

# DRAFT

MINUTES  
THE MAIN STREET COMMITTEE  
REGULAR SESSION  
July 19, 2022

A Regular Meeting was held by the Main Street Committee of the City of Schertz, Texas, on July 19, 2022, 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  
Committee Member Tim Brown  
Committee Member Allison Heyward

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

## Call to Order

- Main Street Committee call to order.

Chair Mark Davis called the meeting order at 6:01 pm.

## 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.*

Chair Davis recognized the following:

- Maggie Titterington, 1730 Schertz Parkway, wrote a letter which was read by Councilmember Allison Heyward since Ms. Titterington could not attend tonight's meeting. Ms. Titterington stated she is pleased that Council supported the need for \$10 million in bonds for improving Main Street and its infrastructure. She offered to assist in helping locate possible interest for Main Street such as boutiques, gift stores, antiques as well as other food establishments.

## Discussion and Action Items

1. **Minutes** – Consideration and/or action regarding the approval of the minutes of the meeting on April 19, 2022. (S. Edmondson)

Chair Davis asked for a motion to approve the minutes of the meeting on April 19, 2022.

Moved by Committee Member Tim Brown, seconded by Mayor Ralph Gutierrez

AYE: Chair & Councilmember Mark Davis

Mayor Ralph Gutierrez

Committee Member Tim Brown

Committee Member Allison Heyward

Passed

2. **Main Street Design and Funding** - Update on the Main Street Design Work and Funding.

Chair Davis recognized Assistant City Manager Brian James who presented a PowerPoint. He thanked Council as whole for positive feedback and the direction to move forward with the bond issuances. The plan is to do bond issuances in two phases The first of those are to take place in August. Mr. James updated the current status of the Main Street project. Currently, Kimley-Horn are updating the designs he and City Engineer John Nowak have a meeting this week to go finalize those plans hopefully bring to Council in early August.

3. **Main Street Business Owners Association** - Discussion regarding the Main Street Business Owners Association.

Chair Davis recognized Assistant City Manager Brian James who presented the idea of the business owners on Main Street having a Main Street Business Association. Mr. James showed the audience the New Braunfels Downtown Association page, which had examples of events, restaurant map, featured businesses and tourist sites.

Benefits to a Main Street Business Association:

- Marketing for the entire area
- Creating a webpage/website to showcase the business on Main Street
- Business owners working together
- Can be a conduit to identify issues that the City would need to address.

City Staff can assist the Main Street Businesses in organizing this association, but City Staff will not be part of the group. This association would facilitate business owners helping each other, working together. Mr. James stated this would be a great time to get this group started because with the upcoming construction, they could keep the Main Street business up to date,

Main Street Committee asked questions about the following:

- Wanting to keep the residents living on Main Street informed.
- How would conflicts be resolved and would the city step in.

Mr. James stated that he would encourage the business association to decided on how to address conflicts.

Chair Davis recognized Mr. Nick Marquez, 533 Main-Mr. Marquez stated that he has already started this process for a non-profit Business Association for Main Street. He started one in Old Town Cibolo Business Association and is familiar with the process. He hopes to have Main Street business owners meet in two weeks or so.

Mr. James asked Mr. Marquez to let the city know if he needs any assistance.

**4. Code Enforcement Efforts - Discussion regarding Code Enforcement Efforts.**

Mr. James stated Code Enforcement is changing their approach with the community. They have started a Community Tool Shed that business owners and residents can check out lawn equipment if needed. Code Enforcement's focus has been addressing the cases that Code has not dealt with the past that have grown into larger issues. In residential areas it is the junk piles, rodents, and other complaints. On Main Street, the problems have been with the auto repair businesses; parking cars in the grass, storing parts and leaving junk around. Code Enforcement has gone out several times and spoke to the businesses that are in violation. It is a slow process, but they are consistently working on these issues.

**5. Development Update - Update on status of Private Developments.**

Mr. James updated the Main Street Committee on the following private developments:

The Hidden Grove-539 Main Street, is open to the public. It is parts sports bar and part backyard hangout.

The Food Truck Court is still in the site plan process, and hopefully they will turn in a clean site plan process and will move towards the development and permit process.

Staff has done two walk-thrus on Main Street with folks who are interested in purchasing or leasing property. Mr James explained that It is easier for staff to work with the potential business owner on the front end and identify areas that would need to be improved to meet code.

Councilmember Tim Brown had received a call telling him that the Schertz Housing Authority is letting residents know they will be relocated. Mayor Gutierrez stated it is true, the Schertz Housing Authority is relocating residents at no charge to the residents. Chair Davis stated he would reach out to the Schertz Housing Authority for an update on that project.

**6. Next Meeting Date - Establish the next meeting date.**

Next Date: October 18th, 2022

Councilmember Allison Heyward asked about putting on the next agenda a discussion about making Main Street their own district. She asked what is the process and what changes in code would be needed. Mr. James stated they did a presentation to Council approximately 6 weeks ago. The City Attorney and Mr. James have discussed this issue and are working on it. Chair Davis asked to have this item put on the next agenda.

## Adjournment

Chair Davis asked for a motion to adjourn the meeting.

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

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

Chair Davis adjourned the meeting at 6:38pm.

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Mark Davis, Chair

ATTEST:

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Sheila Edmondson, Deputy City Secretary