

DRAFT

MINUTES
THE MAIN STREET COMMITTEE
REGULAR SESSION
February 28, 2022

A Regular Meeting was held by the Main Street Committee of the City of Schertz, Texas, on February 28, 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
Chair & Councilmember Mark Davis
Committee Member Allison Heyward

Absent: Committee Member Tim Brown

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

Call to Order

Chair Mark Davis called the meeting to order at 6:02 pm.

Chair Davis changed the order of the agenda to have the Hearing of Residents and Discussion and Action Items before the Kimley-Horn Presentation.

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.

All remarks shall be addressed to the Committee as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Committee may be requested to leave the meeting.

No one signed up to speak.

Discussion and Action Items

1. **Minutes** - Consideration and/or action regarding the approval of the minutes of the January 24, 2022, meeting.

Chair Davis asked for motion to approve the minutes from the January 24, 2022, meeting.

Moved by Mayor Ralph Gutierrez, seconded by Committee Member Allison Heyward

AYE: Mayor Ralph Gutierrez
Chair & Councilmember Mark Davis
Committee Member Allison Heyward
Passed

Presentations

- Review Draft Design Concepts

Chair Mark Davis recognized Mr. Stephen Aniol, P.E., Ms. Devin Simpson, Civil Engineer and Mr. Leo O'Brien, Landscape Architect from Kimley-Horn

Mr. Aniol presented the Draft Design Concepts for the Main Street Revitalization Project to the Main Street Committee.

The Agenda included:

1. Project Recap
2. Comparison of Design Options
3. Review Design Concepts
4. Utility Service Improvements
5. Prioritization of Key Elements
6. Design Detail Options
7. Next Steps

Project Recap:

- Kicked off the project in September 2021 for revitalizing Main Street from Curtiss Avenue to Schertz Parkway
- Met with the Main Street Committee in November 2021 to gather input and develop a vision for Main Street
- Completed survey and geotechnical field work
- Coordination meeting with GVEC
- Developed two conceptual options for the City and the Committee's consideration

Comparison of Design Options:

Option A- Estimated Construction Cost: Main St. - \$5.93 Million & Lindbergh- \$680,000

Both options include:

- Enhanced paving areas
- Pedestrian scaled street lighting
- Festoon lighting

Roadway

- Mill and overlay
- Curb and sidewalk reconstruction along the north side to widen sidewalk to 5-feet

Landscape Architecture

- Simple truss entryway structure at both ends
- Modest ‘Welcome’ sign at western end
- More metal screens along ROW

OPTION B-Estimated Construction Cost: Main Street-\$9.60 Million & Lindbergh-\$680,000

Both options include:

- Enhanced paving areas
- Pedestrian scaled street lighting
- Festoon lighting

Roadway

- Full reconstruction
- Landscaped bulb-outs
- Curb and sidewalk reconstruction along the north side to widen sidewalk to 5-feet

Landscape Architecture

- Elaborate truss entryway structure at both ends
- Grand ‘Welcome’ sign at western end
- District identity monuments at two intersections
- Additional landscaping
- Minimal metal screens along ROW

Mr. Aniol stated the Draft Design Concepts included Utility Service Improvements.

AERIAL

- Relocation of all overhead utilities to underground
 - Coordination underway with GVEC
 - Past estimate at \$900,000 between Lindbergh and Schertz Pkwy
 - Further coordination required with other aerial utilities
 - Requires obtaining easements outside the ROW
 - Requires consideration of aerial utilities for Exchange Street
 - Material procurement timelines
- Reservation of underground space for municipal utilities

UNDERGROUND

- Water & Sewer
 - Current pipelines aged
 - Brick sewer manholes within project limits
 - Mainlines & Service Laterals
 - Significant trenching required to relocate and transfer service
 - Impacts with deferred relocations
- Drainage
 - Drainage improvements not currently proposed
 - Impacts by adding drainage components

Priorities of Key Elements:

- Level 1: Entryways
- Level 2: Street lighting and Wayfinding
- Level 3: Enhanced Paving, Enhanced Landscaping and Bulb-outs
- Level 4: Metal Screens, Festoon Lighting, District Identities and Street Furniture

Next Steps:

- Confirm Project Budget
- Review City and Committee feedback on design concepts
- Establish dates for follow-up Committee meetings
- Selections
- Finalize design concept
- Continue utility coordination
- Develop construction plans for final concept

Mr. Leo O'Brien presented the details of the landscaping options, signage, street lighting and metal screens for the Main Street Revitalization Project.

Mr. Aniol and Mr. O'Brien answered questions from the Main Street Committee Members about options and costs for the design options presented tonight. Mr. Aniol would like feedback on the options presented. He asked that first step of this project would be is to determine the funds available for this project.

Main Street Committee Members discussed options presented and wanted to stay with a historical, casual design feel for the entryways and signage. Assistant City Manager Brian James stated that staff would come back with cost of the design options that the Committee members and suggesting. Mr James suggested that the HOT Funds could possibly be used to fund some of the artwork options that are being discussed.

2. **Next Meeting Date** - Discussion regarding the next meeting scheduled for April 19, 2022.

Chair Davis and Assistant City Manager discussed th possibility of having a joint Main Street Committee Meeting with Schertz Historical Preservation Committee at the April 19, 2022 meeting.

Adjournment

Chair Davis asked for a motion to adjourn the meeting. Mayor Gutierrez made a motion to adjourn the meeting and Councilmember Heyward seconded the motion. All in favor, none opposed.

Meeting adjourned at 7:29 pm.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary