. We would just need to contact GVEC and work with them.

Mr. James asked the committee if they were in favor of having electrical outlets incorporated to the

designs so holiday decorations and other festivals would have electric available. The committee was all in agreement to add electrical outlets. We would like to have events at night and draw people down to Main Street. Mr. James continued that the idea would be to close the street down and have the events spread out down Main Street. Concerns about truck traffic and the planned designs elements to accommodate truck traffic would be discussed as the project is planned out.

Mr. Aniol wanted to get into some design particulars, but first he asked if concepts that Mr. O'Brian presented about the zone areas is something the committee wanted to do or stick to a general theme across the whole area. The designers want to hear what the committee wants and then come back with some conceptual level layouts, talk through it and get a consensus. Mayor Gutierrez stated Main Street provides a lot of challenges because of the way it is, splitting it in two zones might work.

Chair Davis added that he understands there is a funding issue and the need to take care of the less developed areas. Once we take care of street, sidewalks, planters and the garden area some sculptures in no man's land, we could do the heavy design on the end where businesses are located and do a similar design at the other end. The entire area is from Main Street to Pfeil Street. We could phase the work as we bring in new businesses. If an owner suddenly sells and the buyer wants to turn it into a restaurant, then it could be developed at a high end. He sees no advantage to do high-end design work the entire length of Main Street at this time.

Mr. Weirtz explained there are two historical homes on Main Street. He stated from the Schertz Historical Preservation Committee perspective, the whole street is 'Historical'.

Chair Davis stated that he is in favor of standardize lighting, benches and garbage receptacles. In front of the historical homes, there would not be a stub-out in front of those homes. From earlier discussions, our concern was parking. We looked into angled parking, but it wasn't possible because of the width of the street. Folks can still park on Main Street, but the issue is there is no delineated parking. We need to figure out parking and to mitigate some traffic issues. He added that the food truck area, this might be a good area to do a stub-out, pavers, and benches to dress it up.

Mr. James reiterated that we need to keep in mind that what kind of development we will get over time and make sure what we do now is supportive with the change of use. We do not want to put anything out there that would be in conflict with the historic homes. Mr. Weirtz would like all of Main Street to evolve and be recognized as historic. Adding sculptures and markers at key locations will help represent the historic past.

Mr. James stated that the concern from residents, business owners and citizens, is that there needs to be more lighting. There is a value to go with a higher-end light with an historic look in the area with a lot of businesses. The concept at the business ends would be we have more light and in the areas that have not been redeveloped, use standardized lighting.

Chair Davis would like uniformed lighting up and down Main Street and, have the capability to add additional lighting when more businesses are redeveloped. Mr. James summarized that what we are doing at the ends will be different from the middle part of the street. As development grows, the plan can grow with it.

Mr. O'Brian stated since they are going to be putting in the infrastructure they could set it up to where in the middle, they have outlets on every other pole, but in the future you will not have to recut the street to connect to electric. There are many options.

Chair Davis explained that we have a bond money, available street money, EDC money and HOT funds,

that can be used for this project, and if we could do the lighting for the entire street, he would be all for it. The big picture is all of Main Street from the Schertz Parkway to the other end towards FM 1518. The question is do we have enough money to do the entire length? We might have the funds for some of the project but not all of it, and if that is the case, where do you begin with development, on both ends of the street? Mr. Davis is recommending that we build up the areas that have active businesses, In middle where it has not been redeveloped, we will plan to keep the same theme and upgrade when development does occur.

Mr. O'Brian discussed the heights of the light poles will need to adjusted if the lights are next to a two-story building vs. a home residence. They would look at all the elevations before deciding the height of the light poles. There were questions about the sketches and the placement of the lights. Nothing needed to be decided today, but the designers wanted the committee to start thinking of the look they wanted, more historical, contemporary or eclectic.

Mr. Aniol explained that the pavement width is about 40-41 ft. wide, ROW is 60 ft., it is mostly built out, so we would have about 4-5 ft. behind the sidewalk to work with. With funding and the limited budget, we can identify the lighting and improvements with the more developed areas and approach it as a multiphase plan. They will come back with conceptual plans, full design plan and a scaled back design, and the costs to each one of them.

Mr. Aniol continued explaining the sketch with the design improvements that included pavement trees, pocket garden, light poles and street markers. He also discussed the parking on the street and needing proper striping to mark off parking spaces. He also addressed the sidewalk improvements that would be needed to be ADA compliant. Mr. Aniol summarized on the topics they discussed that included: architecture, lighting, bumpouts, benches, sidewalks, parking.

Kimley Horn would like to be included with utilities' coordination with GVEC, ATT and the city, to make sure the planning, relocation, alignment and future improvements are considered. They have already identified a few street surface base failures that will need to be repaired and that could be close to \$300,000-\$400,000 dollars.

Mr. James agreed that when the design concepts come in and the infrastructure repairs are identified, those discussions on whether it would be viable to wait on repairs or plan to repair the infrastructure before all these improvements are put in. Staff's plan is that we want to make sure we are making informed decisions with all the information given.

Mr. Aniol spoke about the sewer on Main Street and how eventually it will be replaced. Currently, with it built out, there probably wouldn't be any additional flow to be accounted for. There will need to be some consideration on when the sewers are worked on, the tearing up the sidewalk will be inevitable. Planning when the infrastructure for the street will be key to when we put in the design improvements.

Mr. James stated that we will need to look at our sources of funding, and it may cause us to re-prioritize the water and sewer to do it now and get it done. He explained Council's opinion is, do it right and have folks get their money's worth.

Mr. Aniol talked about the different surface materials that included pavers, concrete, stained concrete and stamped concrete. The city is looking for a low maintenance option for street designs and are open to learning about all the options out there. Kimley Horn will bring back some examples of all the surface street options with the conceptual drawings.

Staff and City Council are aware that drainage is a big concern for the Main Street area. Mr. Aniol was

explaining that when they start the conceptual plans, proper drainage will not be overlooked. If the project gets underway and the drainage needs to be addressed, it will make the project more challenging.

Mr. James stated that from a City's standpoint, we know there are several areas that have drainage concerns. Staff is aware that changes that are being planned could have the effect of improving drainage in that particular area, but if not, we never want to make the problem worse.

Mr. Aniol finished up his presentation explaining the improvements that will help the drainage near Main Street and existing roadways. He explained about not having to regrade or put in a storm drain near the intersection of Lindbergh and the Exchange, will save money on this project. There will be curbs and sidewalks on both sides of the street to help maintain the existing grade to help water flow and not pool in certain areas.

Mr. Aniol thanked everyone for their feedback, and said they will go back and work on the comments and suggestions that were discussed today. They will have an additional survey done next week to identify the existing infrastructure and are coordinating with other utilities to get maps of their lines. They will also work on the landscape approach for this project, create some conceptual plans and cost them out. Once all the details have been confirmed and approved, they will schedule a complete presentation for City Council.

Chair Davis asked if Kimley Horn is planning on working with TxDot to see if they would be able to widen out the sidewalk in front of the stairs near the old Sippel Hardware Store and making it ADA compliant. He presented a design from Blanco that has a similar challenge as to the narrow sidewalk and their solution.

Mr. James stated that once we receive the survey and discuss with TxDot the options, we will have a better idea of what can be done.

Chair Davis asked Mr. James with the work that the city has planned and done already, should we pause on the artwork plans? Mr. James agreed and said that the art/fiberglass shirts are on hold until the survey comes back before continuing with the artwork plans.

Chair Davis thanked the representatives with Kimley Horn and is looking forward to seeing their conceptual designs. Mr. James asked how long will the survey take? Mr. Aniol stated the survey should take about a month and a half, and then another month to them to come up with the designs. He was glad they were able to meet with everyone before the survey got started. Mr. Aniol will get a detailed schedule written up and share it with the city, so everyone will know the timeline.

Adjournment

The meeting ended at 7:35 p.m.

Mark Davis, Chair

ATTEST:

Brenda Dennis, City Secretary











