

DRAFT

MINUTES
THE MAIN STREET COMMITTEE
REGULAR SESSION
May 14, 2024

A Regular Meeting of the Main Street Committee was held by the Schertz City Council of the City of Schertz, Texas, on May 14, 2024, 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 Mark Davis
Councilmember Allison Heyward
Councilmember Tim Brown

Staff present: City Manager Steve Williams
Deputy City Manager Brian James
Deputy City Secretary Sheree Courney

Call to Order

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

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 residents signed up to be heard.

Discussion and Action Items

1. **Minutes**-Consideration and/or action regarding the approval of the minutes of the meeting on January 24, 2024. (S.Edmondson)

Chair Davis asked for a motion to approve the minutes of the January 24, 2024, meeting.

Moved by Councilmember Tim Brown, seconded by Councilmember Allison Heyward

AYE: Mayor Ralph Gutierrez

Chair Mark Davis

Councilmember Allison Heyward

Councilmember Tim Brown

Passed

2. **Main Street Design**-Review Final Main Street Design. (B. James/J. Nowak)

Chair Davis recognized Deputy City Manager Brian James who provided an update on the Main Street Design. The visible portion of the design is complete. The less visible, underground, hard to distinguish final elements are pending GVEC finalization of their plans and TxDOT approval. The City has entered into an agreement with GVEC that was approved by Council in February 2024. Originally GVEC planned to relocate overhead utilities on the south side to underground on the north side of Main Street and install some additional lines on Exchange. Now they are considering keeping it on the south side of Main Street. The City is ok with either plan but is hesitant to move forward with the water and sewer lines until they make a final determination. Once the City receives the final plan from GVEC, we will take it to TxDOT for their approval rather than try to piecemeal it, having them look at things multiple times.

Issues still pending include the intersection of Main Street and Schertz Parkway. Will there be two eastbound lanes with one turning left and the other turning right or just one eastbound lane? The recommendation is to have one lane with a bump out to keep traffic moving safely at the intersection. The concern with having two lanes is the visibility when two cars are stopped at the same time turning in opposite directions. Drivers will be jockeying to see around the other vehicle. Putting a traffic light at the intersection is problematic because of the proximity of FM 78 and the railroad tracks.

Another concern is about the decorative paving. The question is whether it adds any value because of the location in front of the Schertz Bank & Trust. Kimley-Horn thinks it brings value because it identifies and accentuates the urban setting with little significant added cost. Their recommendation is to leave the decorative paving for now. It is something that could be addressed later.

Chair Davis asked if the plan is to keep Main Street two lanes or change it to one lane. Mr. James responded that the recommendation is to make it one lane. It will be built with the option to reconfigure in the future if needed without significant cost but keeping it with a permanent look and feel.

Councilmember Heyward asked how high the bump out would be. Mr. James responded that ideally it would be the height of the curb but they would have some landscaping planters to keep people from hopping on the curb.

Chair Davis asked if any resident would like to comment. One resident voiced concerns about creating greater traffic congestion if they made Main Street one lane.

Mayor Gutierrez asked if the plan is to have one lane in each direction, two-way traffic. Mr. James confirmed.

Chair Davis wants to ensure they are mitigating the risk of accidents. It is already an issue during high volume periods. He has witnessed numerous near misses at this intersection because of the current design. The vision is to make Main Street a pedestrian-friendly, family gathering place to go. Main Street is not designed to be a major thoroughfare with high volumes of traffic. It is understood that there will be occasions when traffic will be significant on Main Street, regardless of what is done. Mr. James responded that the idea is how to accommodate both the pedestrian and the vehicle in a way that is appropriate.

Councilmember Heyward asked if there was the potential of making it a one-way street. Mr. James responded that they would be hesitant to change it to one way for a variety of reasons. Most people who use Main Street will detour around the intersection to turn left from another street.

Chair Davis stated there are no other concerns from the committee, so the City can press forward with the staff recommendation. Mr. James stated they would leave the decorative paving and revisit it later if need be. He then presented another option in the design for an area along Lindburgh where they could remove a median and add parallel parking, stating it would be problematic. First, it could create a safety concern from an ADA access by removing the safety "island" in between the median. Secondly, you can't quite fit what is needed in that location to make it work. Not to say they couldn't make it work. The space would still be tight, but they could adjust with angling to make it fit. The recommendation is to leave the median.

3. Review Construction Schedule – Review Tentative Schedule (based on GVEC Timing. (B. James, J. Nowak)

Mr. James stated that staff is waiting for GVEC to finalize their plans to avoid conflicts. Initially, GVEC stated they would take the overhead utilities that are on the south side of the road and relocate their power to the north side of Main St. and add additional lines on Exchange. They still plan to add the lines on Exchange but leave the power on the south side. This will be less expensive for them and less expensive for the City. The City is in a holding pattern until GVEC finalizes their plans.

Chair Davis recognized a resident who asked if the plans were available to residents. Mr. James responded that he would talk to the team, and then he would provide them to the resident with the understanding they wouldn't include any of the changes discussed that evening.

4. Planned Main Street Stakeholder Meeting – Review Goals and Outcomes of stakeholder meeting (B. James, J. Nowak, S. Haas).

Mr. James stated they had hoped to have a Main Street Stakeholder meeting at the end of May. He asked if Council was amenable to having the meeting at the Bar House on Main Street. They had considered other locations, but they weren't available. They still need GVEC's final plans, but they plan to discuss the construction schedule, changing the zoning to mixed-use, so all properties are consistently zoned on Main Street, and the easements that will be needed. Also, open a dialogue on the Main Street grant program.

5. Near Term Improvements/Efforts and Next Steps – parking lighting and signs, easement acquisition and public awareness (B. James)

Mr. James stated they have a proposal in for temporary lighting in the public parking lots from a company on Buyboard. Buyboard allows them to work directly with the vendor without going through the bid process. The cost is under \$50,000, so it won't need to go to Council. Once permanent renovations have been done, the lights can then be easily moved to other locations. They believe putting in two lights will create enough illumination for both lots.

Reface the two signs currently on the lots. Paint them and put new basic signs (block lettering that reads Public Parking) on one lot and a monument light on the other. Only way to add the sign is to take up a parking space.

Chair Davis asked if Kimley-Horn had looked at the parking lots. He stated the current striping in the U-shape, gives the appearance of a lot of dead space. Maybe they can come up with a better design to maximize the space. Mr. James responded they would take another look at it and report back.

Councilmember Brown asked if there were any limitations on what they could do with the property based on Union Pacific. Mr. James stated there are some limitations where we are required to get clearance from them. But in terms of the striping layout, not really. He'll have the planning staff scale it out and go from there.

Refacing will require going through the bid process. They will do the Main Street corner lot as a separate bid.

They expect to receive the updated proposal for the fiberglass T-Shirt artwork which will be presented to Council. If they are purchased through Buyboard, they should have everything ready for a presentation and request for approval by June 4, 2024.

Staff (John Nowak, Sam Haas, Holly Malish for EDC, and Mr. James) continue to have internal meetings once a month on the Main Street project.

Chair Davis stated he thinks the Fiberglass T-Shirt Artwork program is a great idea. It's a citywide project, consisting of 20-24 T-shirts, several dedicated to Main Street and the rest to be distributed throughout the community. He asked if there could be a discussion item at the next meeting on the other art installation plans for Main Street. Specifically, the 6-8 bronze sculptures planned for Main Street. What is the plan to incorporate that into the final design for locations? Mr. James said they would add that to the agenda for the September meeting. He'll do a run through of the civil drawings with these items included.

The next Main Street Committee meeting will be on September 24, 2024, but he will have one-on-one updates regarding GVEC plans with each of the committee members in the interim. They will also be invited to the Stakeholder meeting.

Chair Davis asked if there were any closing comments from any residents. No comments were made.

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6. Next Meeting Date – September 24, 2024

Adjournment

Chair Davis asked for a motion to adjourn the meeting.

Moved by Councilmember Allison Heyward, seconded by Mayor Ralph Gutierrez

AYE: Mayor Ralph Gutierrez

Chair Mark Davis

Councilmember Allison Heyward

Councilmember Tim Brown

Passed

Chair Davis adjourned the meeting at 6:38 p.m.

Mark Davis, Chair

ATTEST:

Sheila Edmondson, City Secretary