



MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
June 28, 2022

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

CITY OF SCHERTZ CORE VALUES

Do the right thing

Do the best you can

Treat others the way you want to be treated

Work cooperatively as a team

AGENDA

TUESDAY, JUNE 28, 2022 at 5:30 p.m.

Swearing-in Ceremony and Reception of Police Chief James Lowery - 5:30 - 6:00 PM

City Council will hold its regularly scheduled meeting at 6:00 p.m., Tuesday, June 28, 2022, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

Call to Order

**Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas.
(Councilmember Davis)**

Presentations

- Presentation regarding CityView. (B. James/L. Wood/E. Delgado)
- Presentation and update regarding Neighborhood Services. (B. James/L. Wood/R. Vera)

City Events and Announcements

- Announcements of upcoming City Events (B. James/C. Kelm/S. Gonzalez)
- Announcements and recognitions by the City Manager (M. Browne)
- Announcements and recognitions by the Mayor (R. Gutierrez)

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.

Discussion by the Council 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.

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.

1. **Minutes** – Consideration and/or action regarding the approval of the minutes of the regular meeting of June 14, 2022. (B. Dennis)
2. **Resolution No. 22-R-61** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas accepting the semi-annual report with respect to the progress of the Capital Improvements Plan, and other matters in connection therewith. (C. Kelm/S. Williams)
3. **Appointments and Reappointments to the Tax Increment Reinvestment Zone II (TIRZ) Board** - Consideration and/or action approving the appointment of Bradford Pittenger and the reappointment of Clark McChesney, Jr. (B. Dennis/Mayor-Council)
4. **Appointments and Reappointments to various Boards, Commissions and Committees** - Consideration and/or action approving the Reappointments and Appointments to the Building and Standards Commission, Historical Preservation Committee, the Planning & Zoning Commission and the Transportation Safety Advisory Commission. (B. Dennis/Mayor-Council)
5. **Resolution No. 22-R-62** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing an amendment to Resolution 21-R-112 for the purchase of a Brush Truck from Siddons Martin Emergency Group for FY2021-2022. (C. Kelm/K. Long)
6. **Resolution No. 22-R-64** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas appointing members to the Alamo Area Council of Governments Regional Emergency Preparedness Advisory Committee. (C. Kelm/K. Long)

7. **Resolution No. 22-R-66** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing EMS debt revenue adjustments, Utility Billing debt revenue adjustments and Schertz Magazine debt revenue adjustments for certain inactive outstanding receivables and other matters in connection therewith. (M. Browne/J. Walters)
8. **Resolution 22-R-65** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas approving the SSLGC Fiscal Year 2022-2023 Water Rates and other matters in connection therewith. (C. Kelm/S. Williams/A.Beard)
9. **Resolution 22-R-67-** Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing the Schertz Seguin Local Government Corporation (SSLGC) Budget Amendment for Fiscal Year 2021-22 in the amount of \$380,000 as a transfer to the SSLGC Operating Fund, \$300,000 as a transfer to the Rate Stabilization fund and \$569,669 as a transfer to the Repair and Replacement fund and other matters in connection therewith. (C. Kelm/S. Williams/A. Beard)
10. **Resolution 22-R-68** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas approving the SSLGC Fiscal Year 2022-2023 Annual Budget and other matters in connection therewith. (C. Kelm/S. Williams/A. Beard)

Discussion and Action Items

Public Hearings

11. **Ordinance No. 22-S-25** - Conduct a public hearing and consideration and/or action on a request to amend the Comprehensive Land Use Plan by changing approximately 22 acres of the Future Land Use Map from the Agricultural Conservation land use designation to the Multi-Family Residential land use designation, generally located approximately 1,100 feet west of the intersection between FM 482 and Hubertus Road, also known as Comal County Property Identification Numbers 401272, 401273, 75375, 75237, 75246 City of Schertz, Comal County, Texas. **First Reading** (B. James/L. Wood/M. Harrison)
12. **Ordinance No. 22-S-26** - Conduct a public hearing and consideration and/or action on a request to rezone approximately 22 acres of land to Apartment/Multi-Family Residential District (R-4), generally located 1,100 feet west of the intersection of FM 482 and Hubertus Road, also known as Comal County Property Identification Numbers 401272, 401273, 75375, 75237, and 75246, City of Schertz, Comal County, Texas. **First Reading** (B. James/L. Wood/M. Harrison)
13. **Resolution No. 22-R-58** - Conduct a public hearing and consideration and/or action approving a Resolution accepting a petition for voluntary annexation of approximately 45 acres of land generally located 3,700 feet east of the intersection of FM 1518 and Schaefer Road, known as property addresses 12250 Schaefer Road and 12198 Schaefer Road, also known as Bexar County Property Identification Numbers 309837, 309814, and 309807 Bexar County, Texas. (B. James/L. Wood/M. Harrison)

Roll Call Vote Confirmation

Workshop

14. Discussion regarding fees being waived and charged for the Main Street area.

Roll Call Vote Confirmation

Requests and Announcements

- Announcements by the City Manager.
- Requests by Mayor and Councilmembers for updates or information from staff.
- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda.
- Announcements by Mayor and Councilmembers
 - City and community events attended and to be attended
 - City Council Committee and Liaison Assignments (see assignments below)
 - Continuing education events attended and to be attended
 - Recognition of actions by City employees
 - Recognition of actions by community volunteers

Adjournment

CERTIFICATION

I, BRENDA DENNIS, 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 24th DAY OF JUNE 2022 AT 12:00 P.M., 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.

BRENDA DENNIS

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL 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.

The City Council for the City of Schertz reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Closed Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Closed Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a

court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS

Mayor Gutierrez Audit Committee Investment Advisory Committee Main Street Committee	Councilmember Scagliola – Place 5 Animal Advisory Commission - Alternate Cibolo Valley Local Government Corporation - Alternate Hal Baldwin Scholarship Committee Interview Committee for Boards and Commissions - Alternate Schertz-Seguin Local Government Corporation
Councilmember Davis– Place 1 Interview Committee for Boards and Commissions Main Street Committee - Chair Schertz Housing Authority Board TIRZ II Board	Councilmember – Place 2 (VACANT)
Councilmember Whittaker – Place 3 Audit Committee Interview Committee for Boards and Commissions TIRZ II Board	Councilmember Dahle – Place 4 Cibolo Valley Local Government Corporation Interview Committee for Boards and Commissions TIRZ II Board
Councilmember Heyward – Place 6 Animal Advisory Commission Audit Committee Investment Advisory Committee Main Street Committee	Councilmember Brown – Place 7 Main Street Committee Schertz-Seguin Local Government Corporation - Alternate

CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022
Department: City Secretary
Subject: Minutes – Consideration and/or action regarding the approval of the minutes of the regular meeting of June 14, 2022. (B. Dennis)

BACKGROUND

The City Council held a Regular City Council meeting on June 14, 2022.

RECOMMENDATION

Recommend Approval.

Attachments

6-14-2022 Draft Min

DRAFT

MINUTES REGULAR MEETING June 14, 2022

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on June 14, 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 David Scagliola; Councilmember Mark Davis; City Council Place 2 - Vacant; Councilmember Jill Whittaker; Councilmember Michael Dahle; Councilmember Allison Heyward; Councilmember Tim Brown

City City Manager Dr. Mark Browne; Assistant City Manager Brian James; Assistant City
Staff: Manager Charles Kelm; City Attorney Daniel Santee; City Secretary Brenda Dennis;
 Assistant to the City Manager Sarah Gonzalez

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 Brown)

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

Mayor Gutierrez welcomed and recognized Boy Scout John Guerra from Troop 343 who was present as he was here working on his Citizenship in the Community Merit Badge.

City Events and Announcements

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

Assistant City Manager Brian James provided the following announcements:

Saturday, June 18

Music & Movies in the Park 7:00-10:30 PM Pickrell Park “Encanto”

Sunday, June 19

Father’s Day

Monday, June 20

**Fire Chief Kade Long Retirement Celebration 1:00-3:00 PM Civic Center
Bluebonnet Hall**

Tuesday, June 21

Great Northern Trail Grand Opening 6:00-7:00 PM 17504 Wiederstein Road

Thursday, June 23

CVLGC Joint Meeting with Council 6:00-8:00 PM City Council Chambers

Saturday, June 25

**Music & Movies in the Park 7:00-10:30 PM Cypress Point Park “The Mitchell’s
vs. The Machines”**

Tuesday, June 28

**Police Chief James Lowery Swearing-In Ceremony 5:30 PM City Council
Chambers**

Next regular scheduled Council meeting 6:00 PM City Council Chambers

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

City Manager Dr. Browne recognized and thanked the Public Works Crew who worked many hours to get the major water main leak repaired last week by Ripps Kreusler.

Dr. Browne also stated that last week they had their Texas City Managers Conference in Bastrop, and Assistant City Manager Brian James gave a great presentation on Development and Development Issues. It was a great conference, and he appreciates Brian's great work as well as Assistant City Manager Charles Kelm who put the whole program together.

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

Mayor Gutierrez also recognized and thanked the Public Works Crew, Staff and Team for getting the major water main leak fixed quickly.

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 Scagliola recognized the following residents:

- Michele (Micki) Terletsky, 705 Marilyn Drive, who thanked and recognized Utility

Billing Manager Dawnieca Hardin-Trussell and Utility Billing Assistant Manager Rodolfo Rosales for hosting her to come in and explain what they do: job duties, and how the processes are repaired. She indicated that she learned a lot from them, and they were very professional. She also asked about the recent Nature Discovery Event at Crescent Bend Nature Park regarding the catching of lightening bugs and how the event went and who would she talk to. City Manager Dr. Mark Browne stated that Assistant Brian James could provide her that information.

- Mr. Richard Kunz, 2960 Red Tip, is here as a representative of the Schertz Police Association, who stated that the Association recently conducted a survey on what they feel are the most important issues they are facing as a Police Department. Mr. Kunz stated they provided the results to the City Council and Management. He stated the results are not surprising to them or should be to Council and Management as they have discussed this before. It is the hope that the survey results help to emphasize how much trouble the Police Department is in. He provided an example of one of the questions, #9 "I feel it is likely I will still be with the department after 2 years" only 15 of the 45 responses believe that they will still be with the department after two (2) years. This means the city could be faced with trying to hire 30 people in two years time. With the continued problem the department has had trying to hire people, these positions most likely will go unfilled. For example, the department has managed to hire two officers of the seven open positions. To be fair, not all the 30 people are officers, as their members are both sworn and non-sworn members. With all respect, the City would not be able to hire 30 people in two years and this department could not function with so many vacant positions, this spells catastrophe and threatens everyone in the community. In looking at the other responses of the survey, we believe it is obvious that so many people feel that they may not be here after two years. This is not meant to criticize or demean any ones efforts or concerns regarding the problem and addressing them in the past. They wish to bring to the forefront of what the issues are, that need to be addressed with the highest priorities. They look forward to the City's response.

Mayor Gutierrez asked if the results had been provided to Council, in answer Mr. Kunz stated that they were emailed today at 4:00 p.m.

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 the following items into record:

1. **Minutes** – Consideration and/or action regarding the approval of the minutes of the meeting of regular meeting of June 7, 2022. (B. Dennis)

2. **Ordinance No. 22-S-24** Consider and act upon a request to close and abandon to the abutting property owners a portion of Aviation Avenue Right-of-Way, approximately 918 feet east from Farm to Market Road (FM) 1518 to Oak Street, a portion of Mitchell Avenue Right-Of-Way approximately 857 feet east from FM 1518 to Oak Street, and approximately 806 feet of Poplar Street Right-of-way north of Aero Avenue extending 161 feet north of the intersection of Aviation Avenue and Poplar Street; establish an effective date hereof. ***Final Reading*** (B. James/ L. Wood/ M. Harrison)

ORDINANCE NO. 22-R-24

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, CLOSING AND ABANDONING TO THE ABUTTING PROPERTY OWNERS A PORTION OF AVIATION AVENUE RIGHT-OF-WAY APPROXIMATELY 918 FEET EAST FROM FARM TO MARKET ROAD (FM) 1518 TO OAK STREET, A PORTION OF MITCHELL AVENUE RIGHT-OF-WAY APPROXIMATELY 857 FEET EAST FROM FM 1518 TO OAK STREET, AND APPROXIMATELY 806 FEET OF POPLAR STREET RIGHT-OF-WAY NORTH OF AERO AVENUE EXTENDING 161 FEET NORTH OF THE INTERSECTION OF AVIATION AVENUE AND POPLAR STREET; ESTABLISH AN EFFECTIVE DATE HEREOF. (Final Reading)

3. **Appointments and Reappointments to various Boards, Commissions and Committees** - Consideration and/or action approving the Reappointments and Appointments to the Board of Adjustments, Library Advisory Board and the Planning & Zoning Commission. (B. Dennis/Mayor-Council)

Board of Adjustments: Reappoint Richard Dziejewit, Earl Hartzog and Yvonne Griffin. Appoint Ferrando Heyward to fill the vacant Alternate Position.

Library Advisory Board: Reappoint Dawn Figueras, Letticia Sever, Joanne Ward, Beverly Clark. Appoint Amy Bearce as a Regular Member; appoint Linda DuVall and Lee Murphy as Alternate Members filling current vacancies.

Planning & Zoning Commission: Reappoint Glen Outlaw, Judy Goldick, and Ernest Evans Jr. Appoint Tamara Brown as a Regular Member filling the current vacancy.

4. **Resolution No. 22-R-59**– Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing a Subdivision Improvement Agreement with Comal Independent School District. (B. James/L. Wood/E. Delgado)

RESOLUTION NO. 22-R-59

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE APPROVAL OF A SUBDIVISION

IMPROVEMENT AGREEMENT WITH COMAL INDEPENDENT SCHOOL DISTRICT TO ALLOW THE FILING OF THE REPLAT OF THE HARRAL SUBDIVISION TO CREATE LOT 1 AND 2 BLOCK 5 PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS, AND OTHER MATTERS IN CONNECTION THEREWITH

5. **Resolution No. 22-R-52**– Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, authorizing the City Manager to enter into an agreement with Unintech Consulting Engineers, Inc., for design, bid, and construction phase engineering services for the Ware Seguin to Lower Seguin and Pfeil Road to N Graytown Road looped waterline project and other matters in connection therewith. (B. James/K. Woodlee/E. Schulze)

RESOLUTION NO. 22-R-52

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH UNINTECH CONSULTING ENGINEERS, INC. FOR DESIGN, BID, AND CONSTRUCTION PHASE ENGINEERING SERVICES FOR THE WARE SEGUIN TO LOWER SEGUIN AND PFEIL ROAD TO N GRAYTOWN ROAD LOOPED WATERLINE PROJECT

Mayor Gutierrez stated that he had a request to remove Item 3 from Consent and asked Council if there were any others. Mayor Gutierrez recognized Mayor Pro-Tem Scagliola who requested Item 4 be removed for separate action. Mayor Gutierrez called for a motion to approve Consent Agenda Items 1, 2 and 5.

Moved by Councilmember Mark Davis, seconded by Councilmember Jill Whittaker to approve Consent Agenda Items 1, 2 and 5.

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

Passed

Discussion and Action Items:

3. **Appointments and Reappointments to various Boards, Commissions and Committees** - Consideration and/or action approving the Reappointments and Appointments to the Board of Adjustments, Library Advisory Board and the Planning & Zoning Commission. (B. Dennis/Mayor-Council)

Mayor Gutierrez read the following into record:

Consideration and/or action approving the Reappointments and Appointments to the Board of Adjustments, Library Advisory Board and the Planning & Zoning

Commission:

Board of Adjustments: Reappoint Richard Dziewit, Earl Hartzog and Yvonne Griffin. Appoint Ferrando Heyward to fill the vacant Alternate Position.

Library Advisory Board: Reappoint Dawn Figueras, Letticia Sever, Joanne Ward, Beverly Clark. Appoint Amy Bearce as a Regular Member; appoint Linda DuVall and Lee Murphy as Alternate Members filling current vacancies.

Planning & Zoning Commission: Reappoint Glen Outlaw, Judy Goldick, and Ernest Evans Jr. Appoint Tamara Brown as a Regular Member filling the current vacancy.

Mayor Gutierrez recognized Councilmember Whittaker who stated she did not have any questions, she just wanted to take the opportunity as being on the Interview Committee to thank those that volunteered to step up for the vacant positions and thanks those who are returning and for their service to the community. Depending on the Committee there is a lot of time involved, some more than others, by doing this it goes toward a more tight net community having more residents involved. Again, she appreciates all of those that have volunteered over the last couple of years and for those that have stepped up and are going to be new members to our Boards, Commissions and Committees. We still have vacancies, and she encourages citizens to go on-line to schertz.com and view our page on Boards and Commissions, view information on each, what they do and when they meet. Contact the City Secretary if you have interest in applying.

Moved by Councilmember Jill Whittaker, seconded by Councilmember Mark Davis to approve the reappointments and appointments as read.

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

Passed

4. Resolution No. 22-R-59– Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing a Subdivision Improvement Agreement with Comal Independent School District. (B. James/L. Wood/E. Delgado)

Mayor Gutierrez read the following into record:

RESOLUTION NO. 22-R-59

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS
AUTHORIZING THE APPROVAL OF A SUBDIVISION IMPROVEMENT
AGREEMENT WITH COMAL INDEPENDENT SCHOOL DISTRICT TO ALLOW
THE FILING OF THE REPLAT OF THE HARRAL SUBDIVISION TO CREATE
LOT 1 AND 2 BLOCK 5 PRIOR TO ACCEPTANCE OF PUBLIC
IMPROVEMENTS, AND OTHER MATTERS IN CONNECTION THEREWITH**

Mayor Gutierrez recognized Mayor Pro-Tem Scagliola who stated as he read through this item he figured what the School District is asking is to move forward with their construction and put off their public improvements until they are closer to opening, which is in 2023 and understand this. He did state that a couple of weeks ago he mentioned there is a big problem on the corner of FM 482 and Hubertus with cars blocking the road trying to get into the school, it completely shut off the thoroughfare. He mentioned at that time that it might be a good idea to sit down with the School District and talk to them about traffic control. He understands as part of the public improvement process, it requires that they do a traffic study, he is not sure that the traffic study accounts for cars parked in the middle of the road waiting to get into the facility to pick up their children, he sees this as an opportunity to sit down with the ISD, so before they open up this new school, coming up with a plan to mitigate some challenges of the existing school. This is the time to start talking about this and not after the fact. He asked for assurance that the conversations would take place and Assistant City Manager Brian James answered yes, they can sit down with the School District and talk about traffic management around the school.

Moved by Mayor Pro-Tem David Scagliola, seconded by Councilmember Allison Heyward to approve Resolution No. 22-R-59.

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

Passed

Workshop

Mayor Gutierrez read the following into record:

9. **City Boards, Commissions & Committees** - Discussion regarding City Council Liaison positions on the various City Boards, Commission and Committees and setting joint meetings. (Item requested by Councilmember Heyward) (M. Browne/B. Dennis/A. Heyward)

Mayor Gutierrez recognized Councilmember Heyward who stated she had requested this item to see if the Council wanted to go back to having Council Liaisons on our City Boards, Commissions and Committees. It was the concurrence of Councilmembers present to bring back liaison positions and set up some guidelines for doing so. City Manager Dr. Browne stated that this could be an addition in their Council's Rules of Conduct and Procedures and staff will work on the process and item and bring forward for Council consideration.

Mayor Gutierrez addressed Councilmember Heyward second request regarding setting of joint meetings with the Boards, Commission and Committees. Councilmember Heyward stated that this was another suggestion if the council was not interested in liaison positions.

Roll Call Vote Confirmation

Mayor Gutierrez recognized City Secretary Brenda Dennis who provided the roll call vote confirmation for Agenda Items 1 through 5.

Closed Session

Mayor Gutierrez read the following into record:

10. City Council will meet in closed session in accordance with Section 551.074 of the Texas Government Code to discuss the vacancy of the Fire Chief.

Mayor Gutierrez recessed the Regular Meeting at 6:31 p.m. into closed session.

Reconvene into Regular Session

Mayor Gutierrez reconvened into Regular Session at 6:42 p.m.

11. Take any action based on discussions held in Closed Session under Agenda Item 7.

No action taken.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

Mayor Gutierrez stated that Agenda Item 9 is an Informational item and can be found in the Council packets as well as can be found online.

12. **Monthly Update on Major Projects in progress/CIP. (B. James/K. Woodlee)**

Requests and Announcements

- Announcements by the City Manager.

No further announcements.

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

No items were requested.

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

No items were requested.

- Announcements by Mayor and Councilmembers

Councilmember Whittaker stated that she attended the Jr. Fire Academy Graduation on Friday, and the NEP meeting.

Councilmember Heyward stated she attended the Jr. Fire Academy Graduation on Friday, NEP meeting and the Guadalupe County Community Collation meeting.

Councilmember Brown stated he attended the NEP meeting last week.

Adjournment

Mayor Gutierrez adjourned the meeting at 6:45 p.m.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022
Department: Public Works
Subject: Resolution No. 22-R-61 - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas accepting the semi-annual report with respect to the progress of the Capital Improvements Plan, and other matters in connection therewith. (C. Kelm/S. Williams)

BACKGROUND

Section 395.058 (c) (4) of the Texas Local Government Code requires the Capital Improvements Advisory Committee (CIAC) to file semi-annual reports with respect to the progress of the capital improvement plan and report to City Council any perceived inequities in implementing the plan or imposing impact fees. Section 90-158 of the City's Code of Ordinances includes the same requirement.

Capital Recovery Fees, also known as Impact fees, can only be charged to new development and used in compliance with specific adopted plans to accommodate growth. General maintenance and replacing old pipes are not acceptable uses of this fund. The attached report includes capital recovery balance reports for October 1, 2021 through March 31, 2022 and the CIAC minutes from May 25, 2022 during which the CIAC recommended acceptance of the report.

Active projects and associated expenses that are funded using Impact Fee Funds this period were as follows:

Water

- Corbett Ground Storage Tank
 - Expenses FY22: Professional services - \$114,254.48
 - Status: 100% Design plans, specifications, and bid documents complete and delivered to City. Project to bid next quarter.
- City-wide Water Master Plan and Impact Fee Update Study
 - Expenses FY22: Professional services - \$2,877.37
 - Status: Land Use Assumptions Technical Memo revisions underway.

Sewer

- Woman Hollering Creek Wastewater Project
 - Expenses FY22: Professional services - \$7,415.06
 - Status: Construction underway, submittals review process progressing, boring of casing beneath FM 1518 completed, project survey staking and clearing progressing. First construction pay requisition expected next quarter.
- City-wide Wastewater Master Plan and Impact Fee Update Study
 - Expenses FY22: Professional services - \$2,877.36
 - Status: Wastewater model nearing completion

Roadway

- All Service Areas: Professional Services for work on amendment to Capital Improvement Plan to account for areas newly annexed to the City. (Full cost of the amendment expended in two separate fiscal years has been spread equally across all four service areas.)
 - Expenses FY22: \$11,371.00
 - Status: Complete
- Service Area 2: Annual partial reimbursement of cost of Ripps Kreusler extension to Babcock Road 165, Ltd.
 - Amount Paid FY22: \$49,146.87
 - Amount Remaining to be Reimbursed: \$307,571.77

GOAL

To accept the semi-annual reports on the revenue and expenditures relating to the water, wastewater, and roadway impact fees as filed by the CIAC.

COMMUNITY BENEFIT

To ensure compliance with State law and the City's Code of Ordinances and to ensure impact fees are being collected and spent appropriately.

SUMMARY OF RECOMMENDED ACTION

Approval of Resolution 22-R-61 accepting the Semi-annual report as filed by the CIAC.

FISCAL IMPACT

The report indicates the amounts collected and spent for water, wastewater, and roadway impact fees.

RECOMMENDATION

Staff recommends approval of Resolution 22-R-61 accepting the Semi-annual report as filed by the CIAC.

Attachments

Minutes for May 25, 2022
Semiannual Report
Resolution 22-R-61

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MINUTES

May 25, 2022

The Schertz Capital Improvement Advisory Committee convened on May 25, 2022 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Commissioner; Gordon Rae, Commissioner; Jimmy Odom, Commissioner; Judy Goldick, Commissioner; Bryan L. Jones, Board Member

Absent: Ernie Evans, Vice Chairman; Roderick Hector, Commissioner; Mark Penshorn, Board Member

City Staff: Brian James, Assistant City Manager
Charles Kelm, Assistant City Manager
Suzanne Williams, Public Works Director
Kathy Woodlee, City Engineer
Emily Delgado, Senior Planner
Megan Harrison, Planner
William Willingham, Planning Intern
Tiffany Danhof, Administrative Assistant

1. CALL TO ORDER / ROLL CALL THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

Chairman Mr. Outlaw called the meeting to order at 6:00 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

No one was seated as the alternate.

3. HEARING OF RESIDENTS

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

Residents who choose to watch the meeting via live stream, but who would like to participate in the Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, May 24, 2022, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

No one spoke.

4. PUBLIC HEARING

- A.** Hold a public hearing, consider, and file the semi-annual report evaluating the progress of the City on achieving the capital improvements program and identifying any problems in implementing the plans or administering the capital recovery fees.

Suzanne Williams provided a presentation.

Chairman Mr. Outlaw opened the public hearing at 6:04 P.M.

No one spoke

Chairman Mr. Outlaw closed the public hearing at 6:05 P.M.

Motioned by Commissioner Jimmy Odom, seconded by Board Member Bryan L. Jones to recommend approval

5. ADJOURNMENT OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

Chairman Mr. Outlaw adjourned the regular meeting at 6:06 P.M.

CITY OF SCHERTZ
CAPITAL RECOVERY IMPACT FEE REPORT
October 1, 2021 TO March 31, 2022

	***** IMPACTS FEES *****		
	Water	Sewer	Total
Beginning Allocated Impact Fee Balance ¹	397,745.52	7,953,883.05	8,351,628.57
Net Change in Allocated Impact Fees	<u>(154,707.22)</u>	<u>(6,615.06)</u>	# <u>(161,322.28)</u>
Ending Allocated Impact Fee Balance	243,038.30	7,947,267.99	# 8,190,306.29
Beginning Unallocated Impact Fee Balance	8,256,864.80	111,870.22	16,125,794.48
Revenues:			
Impact Fees	447,768.00	194,121.84	641,889.84
Transfer In	0.00	0.00	0.00
Interest Earned	67.21	8.54	75.75
Investments Income	5,561.87	5,673.59	11,235.46
Misc Income	0.00	0.00	0.00
Reimbursement	0.00	0.00	0.00
Expenses:			
Advertising	0.00	0.00	0.00
Engineering	0.00	0.00	0.00
Legal Svcs	0.00	0.00	0.00
Professional Services	2,877.37	2,877.36	5,754.73
Auditor/Accounting Services	0.00	0.00	0.00
Investment Mgt Fee - Sewer	0.00	1,141.00	1,141.00
Transferred Out	0.00	0.00	0.00
Total Revenue Over/(Under) Expense	<u>450,519.71</u>	<u>195,785.61</u>	<u>646,305.32</u>
Ending Unallocated Impact Fee Balance	8,707,384.51	307,655.83	9,015,040.34
Estimated Cost of Unfunded Projects			
Corbett Ground Storage Tank	1,000,000.00		
Loop Lines	981,076.00		
Capital Impact Fee Study - Water	78,417.12		
Capital Impact Fee Study - Sewer		97,902.49	
Cibolo West Trunk Line		6,000,000.00	
Total Unfunded Project Costs	<u>2,059,493.12</u>	<u>6,097,902.49</u>	<u>8,157,395.61</u>
Unfunded Projects to Ending Unallocated Impact Fee Balance ²	6,647,891.39	(5,790,246.66)	857,644.73

¹ Allocated Impact Fee Balances only include Capital Recovery funds and not funds from any other source. It also assumes Capital Recovery Funds are used first when allocated.

² Negative Unfunded Projects to Ending Impact Fee Balance to be funded by future revenues or through other sources

Capital Recovery Water Projects

Capital Improvements Program	SE Quad Pump Station	SE Quad GST	SE Quad Elevated Tank	SE Quad Distribution Mains	NE Quad Distribution Mains	IH10 Corridor Distribution Mains
Original Cost Estimate	\$ 1,688,289	\$ 1,100,000	\$ 1,250,000	\$ 1,700,000	\$ 1,600,000	\$ 1,000,000
Current Project Designation	Corbett Ground Storage Tank	Corbett Ground Storage Tank- RL2	Corbett Elevated Tank - RL1	Loop Lines - WA1		
Current Cost Estimate		\$ 5,000,000	\$ 5,650,000	\$ 1,806,076		

Capital Recovery Funding/Allocation

2011						
2012						
2013			\$ 12,251.14			
2014			\$ 500.00			
2015			\$ 86,166.10			
2016			\$ 3,050,000.00			
2017						
2018						
2019			\$ 1,375,000.00			
2020						
2021		\$ 512,000.00				
2022						

Capital Recovery Funding Balance	\$ -	\$ 512,000.00	\$ 4,523,917.24	\$ -	\$ -	\$ -
Other Funding Sources	\$ -	\$ -	\$ 840,586.46	\$ 825,000.00	\$ -	\$ -
Total Project Funding Sources	\$ -	\$ 512,000.00	\$ 5,364,503.70	\$ 825,000.00	\$ -	\$ -

Project Annual Expenses

First Half 2012						
Second Half 2012						
First Half 2013						
Second Half 2013			\$ 12,251.14			
First Half 2014			\$ 6.77			
Second Half 2014			\$ 2,081.13			
First Half 2015			\$ 980.00			
Second Half 2015			\$ 120,233.32			
First Half 2016			\$ 87,843.28			
Second Half 2016			\$ 22,763.75			
First Half 2017			\$ -			
Second Half 2017			\$ 40,403.20			
First Half 2018			\$ 6,248.00			
Second Half 2018			\$ 7,485.13			
First Half 2019			\$ 50,510.63			
Second Half 2019			\$ 1,994,741.24			
First Half 2020			\$ 1,385,858.48			
Second Half 2020			\$ 1,161,122.42			
First Half 2021			\$ 172,980.16			
Second Half 2021		\$ 114,254.48	\$ 91,433.48			
First Half of 2022		\$ 154,707.22	\$ -			
Total Expenses	\$ -	\$ 268,961.70	\$ 5,156,942.13	\$ -	\$ -	\$ -

Allocated Impact Project Fee Balance	\$ -	\$ 243,038.30	\$ -	\$ -	\$ -	\$ -
Project Balance	\$ -	\$ 243,038.30	\$ 207,561.57	\$ 825,000.00	\$ -	\$ -
Project Status	Future	Future	Ongoing	Future	Future	Future

Capital Recovery Sewer Projects

Capital Improvements Program	Final South Sewershed Master Plan	Town Creek Phase III	Town Creek Phase IV	Woman Hollering Creek STP PH II	South Schertz Trunk Lines and Lift Station	South Schertz Trunk Lines and Lift Station
Original Cost Estimate	\$ 15,000	\$ 659,126	\$ 1,000,000	\$ 600,000	\$ 9,600,000	
Current Project Designation		Town Creek Phase III - QA3		Crossvines Batch Plant Expansion - QA4	Woman Hollering Trunk Line - QA2/Q01	Cibolo West Truck Line
Current Cost Estimate		\$ 931,740		\$ 487,848	\$ 12,000,000	\$ 6,000,000.0

Capital Recovery Funding/Allocation

2011						
2012						
2013						
2014						
2015						
2016						
2017						
2018				\$ 487,848.00		
2019				\$ -		
2020						
2021					\$ 7,795,000.00	
2022						

Capital Recovery Funding Balance	\$ -	\$ -	\$ -	\$ 487,848.00	\$ 7,795,000.00	\$ -
Other Funding Sources		Bond 2007 \$ 931,739.74			Bond 2013 \$ 3,000,000.00	
Total Project Funding Sources	\$ -	\$ 931,739.74	\$ -	\$ 487,848.00	\$ 10,795,000.00	\$ -

Project Annual Expenses

First Half 2012						
Second Half 2012					\$ 82,262.17	
First Half 2013					\$ 49,861.30	
Second Half 2013		\$ 980.00			\$ 17,032.55	
First Half 2014		\$ 28,743.00			\$ 61,364.70	
Second Half 2014		\$ 46,690.62			\$ 34,775.84	
First Half 2015		\$ 5,858.72			\$ 5,382.50	
Second Half 2015		\$ 815,683.00			\$ 38,315.41	
First Half 2016		\$ 33,784.40			\$ 121,438.32	
Second Half 2016					\$ 83,983.26	
First Half 2017					\$ 6,220.00	
Second Half 2017					\$ 4,048.18	
First Half 2018					\$ 247,870.62	
Second Half 2018				\$ 68,609.20	\$ 212,479.83	
First Half 2019				\$ 225,595.33	\$ 56,860.59	
Second Half 2019				\$ 41,375.48	\$ 225,106.41	
First Half 2020				\$ -	\$ 98,737.52	
Second Half 2020				\$ -	\$ 143,307.30	
First Half 2021				\$ -	\$ -	
Second Half 2021				\$ -	\$ 16,123.52	
First Half 2022				\$ -	\$ 6,615.06	
Total Expenses	\$ -	\$ 931,739.74	\$ -	\$ 335,580.01	\$ 1,511,785.08	\$ -

Allocated Impact Project Fee Balance	\$ -	\$ -	\$ -	\$ 152,267.99	\$ 7,795,000.00	\$ -
Project Balance	\$ -	\$ -	\$ -	\$ 152,267.99	\$ 9,283,214.92	\$ -

Project Status	Future	Complete	Future	On Going	On Going	Future
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CITY OF SCHERTZ
ROADWAY IMPACT FEE REPORT
October 1, 2021 TO March 31, 2022

	***** ROADWAY IMPACTS FEES *****				
	Area 1	Area 2	Area 3	Area 4	Total
Beginning Allocated Impact Fee Balance	0.00	0.00	0.00	0.00	0.00
Net Change in Allocated Impact Fees	0.00	0.00	0.00	0.00	0.00
Ending Allocated Impact Fee Balance	0.00	0.00	0.00	0.00	0.00
Beginning Unallocated Impact Fee Balance	548,422.22	270,775.45	972,530.31	9,311.46	1,801,039.44
Revenues:					
Impact Fees	73,928.22	98,712.85	151,861.00	0.00	324,502.07
Transfer In	0.00	0.00	0.00	0.00	0.00
Interest Earned	6.40	5.34	8.13	0.16	20.03
Investments Income	386.80	191.99	693.70	4.91	1,277.40
Misc Income	0.00	0.00	0.00	0.00	0.00
Reimbursement	0.00	0.00	0.00	0.00	0.00
Expenses:					
Advertising	0.00	0.00	0.00	0.00	0.00
Engineering	0.00	0.00	0.00	0.00	0.00
Legal Svcs	0.00	0.00	0.00	0.00	0.00
Development Incentive Fund	0.00	49,146.87	0.00	0.00	49,146.87
Professional Services	770.21	2,749.18	2,749.18	2,749.18	9,017.75
Auditor/Accounting Services	0.00	0.00	0.00	0.00	0.00
Transferred Out	0.00	0.00	0.00	0.00	0.00
Total Revenue Over/(Under) Expense	73,551.21	47,014.13	149,813.65	(2,744.11)	267,634.88
Ending Unallocated Impact Fee Balance	621,973.43	317,789.58	1,122,343.96	6,567.35	2,068,674.32

RESOLUTION NO. 22-R-61

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS ACCEPTING THE SEMIANNUAL REPORTS WITH RESPECT TO THE CAPITAL IMPROVEMENT PLANS, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Capital Improvements Advisory Committee (CIAC) has reviewed the revenue and expenditures relating to the established Capital Recovery Fees in accordance with the Capital Improvements Plans for the City of Schertz; and

WHEREAS, the City Council accepts the Semiannual Reports as filed by the Capital Improvements Advisory Committee (CIAC) in accordance with Texas Local Government Code Chapter 395;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby accepts the Capital Recovery Balance Report with respect to the Capital Improvements Plans for the City of Schertz, Texas, for this period between October 1, 2021 through March 31, 2022, as shown in the attached report and minutes of the May 25, 2022, City of Schertz Capital Improvements Advisory Committee meeting.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 28th day of June 2022.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022
Department: City Secretary
Subject: Appointments and Reappointments to the Tax Increment Reinvestment Zone II (TIRZ) Board - Consideration and/or action approving the appointment of Bradford Pittenger and the reappointment of Clark McChesney, Jr. (B. Dennis/Mayor-Council)

BACKGROUND

Council to appoint Mr. Bradford Pittenger to the Reinvestment Zone Number Two Board replacing the vacancy of Chris Price and the reappointment of Clark McChesney Jr.

CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022
Department: City Secretary
Subject: Appointments and Reappointments to various Boards, Commissions and Committees - Consideration and/or action approving the Reappointments and Appointments to the Building and Standards Commission, Historical Preservation Committee, the Planning & Zoning Commission and the Transportation Safety Advisory Commission. (B. Dennis/Mayor-Council)

BACKGROUND

On June 17, 2022 the Interview Committee along with the Chairs of the Building and Standards Commission, Historical Preservation Committee the Planning & Zoning Commission and the Transportation Safety Advisory Commission met to conduct interviews to fill current vacancies.

The Interview Committee recommends Council approve the following:

Building and Standards Commission: Appoint Alex Fuentes as a Regular Member and appoint Steven Icke as an Alternate member.

Historical Preservation Committee: Appoint Robert Durham, Sue Boissonneault as Regular Members.

Planning & Zoning Commission: Appoint John Carbon as an Alternate Member.

Traffic Safety Advisory Commission: Appoint Andres Dominguez, Paul Wiley and Steven Icke as Regular Members and appoint Allison Freeman as an Alternate Member.

Staff recommends approval.

CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022
Department: Fire Department
Subject: Resolution No. 22-R-62 - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing an amendment to Resolution 21-R-112 for the purchase of a Brush Truck from Siddons Martin Emergency Group for FY2021-2022. (C. Kelm/K. Long)

BACKGROUND

Resolution 21-R-112 was approved by Council on October 12, 2021. This item is being brought back before Council because the overall cost to purchase the apparatus has increased significantly due to current economic situation, supply and demand, and present inflation. As such, we are requesting to update previous resolution to current pricing increases. This would change the amount from \$170,000 to \$195,000.

Within the FY22 fiscal budget year, Schertz Fire Department was approved to purchase one (1) Brush truck vehicle. The Brush Truck being purchased will be a Ford F550 customized by Siddons Martin, Skeeter Brush Trucks. It will be a crew cab truck equipped with a Ford Powerstroke 6.7-liter V-8 turbo diesel engine, 4-wheel drive and automatic transmission. The suspension is an engineered 2-inch lift for increased ground and high-water clearance. The pump is capable of pumping up to 300 gallons per minute and will carry 400 gallons of water with a 10-gallon foam tank for increased fire-fighting capability.

Siddons Martin is a BuyBoard National Purchasing Cooperative vendor, which satisfies the state requirement of local governments to seek competitive procurement. Using a cooperative allows the City to procure vehicles through best-value and capitalize on volume discounts. The total BuyBoard price submitted by Siddons Martin Skeeter Division including delivery of the vehicle is \$195,000.00.

GOAL

Approval of Resolution 22-R-62

COMMUNITY BENEFIT

Fire service in the community is expected to improve with the purchase of the new fire apparatus due to increased reliability, greater functional capability, and reduced operating costs. This apparatus will also be setup for State of Texas All-Hazards and wildland TIFMAS deployments.

SUMMARY OF RECOMMENDED ACTION

Staff recommends Council Approval of Resolution 22-R-62 Authorizing an Amendment to Resolution No. 21-R-112 for the purchase of a Siddons Martin Skeeter Brush Truck For \$170,000 to \$195,000.

FISCAL IMPACT

The total BuyBoard price submitted by Siddons Martin Skeeter Division including delivery of the vehicle is \$195,000.00. Funds are available from current TIFMAS deployment reimbursement receipts. This is a \$25,000 increase from the original amount requested.

RECOMMENDATION

Staff recommends Council Approval of Resolution 22-R-62 Authorizing an Amendment to Resolution No. 21-R-112 for the purchase of a Siddons Martin Skeeter Brush Truck For \$170,000 to \$195,000 (this is a \$25,000 increase from the original approved amount).

Attachments

Resolution 22-R-62

Exhibit A

RESOLUTION NO. 22-R-62

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ,
TEXAS AUTHORIZING AN AMENDMENT TO RESOLUTION NO. 21-R-
112 FOR THE PURCHASE OF A BRUSH TRUCK FOR \$170,000 TO
SIDDON'S MARTIN EMERGENCY GROUP FOR FY 2021-2022**

WHEREAS, Resolution 21-R-112 was approved on October 12, 2021 to purchase one (1) Fire Brush Truck; and

WHEREAS, Schertz Fire Department has chosen Siddons Martin, Skeeter Brush Trucks, a BuyBoard National Purchasing Cooperative vendor, for the purchase of one (1) 2022 Ford F550 Brush Truck; and

WHEREAS, purchases under the cooperative programs meet the requirements under the Texas Local Government Purchasing Code rule for cooperative purchases; and

WHEREAS, the City Council has determined that it is in the best interest of the City to contract with Siddons Martin – Skeeter Brush Trucks pursuant to the vendor quote and relevant BuyBoard award information attached hereto as Exhibit A (the “Supporting Documentation”); and

WHEREAS, the City anticipates additional expenditures with Siddons Martin up to \$25,000.00 on equipment due to recent price increases due to present economic conditions, supply and demand, and inflation.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby authorizes an amendment to resolution no. 21-R-112 for the purchase of a brush truck for \$195,000 to Siddons Martin Emergency Group for FY 2021-2022.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of

such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 28th day of June, 2022.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

Siddons Martin Emergency Group, LLC
3500 Shelby Lane
Denton, TX 76207
GDN P115891
TXDOT MVD No. A115890

June 21, 2022

Kade Long, Fire Chief
SCHERTZ FIRE & RESCUE
1400 SCHERTZ PKWY BLDG 8
SCHERTZ, TX 78154



Proposal For: 2022 Schertz Skeeter

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to SCHERTZ FIRE & RESCUE. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB SCHERTZ FIRE & RESCUE and training on operation and use of the apparatus.

Description	Amount	
Qty. 1 - 5698 - Skeeter Ford F 550 Type 5 Rescue Side - Non-Lifted (Unit Price - \$194,200.00) Delivery within 12-13 months of order date QUOTE # - SMEG-0002602-4		
	Vehicle Price	\$194,200.00
	5698 - UNIT TOTAL	\$194,200.00
	SUB TOTAL	\$194,200.00
	BuyBoard 570-18	\$800.00
	TOTAL	\$195,000.00

Price guaranteed for 60 days

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,



Greg Tatsch

I, _____, the authorized representative of SCHERTZ FIRE & RESCUE, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date

CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022
Department: Fire Department
Subject: Resolution No. 22-R-64 - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas appointing members to the Alamo Area Council of Governments Regional Emergency Preparedness Advisory Committee. (C. Kelm/K. Long)

BACKGROUND

The Alamo Area Council of Governments (AACOG) was established in 1967 under Chapter 391 of the Local Government Code as a voluntary association of local governments and organizations that serves its members through planning, information, and coordination activities. AACOG serves the Alamo Area/State Planning Region 18, which covers 13 counties and 12,582 square miles. Counties comprising the area planning region are Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Medina, McMullen, and Wilson counties.

AACOG's mission is to enhance the quality of life of all residents of the Alamo Region in partnership with elected and appointed officials, funders, community partners and beneficiaries. AACOG has several standing and advisory committees and one of the committees is their Regional Emergency Preparedness Advisory Committee (REPAC). REPAC establishes and updates the regional priorities of funding for projects applying for the State Homeland Security Grant funds. The priorities will be based upon state guidelines and regional planning assessments conducted by the REPAC.

Each member that is appointed to REPAC will serve a term of two years.

GOAL

Approval of Resolution 22-R-64

COMMUNITY BENEFIT

Representation on AACAG REPAC Sub Committee Board

SUMMARY OF RECOMMENDED ACTION

Staff recommends Council appoint Emergency Management Coordinator Summer Hall, as the City's Primary Member to serve on Alamo Area Council of Government's Regional Emergency Preparedness Board (REPAC). Fire Chief Greg Rodgers, will be reappointed and remain as the City's first alternate representative to serve on REPAC. Battalion Chief Harry Hewlett will be appointed as the City's second alternate representative to serve on REPAC.

FISCAL IMPACT

None

RECOMMENDATION

Staff recommends Council appoint Emergency Management Coordinator Summer Hall, as the City's Primary Member to serve on Alamo Area Council of Government's Regional Emergency Preparedness Board (REPAC). Fire Chief Greg Rodgers, will be reappointed and remain as the City's first alternate representative to serve on REPAC. Battalion Chief Harry Hewlett will be appointed as the City's second alternate representative to serve on REPAC.

Attachments

Resolution 22-R-64

Mayor Letter

RESOLUTION NO. 22-R-64

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS APPOINTING MEMBERS TO THE ALAMO AREA COUNCIL OF GOVERNMENTS REGIONAL EMERGENCY PREPAREDNESS ADVISORY COMMITTEE AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Membership in AACOG is open to all governmental units in the 13-county Alamo area planning region. A governmental unit is any county, city, town, village, authority, district, or other political subdivision of the State of Texas.

WHEREAS, ACCOG members are allowed to appoint a representative to the Regional Emergency Preparedness Advisory Council (REPAC); and

WHEREAS, REPAC members meet monthly to review, draft, and approve regional emergency strategic plans, Threat, Hazard Identification Risk Assessments (THIRA), and the State Preparedness Report; and

WHEREAS, REPAC members meet annually to set regional homeland security priorities of funding for projects applying for the State Homeland Security Program (SHSP) grant; and

WHEREAS, the City staff of the City of Schertz (the “City”) has recommended that the City of Schertz have representation on the Regional Emergency Preparedness Advisory Committee by appointing members of the Fire Department; and

WHEREAS, the City Council has determined that it is in the best interest of the City to appoint appoints Emergency Management Coordinator Summer Hall, as the City’s Primary Member to serve on Alamo Area Council of Government’s Regional Emergency Preparedness Board (REPAC). Fire Chief Greg Rodgers, will be reappointed and remain as the City’s first alternate representative to serve on REPAC. Battalion Chief Harry Hewlett will be appointed as the City’s second alternate representative to serve on REPAC.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby authorizes the appointment of Emergency Management Coordinator Summer Hall, as the City’s Primary Member to serve on Alamo Area Council of Government’s Regional Emergency Preparedness Board (REPAC). Fire Chief Greg Rodgers, will be reappointed and remain as the City’s second alternate representative. Battalion Chief Harry Hewlett will be appointed as the City’s second alternate representative to serve on REPAC. Appointed members are authorized to execute any and all necessary actions on behalf of the City of Schertz to promote homeland security and “all hazards” preparedness within the region.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 28th day of June, 2022.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

City Secretary, Brenda Dennis

(CITY SEAL)

June 28, 2022

Ms. Marcela T. Medina Public Safety Director
The Alamo Area Council of Governments
8700 Tesoro Drive
San Antonio TX 78217

Dear Ms. Medina:

This memo appoints appoint Emergency Management Coordinator Summer Hall, as the City's Primary Member to serve on Alamo Area Council of Government's Regional Emergency Preparedness Board (REPAC). Fire Chief Greg Rodgers, will be reappointed and remain as the City's first alternate representative to serve on REPAC. Battalion Chief Harry Hewlett will be appointed as the City's second alternate representative to serve on REPAC. Appointed members are authorized to execute any and all necessary actions on behalf of the City of Schertz to promote homeland security and "all hazards" preparedness within the region.

Ralph Gutierrez, Mayor

CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022
Department: Finance
Subject: Resolution No. 22-R-66 - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing EMS debt revenue adjustments, Utility Billing debt revenue adjustments and Schertz Magazine debt revenue adjustments for certain inactive outstanding receivables and other matters in connection therewith. (M. Browne/J. Walters)

BACKGROUND

In the EMS, Utility Billing, and Magazine functions, services are provided to customers up front and billing is settled later. Since services are provided before receiving payment, inevitably the City has customers that do not pay for the services provided.

When this occurs, staff reaches out to the customer to try to collect the outstanding payment including follow-up notices and phone calls to try to reach out to the customer to remind them of the outstanding balance and encourage payment. However, the longer the customer account goes without a payment the less likely that any payment will be received.

Once a customer account reaches 180 days without payment, Staff brings those accounts to the City Council to be “written off”. This process is an accounting procedure following the Generally Accepted Accounting Principles (GAAP), which lays the framework of accounting practices in the U.S. This designation means it is unlikely those outstanding balances will ever be collected. This leads to an accounting adjustment on the City’s Financial Statements to accurately show how much is still outstanding and is reasonable to expect collection.

If a customer’s account has been written off, this does not erase or forgive that debt. The city can and does collect some portion of the amount owed by those customers. This can be through the debt collection agency used by EMS or if the customer returns to the City and requests new services through the Magazine or Utility Billing.

On August 27, 2019, City Council approved the Schertz EMS Charity Care Policy. Approving the Charity Care Policy benefits our citizens who do not have insurance and do not have the ability to pay for ambulance services. In the past, these accounts were sent to collections and written off throughout year with little expectation to recover any revenue.

The resolution authorizes the debt for these areas that is more than 180 days outstanding as of March 1, 2022, to be written off. These write-offs come before council quarterly and last came before council on January 25, 2022.

Previous Write off Amount:
February 2017: \$621,138.97
June 2017: \$544,944.16
September 2017: \$510,516.01

January 2018: \$510,637.79
March 2018: \$433,427.15
June 2018: \$439,627.14
September 2018: \$521,281.82
December 2018: \$727,307.39
March 2019: \$564,227.77
June 2019: \$580,155.10
September 2019: \$586,664.65
December 2019: \$591,829.90
March 2020: \$616,900.00
June 2020: \$552,157.34
September 2020: \$605,161.66
December 2020: \$467,802.06

**With Charity
Care**

March 2021: \$1,330,234.88
June 2021: \$904,511.15
September 2021: \$750,502.47
December 2021: \$587,362.56
March 2022: \$675,977.28
June 2022: \$564,972.72

Charity Care for March 2021 was for an entire year, August 2019 through July 2020. For June 2021, Charity Care was for 5 months, August 2020 through December 2021. Going forward, these adjustments will be done quarterly.

GOAL

To approve write-offs of bad debt in accordance with the standards laid out by GAAP.

COMMUNITY BENEFIT

This will show the City's Financial Statements according to national standards and City policy.

SUMMARY OF RECOMMENDED ACTION

Approve Resolution No. 22-R-66 to write off receivables that are older than 180 days.

FISCAL IMPACT

This accounting adjustment will not affect the City's Budget or financial standing. The amount written off is estimated during the budget process and is accounted for in the revenue estimations and the bad debt expense accounts. The action taken tonight will reduce the amount shown as owed to the City by \$564,972.72 and set it equal to the amount seen as still reasonably collectible. The breakdown is as follows:

EMS - \$402,149.43
EMS Charity Care - \$116,391.50
Utility Billing - \$46,431.79
Magazine - \$0.00

RECOMMENDATION

Staff recommends Council approve Resolution No.22-R-66.

Attachments

Resolution 22-R-66

RESOLUTION NO. 22-R-66

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING EMS DEBT REVENUE ADJUSTMENTS, UTILITY BILLING DEBT REVENUE ADJUSTMENTS AND SCHERTZ MAGAZINE DEBT REVENUE ADJUSTMENTS FOR CERTAIN INACTIVE OUTSTANDING RECEIVABLES AND OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the City staff of the City of Schertz (the “City”) has recommended that the City maintains quarterly debt revenue adjustments for inactive outstanding accounts; and

WHEREAS, The Centers for Medicare and Medicaid Services requires a charity care policy to continue participating in the Texas Ambulance Services Supplemental Payment Program (TASSPP); and

WHEREAS, the City Council has determined that it is in the best interest of the City that all inactive outstanding accounts after 180 days nonpayment will be sent to City Council for consideration for write offs.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby authorizes the write off, including Charity Care, in the amount and distribution of accounts below:

<i>Function</i>	<i>Amount</i>
EMS	\$402,149.43
Charity Care	\$116,391.50
Utility Billing	\$46,431.79
Magazine	\$0.00
Total	\$564,972.72

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and finding of the City Council.

Section 3. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 28th day of June, 2022.

CITY OF SCHERTZ, TEXAS

Mayor Ralph Gutierrez, Mayor

ATTEST:

City Secretary, Brenda Dennis

(CITY SEAL)

CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022
Department: Public Works
Subject: Resolution 22-R-65 - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas approving the SSLGC Fiscal Year 2022-2023 Water Rates and other matters in connection therewith. (C. Kelm/S. Williams/A.Beard)

BACKGROUND

In order for the City's corporate partner, the Schertz/Seguin Local Government Corporation (SSLGC) to provide water at the lowest rate possible, SSLGC utilizes the services of Willdan Financial Services as a rate consultant to evaluate and advance its model annually. This helps to keep rate increases minimal and to keep SSLGC revenue appropriate for current and future operations.

For Fiscal Year 2022-23, the SSLGC Board is recommending and has approved with SSLGC Resolution R22-08 an increase in the water rates of \$0.02 per 1,000 gallons.

GOAL

To have the City of Schertz City Council approve the SSLGC FY2022-23 water rates.

COMMUNITY BENEFIT

The City of Schertz is a member of the Schertz/Seguin Local Government Corporation. It is through the SSLGC that the City provides water to its residents and businesses. Approval of the water rates will ensure that the residents and businesses of Schertz will continue to receive this vital service.

SUMMARY OF RECOMMENDED ACTION

Staff recommends approval of the Resolution adopting the SSLGC FY2022-2023 water rates.

FISCAL IMPACT

Estimated water rate revenue from the City of Schertz for FY2022-2023 is at \$3,310,385.

RECOMMENDATION

Staff recommends approval of the SSLGC proposed water rates for FY 2022-23.

Attachments

SSLGC water Rates

SSLGC WATER RATES FOR FY2022-2023

Effective October 1, 2022

- 1. Water Rate for Schertz and Seguin**

Operations and Maintenance	\$0.93
Water Leases	<u>\$0.73</u>
Rate per 1,000 gallons	\$1.66

- 2. Water Rate for Selma (Selma Contract #1) and Universal City**

Operations and Maintenance	\$0.93
Water Leases	\$0.73
Transportation	\$0.38
Cities Distribution	<u>\$0.19</u>
Rate per 1,000 gallons	\$2.23

- 3. Water Rate for Springs Hill**

Operations & Maintenance	\$0.93
Water Leases	<u>\$0.73</u>
Rate per 1,000 gallons	\$1.66

- 4. Water Rate for Selma 2015 (Selma Contract #2)**

Operations & Maintenance	\$0.93
Water Leases	\$0.73
Cities Distribution	<u>\$0.19</u>
Rate per 1,000 gallons	\$1.85

- 5. Water Rate for SAWS – Tier 1**

Operations & Maintenance	<u>\$0.93</u>
Rate per 1,000 gallons	\$0.93

- 6. Water Rate for SAWS – Tier 2**

Operations and Maintenance	\$0.93
Water Leases	<u>\$0.73</u>
Rate per 1,000 gallons	\$1.66

SCHERTZ/SEGUIN LOCAL GOVERNMENT CORPORATION
STATE OF TEXAS
COUNTY OF GUADALUPE

**A RESOLUTION ADOPTING THE SCHERTZ/SEGUIN LOCAL GOVERNMENT
CORPORATION FISCAL YEAR 2022-2023 WATER RATES**

WHEREAS, the Schertz/Seguin Local Government Corporation provides water to several entities; and

WHEREAS, expenses are incurred in providing the water; and

WHEREAS, it is necessary to set water rates to be assessed for the provision of the water in order to cover expenses; and

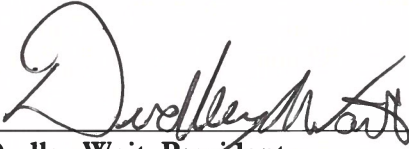
WHEREAS, the Schertz/Seguin Local Government Corporation has adopted a revenue requirement system using the AWWA cash basis of ratemaking and adopted a minimum debt coverage ratio requirement of 1.25 or greater; and

WHEREAS, the water rate schedule for the fiscal year 2022-2023 for the Schertz/Seguin Local Government Corporation is attached.


**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE
SCHERTZ/SEGUIN LOCAL GOVERNMENT CORPORATION:**

The water rates for fiscal year 2022-2023 to be effective October 1, 2022 are hereby approved and adopted.

Passed and approved this the 16th day of June, 2022.


Dudley Wait, President

Attest:


Jack Hamlett, Secretary
OR

Richard Dziewit, Assistant Secretary

RESOLUTION NO. 22-R-65

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS APPROVING THE SCHERTZ SEGUIN LOCAL GOVERNMENT CORPORATION FISCAL YEAR 2022-23 WATER RATES, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Schertz is a partner in and receives the majority of its potable drinking water supply from a local government corporation known as the Schertz Seguin Local Government Corporation (SSLGC); and

WHEREAS, the SSLGC is required to produce and follow an annual budget for each fiscal year and revenue to conduct operations is a key piece of this annual budget; and

WHEREAS, the City staff of the City of Schertz (the "City") has recommended that the City approve the proposed Schertz Seguin Local Government Corporation Fiscal Year 2022-23 Water Rates as adopted by the SSLGC Board of Directors; and

WHEREAS, the City Council has determined that it is in the best interest of the City to approve the rates to ensure that the citizens and businesses of Schertz continue to receive excellent and vital water service.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby authorizes the approval of the Schertz/Seguin Local Corporation Fiscal Year 2022-23 Water Rates.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 28th day of June, 2022.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022
Department: Public Works
Subject: Resolution 22-R-67- Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing the Schertz Seguin Local Government Corporation (SSLGC) Budget Amendment for Fiscal Year 2021-22 in the amount of \$380,000 as a transfer to the SSLGC Operating Fund, \$300,000 as a transfer to the Rate Stabilization fund and \$569,669 as a transfer to the Repair and Replacement fund and other matters in connection therewith. (C. Kelm/S. Williams/A. Beard)

BACKGROUND

The Schertz/Seguin Local Government Corporation has a Retained Earnings Policy that sets a threshold for the minimum retained earnings to be held in the operating fund. By previous SSLGC Board action, the minimum is set at three months of operating expenditures.

SSLGC Staff is recommending a transfer to the SSLGC Operating fund in the amount of \$380,000; \$330,000 of this will be used to for Chemicals and \$50,000 of this will be used for installation of GVEC fiber internet at the Gonzales Water Treatment Plant and the Hal Baldwin Pump Station to strengthen SCADA communications and improve internet connectivity.

SSLGC Staff is recommending a transfer to the Rate Stabilization fund in the amount of \$300,000 to aid in reducing future rate increases for our customers. In addition, these funds will be available for use to reimburse the Guadalupe Water Treatment Plant's short-term expenditures when it comes online in 2023.

SSLGC Staff is recommending a transfer to the SSLGC Repair/Replacement Fund in the amount of \$596,669; \$500,000 of this amount will be used for repair and replacement project expenditures and \$96,669 will be used to pay for cattle guards and fencing at the Guadalupe Water Treatment Plant site.

The SSLGC Board approved this action at their regularly scheduled board meeting on June 16, 2022.

GOAL

Approve the SSLGC Budget Amendment transferring \$380,000 from the Retained Earnings Fund to the SSLGC Operating Fund; transferring \$300,000 from the Retained Earnings Fund to the Rate Stabilization Fund; and transferring \$596,669 from the Retained Earnings Fund to the SSLGC Repair and Replacement Fund.

COMMUNITY BENEFIT

The City of Schertz is a member of the SSLGC. It is through the SSLGC that the City provides water to its residents. Approval of the budget amendment will ensure that the citizens of Schertz will continue to receive this vital resource and service.

SUMMARY OF RECOMMENDED ACTION

Staff recommends approval of the Resolution for the Budget Amendment to the FY2021-2022 Annual Budget.

FISCAL IMPACT

No fiscal impact. This budget amendment is based on SSLGC revenue.

RECOMMENDATION

Staff recommends approval of 22-R-67.

Attachments

SSLGC Resolution R22-06
Resolution 22-R-67

Resolution # SSLGC R22-06

A RESOLUTION AMENDING THE FISCAL YEAR 2022 SCHERTZ SEGUIN LOCAL GOVERNMENT CORPORATION FUTURE DEVELOPMENT FUND BUDGET.

NOW, THEREFORE, BE IT RESOLVED THAT THE FISCAL YEAR 2022 SCHERTZ SEGUIN LOCAL GOVERNMENT CORPORATION FUTURE DEVELOPMENT FUND BUDGET IS AMENDED AS FOLLOWS:

Schertz-Seguin Local Government Corporation Operating Fund

Amount	Increase:	Increase:
\$330,000	SSLGC-Operating Fund General Supplies Chemicals 058-5500-613300	SSLGC-Operating Fund Non-Departmental Use of Retained Earnings 058-9800-960000
Reason Requested:	To appropriate additional funds to pay for substantial increases in the price of chemicals SSLGC utilizes in the water treatment process.	

Amount	Increase:	Increase:
\$ 50,000	SSLGC-Operating Fund Capital Outlay Improvements other than Buildings 058-5500-703000	SSLGC-Operating Fund Non-Departmental Use of Retained Earnings 058-9800-960000
Reason requested:	To appropriate funds for GVEC to install fiber internet at the Gonzales Water Treatment Facility and the Hal Baldwin Pump Station. Fiber internet at these locations will strengthen SSLGC's SCADA communications and improve internet connectivity.	

Amount	Increase:	Increase:
\$300,000	SSLGC-Operating Fund Intragovernmental Transfers Transfers to Rate Stabilization Fund 058-5500-8257000	SSLGC-Operating Fund Non-Departmental Use of Retained Earnings 058-9800-960000
Reason requested:	To appropriate funds to be transferred to the Rate Stabilization Fund to aid in reducing future rate increases for SSLGC's customers. In addition, the Guadalupe Water Treatment Plant is expected to be in operation between June-September 2023. These funds will be available for use to reimburse the new water plant's short-term expenditures.	

Amount	Increase:	Increase:
\$596,669	SSLGC-Operating Fund Intragovernmental Transfers Transfers to Repair/Replacement Fund 058-5500-8261000	SSLGC-Operating Fund Non-Departmental Use of Retained Earnings 058-9800-960000
Reason requested:	To appropriate additional funds to be transferred to the Repair and Replacement fund to be utilized for repair and replacement project expenditures and to pay for cattle guards and fencing at the Guadalupe Water Treatment Plant site.	

Schertz-Seguin Local Government Corporation Rate Stabilization Fund

Amount	Increase:	Increase:
\$300,000	SSLGC-Rate Stabilization Fund Intragovernmental Transfers Transfers from Operating Fund 057-391058	SSLGC-Rate Stabilization Fund Retained Earnings 057-297000
Reason requested:	To appropriate funds to be transferred to the Rate Stabilization Fund to aid in reducing future rate increases for SSLGC's customers. In addition, the Guadalupe Water Treatment Plant is expected to be in operation between June-September 2023. These funds will be available for use to reimburse the new water plant's short-term expenditures.	


Schertz-Seguin Local Government Corporation Repair/Replacement Fund

Amount	Increase:	Increase:
\$500,000	SSLGC-Repair/Replacement Fund Intragovernmental Transfers Transfers from Operating Fund 061-391058	SSLGC-Repair/Replacement Fund Retained Earnings 061-297000
Reason requested:	To appropriate additional funds to be transferred to the Repair and Replacement fund to be utilized for repair and replacement project expenditures.	

Schertz-Seguin Local Government Corporation Repair/Replacement Fund

Amount	Increase:	Increase:
\$ 96,669	SSLGC-Repair/Replacement Fund Intragovernmental Transfers Transfers from Operating Fund 061-391058	SSLGC-Repair/Replacement Fund Non-Departmental Use of Retained Earnings 061-9800-960000
Reason requested:	To appropriate additional funds to be transferred to the Repair and Replacement fund to pay for cattle guards and fencing at the Guadalupe Water Treatment Plant site.	

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE SCHERTZ-SEGUIN LOCAL GOVERNMENT CORPORATION, on this the 16th day of June, 2022.



President

Schertz-Seguin Local Government Corporation

ATTEST:



Secretary

Or

Assistant Secretary

RESOLUTION NO. 22-R-67

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS APPROVING A BUDGET AMENDMENT TO THE SCHERTZ SEGUIN LOCAL GOVERNMENT CORPORATION FISCAL YEAR 2021-2022 ANNUAL BUDGET, AND OTHER MATTERS IN CONNECTION THEREWITH. (SSLGC RESOLUTION #SSLGC R22-06)

WHEREAS, the Schertz Seguin Local Government Corporation (SSLGC) is a corporation for the provision of and transportation of water wholly owned by both the City of Schertz and the City of Seguin; and

WHEREAS, SSLGC by-laws require that the corporation establish an annual budget and said annual budget must be approved by the SSLGC Board of Directors and both the City of Schertz and the City of Seguin; and

WHEREAS, the SSLGC's FY2021-2022 Annual Budget was approved by City Council; and

WHEREAS the proposed budget amendment for FY 2021-2022 has been approved by the SSLGC Board of Directors at their regularly scheduled June Board Meeting; and

WHEREAS, the City staff of the City of Schertz (the "City") recommends that the City approve the Schertz Seguin Local Government Corporation Fiscal Year 2021-2022 Amended Annual Budget; and

WHEREAS, the City Council has determined that it is in the best interest of the City to approve the budget to ensure that the citizens and businesses of Schertz continue to receive excellent and vital water service.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby authorizes the approval of the Schertz/Seguin Local Government Corporation Fiscal Year 2021-2022 Amended Annual Budget.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 28th day of June, 2022.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022
Department: Public Works
Subject: Resolution 22-R-68 - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas approving the SSLGC Fiscal Year 2022-2023 Annual Budget and other matters in connection therewith. (C. Kelm/S. Williams/A. Beard)

BACKGROUND

Proposed annual budget for the period commencing October 1, 2022 and ending September 30, 2023 has been prepared by the Schertz/Seguin Local Government Corporation (SSLGC) General Manager and Staff. This proposed budget shows an increase in total expenses of approximately 0.38%.

It is the desire of SSLGC to have the FY2022-23 SSLGC Budget approved by the City of Schertz City Council. The SSLGC Board of Directors approved the FY 2022-23 Budget on June 16, 2022.

GOAL

To approve the SSLGC FY2022-23 Annual Budget.

COMMUNITY BENEFIT

The City of Schertz is a member of the Schertz/Seguin Local Government Corporation. It is through SSLGC that the City provides water to its citizens and businesses. Approval of the annual budget will ensure that the citizens and businesses of Schertz will continue to receive this vital resource and service.

SUMMARY OF RECOMMENDED ACTION

Staff recommends approval of the Resolution approving the proposed SSLGC FY2022-23 Annual Budget.

FISCAL IMPACT

This budget is based on SSLGC expenses and anticipated revenue based on the approved rates.

RECOMMENDATION

Staff recommends approval of 22-R-68 for the SSLGC FY 2022-2023 annual budget.

Attachments

SSLGC Annual Budget

SSLGC R22-07_Budget

22-R-68 Budget



FY2022-2023 BUDGET

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Schertz *Seguin*

LOCAL GOVERNMENT CORPORATION

TO: Board of Directors

FROM: Amber Beard, General Manager

SUBJECT: FY2022-23 Budget

DATE: June 10, 2022

On behalf of SSLGC staff, I present the FY2022-23 Budget for the Schertz/Seguin Local Government Corporation. The annual budget is presented to provide a comprehensive review of SSLGC's operations and services during the new fiscal year beginning on October 1, 2022.

In presenting the FY2022-23 Budget, I would like to recognize Susan Caddell, Finance Director of the City of Seguin; Clarissa Barrientes, Office Administrator; Daniel Myers, Operations Manager, and Derrik Wesch, Superintendent for their contributions to the development of the FY2022-23 Budget.

Each year's budget process offers unique challenges in presenting a balanced budget which maintains SSLGC's successful delivery of quality potable water with the least impact possible on our customers through utility rates. During FY2022-23, the Guadalupe Water Treatment Plant anticipated to come online which is reflected in the in presented budget. The specific budgets are presented in detail for your review.

Review of FY2022-23 Budget

Overall, the FY2021-22 expenditures are estimated to be lower than budget appropriations. The projected Operating Fund expenditures are \$9,606,897 which is \$61,902 below budgeted expenditures.

The projected FY2021-22 Operating Fund revenues are projected to be \$9,606,897 which is \$289,311 below the budgeted revenues.

FY2022-23 Operating Fund Revenues

When compared to FY2021-22, the projected FY2022-23 Operating Fund Revenues show an increase of \$509,127 which represents an increase of 5.1%.

FY 2022-23 Operating Fund Expenditures

The FY2022-23 expenditures increased \$36,961, or 0.38% when compared to FY2021-22. Costs for personnel and benefits represent 19% of the total Operating Fund expenditures.

Significant increases in expenditures include:

<u>Item</u>	<u>Increase Amount</u>
(1) Water Leases – Guadalupe County (30.8%) This amount is due to an increase in the annual production cap approved by the Guadalupe County Groundwater Conservation District which increases SSLGC water lease payments for water rights held within Guadalupe County.	\$159,000
(2) Water Leases – Gonzales County (5.9%) This amount is due to projected increases in water lease payments for water rights held within Gonzales County.	\$128,500
(3) Chemicals (69% increase) This amount is due to substantial increases in the price of chemicals used in the water treatment process.	\$316,500

Personnel

The proposed budget includes a 3.0% cost of living increase and up to a 2.5% merit increase for SSLGC's City of Seguin employees. The proposed budget includes up to a 4% merit increase for SSLGC's City of Schertz employees. The merit increases are based on annual employee performance ratings.

Capital Improvement Projects

The proposed SSLGC Capital Improvement projects include the following projects that are recommended to be funded through:

Issuance of Revenue Bonds:

Emergency Preparedness Plan Implementation <i>These funds will be used for the purchase and installation of emergency generators for the water system and/or for radial/looped GVEC electric feeds per the Emergency Preparedness Plan.</i>	\$2,000,000
Cowey (42") & Elm Creek (36") Pipeline Projects <i>These funds will be used for the engineering & easement acquisition for the projects. (Impact Fees may also be used)</i>	\$4,500,000

Repair and Replacement Fund:

Pressure Tank Painting (Hal Baldwin Pump Station) <i>These funds will be used to sandblast and paint the pressure tank.</i>	\$87,790
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Well Lowering Project <i>These funds will be used for the lowering of two wells including the upsizing of the pumps and motors as well as the replacement of SCADA components. The project schedule includes lowering two wells each year for the next four years (Well #1 - Well #8).</i>	\$594,984
Pressure Filter Rehab Project <i>These funds will be used for the painting of SSLGC's pressure filters and the replacement of filter media and valves.</i>	\$633,745
Light Fixture Repair and Replacement – Gonzales Water Treatment Plant <i>These funds will be used to repair and replace indoor and outdoor light fixtures at the Gonzales Water Treatment Plant.</i>	\$25,000
Water Transmission Lines <i>These funds will be used for repairs on water transmission pipelines in addition to the replacement of valves as needed.</i>	\$25,000
High Service Pumps and Motors <i>These funds will be used for the repair and replacement of the high services pumps throughout the water system as needed.</i>	\$300,000
Wells Repair and Replacement <i>These funds will be used for the repair and replacement of well pumps, motors, and other well components.</i>	\$500,000
<u>Impact Fee Fund</u>	
Gonzales High Service Pump Room #1 Expansion Project <i>These funds will be used for the installation of additional pumps at the Gonzales Water Treatment Plant per the 2021 Water Model recommendations.</i>	\$2,034,000
Gonzales Surge Analysis and Surge Tank Installation <i>These funds will be used for a surge study and surge tank installation at the Gonzales Water Treatment Plant per the 2021 Water Model recommendations.</i>	\$900,000
Guadalupe Project Additional Funds <i>These funds will be used as estimated additional funds required for the completion of the Guadalupe Project after TWDB SWIFT bond funding is fully utilized.</i>	\$2,650,000

Future Development Fund:

Guadalupe Project Additional Funds \$2,000,000

These funds will be used as estimated additional funds required for the completion of the Guadalupe Project after TWDB SWIFT bond funding is fully utilized.

Solar Project (land surveys) \$50,000

These funds will be used for additional land surveying as required for the solar project.

Capital Equipment

The FY2022-23 Operating Fund includes \$10,000 for the replacement of a rail side utility trailer with a flatbed trailer.

Conclusion

The presented proposed FY2022-23 Budget represents a balanced budget which will enable the Schertz/Seguin Local Government Corporation to continue to provide quality potable water to its valued customers.

SCHERTZ-SEGUIN LOCAL GOVERNMENT CORPORATION
2022-23 BUDGET
SUMMARY - ALL FUNDS

Fund	Estimated Working Capital 10/1/2022	Estimated Revenues	Transfers In	Proposed Expenditures	Transfers Out	Estimated Working Capital 9/30/2023
Operating Fund	4,350,514	10,405,335	-	9,105,760	600,000	5,050,089
Construction Fund	18,613,330	26,000	-	18,639,330	-	0
I&S Fund	1,669,600	7,395,133	-	7,393,033	-	1,671,700
Repair/Replacement Fund	7,430,007	3,100	600,000	3,393,934	-	4,639,173
Future Development Fund	2,835,302	424,106	-	2,382,825	-	876,583
Impact Fund	5,824,507	602,750	-	5,600,289	-	826,968
Reserve Fund	1,363,484	900	-	-	-	1,364,384
Rate Stabilization Fund	1,828,531	2,010	-	-	-	1,830,541
SAWS I&S Fund	836,256	1,391,438	-	1,391,188	-	836,506

The City of Seguin is utilized for services for the Schertz/Seguin Local Government Corporation (SSLGC) in accordance with a management services agreement between the City of Seguin, the City of Schertz and SSLGC. The City of Seguin is the employer of record for all positions listed below with the exception of the General manager and Assistant General Manager. The Schertz/Seguin Local Government Corporation reimburses the City of Schertz for all costs for the Schertz positions. Since the City of Seguin is utilized for both financial and human resources administration services through the management services agreement, costs for Seguin positions are transferred directly from SSLGC accounts.

PERSONNEL SCHEDULE

POSITION TITLE:	20/21	21/22	22/23
General Manager	1	1	1
Assistant General Manager	1	1	1
Office Administrator	1	1	1
Operations Manager	1	1	1
Water System Superintendent	1	1	1
Part-Time Administrative Technician	0	1	1
Operator I	8	9	6
Operator II	3	4	4
Operator III	1	1	3
Operator IV	0	0	1
Service Worker	1	1	1
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	18	21	21

BUDGET SUMMARY

The FY2023 budget includes the following increases:

1. An increase of \$159,000 in Water Leases- Guadalupe County for increased water lease payments to landowners due to an increase in the annual production cap by the Guadalupe County Groundwater Conservation District.
2. An increase of \$128,500 in Water Leases-Gonzales County for increased water lease payments to landowners.
3. An increase of \$345,000 in Chemicals due to significant water treatment chemical price increases.

2022-23 Budget - SSLGC Operating Revenues

Account Number	Account Name	FY 2021 Actual	FY 2022 Budget	FY 2022 03/31/22	FY 2022 Estimates	FY2023 Budget
058 - SCHERTZ-SEGUIN GOV'T CORP OPERATING FUND						
Revenue						
Charges for Services						
058-341005	SAWS Well Field Operation	87,771	90,379	45,190	90,379	93,316
Charges for Services Total:		87,771	90,379	45,190	90,379	93,316
Utility						
058-343007	Water Sales	9,533,800	9,673,367	4,561,778	9,398,716	10,174,065
Utility Totals:		9,533,800	9,673,367	4,561,778	9,398,716	10,174,065
Interest Revenues						
058-361002	Investment Pools Interest Earnings	139	300	888	1,500	1,000
058-361004	Texas CLASS Interest Earnings	4,074	3,000	763	1,500	1,000
058-361020	Restricted Cash	190	(200)	514	600	200
Interest Revenues Totals:		4,403	3,100	2,165	3,600	2,200
Miscellaneous Revenues						
058-362030	Miscellaneous Revenues	73,789	2,000	5,492	10,000	6,000
Miscellaneous Revenues Totals:		73,789	2,000	5,492	10,000	6,000
Lease Revenues						
058-363040	Lease Payments	9,900	23,160	0	0	0
058-363060	Grazing Leases	153,237	104,202	37,284	104,202	129,754
Lease Revenues Totals:		163,137	127,362	37,284	104,202	129,754
Sale of Fixed Assets						
058-392020	Sale of Equipment	14,895	0	0	0	0
Sale of Fixed Assets Totals:		14,895	-	-	-	-
SCHERTZ-SEGUIN GOV'T CORP OPERATING FUND Totals:		9,877,795	9,896,208	4,651,909	9,606,897	10,405,335

2022-23 Budget-SSLGC Operating Expenditures

Account Number	Account Name	FY 2021 Actual	FY 2022 Budget	FY 2022 03/31/22	FY 2022 Estimates	FY2023 Budget
058 - SCHERTZ-SEGUIN GOV'T CORP OPERATING FUND						
55 - SSLGC						
11 - Salaries						
058-5500-110100	Regular Salaries	837,618	1,145,649	469,465	810,000	1,160,000
058-5500-112000	Overtime/On Call	75,947	90,035	46,530	85,000	102,000
058-5500-112100	Holiday Pay	13,665	18,000	10,360	18,000	19,000
11 - Salaries Totals:		927,230	1,253,684	526,355	913,000	1,281,000
12 - Benefits						
058-5500-121000	Payroll Taxes	68,710	86,525	39,543	68,500	96,360
058-5500-122000	Retirement	196,009	254,485	110,506	195,000	272,760
058-5500-123000	Health Insurance	102,389	162,234	63,703	106,500	180,480
058-5500-123100	Life Insurance	801	1,258	479	1,000	1,260
058-5500-124000	Workers' Compensation	7,496	10,113	4,569	7,500	10,670
12 - Benefits Totals:		375,405	514,615	218,800	378,500	561,530
32 - Professional Services						
058-5500-320500	Professional Services	97,729	322,000	53,900	125,000	296,000
058-5500-321000	Annual Audit	12,500	13,000	12,900	12,900	13,300
058-5500-321200	Consultant Services	101,380	120,000	41,260	110,000	120,000
058-5500-321500	Attorney Fees	32,925	50,000	10,785	30,000	50,000
058-5500-321600	Landfill Opposition	990	5,000	2,730	4,200	5,000
058-5500-323500	Solid Waste Contract	4,601	4,600	2,228	4,100	5,550
32 - Professional Services Totals:		250,125	514,600	123,803	286,200	489,850
34 - Technical Services						
058-5500-342100	Gonzales Underground Water Distric	97,608	100,000	36,127	100,000	100,000
058-5500-342200	City Distribution Fee	32,182	45,000	25,241	50,400	51,000
058-5500-342400	GCGCD Permit Fee	229,467	173,500	86,736	173,500	173,500
058-5500-342500	GCUWCD Mitigation Fund Pymt	65,953	69,500	69,436	69,500	69,500
058-5500-343000	Testing/Inspection Fees	12,596	20,000	17,849	20,000	23,000
34 - Technical Services Totals:		437,806	408,000	235,389	413,400	417,000
41 - Utilities Services						
058-5500-411000	Electric	2,320,888	2,100,000	955,932	1,850,000	2,000,000
058-5500-412000	Water	641	800	324	600	800
058-5500-413000	Sewer	729	800	377	700	800
058-5500-414000	Gas-Centerpoint	931	900	715	980	980
058-5500-415200	Telephone-Mobile Phone	5,763	5,000	2,546	4,500	5,000
058-5500-415300	Internet Access	0	0	0	0	5,400
41 - Utilities Services Totals:		2,328,952	2,107,500	959,894	1,856,780	2,012,980
43 - Repair and Maintenance						
058-5500-431200	Office Maintenance-Computer	3,503	8,500	0	5,000	3,500
058-5500-432100	V&E Maint.-Motor Vehicles	15,821	14,000	6,897	14,600	15,000
058-5500-432200	V&E Maint.-Machine & Tool	9,696	20,000	84	10,000	15,000
058-5500-432300	V&E Maint.-Heavy Equipment	4,915	9,000	64	3,000	9,000
058-5500-432400	V&E Maint.-Communications	33,847	27,400	4,367	20,000	25,000
058-5500-432500	V&E Maint.-Pumps & Motors	161,547	150,000	45,826	173,000	50,000
058-5500-433000	Buildings Maintenance	12,346	30,000	6,475	21,000	25,000
058-5500-434601	L&I Maint.-WATER System	25,454	100,000	7,892	60,000	100,000
058-5500-436000	Property Maintenance	24,696	45,000	1,996	20,000	10,000
43 - Repair and Maintenance Totals:		291,825	403,900	73,601	326,600	252,500
44 - Rental						
058-5500-441000	Equipment Rental	3,642	7,000	1,386	4,000	4,500
058-5500-443500	Water Leases	0	0	0	0	0
058-5500-443501	Water Leases-Guadalupe County	516,095	516,200	258,052	516,014	675,200
058-5500-443502	Water Leases-Gonzales County	2,169,441	2,176,900	1,087,654	2,119,800	2,305,400
44 - Rental Totals:		2,689,178	2,700,100	1,347,092	2,639,814	2,985,100

		FY 2021 Actual	FY 2022 Budget	FY 2022 03/31/22	FY 2022 Estimates	FY2023 Budget
52 - Insurance						
058-5500-521000	Building/Auto Liability	125,689	140,000	134,942	135,000	150,000
058-5500-524000	Unemployment Insurance	1,726	2,000	0	0	2,000
52 - Insurance Totals:		127,415	142,000	134,942	135,000	152,000
54 - Advertising						
058-5500-541000	Publication of Notices	3,629	5,000	1,154	2,130	5,000
54 - Advertising Totals:		3,629	5,000	1,154	2,130	5,000
61 - General Supplies						
058-5500-611000	Office Supplies	7,268	6,000	2,515	5,000	6,000
058-5500-612000	Postage	1,463	1,200	482	900	1,200
058-5500-613000	Operating Supplies	3,898	6,000	611	1,400	6,000
058-5500-613300	Chemicals	483,460	500,000	308,657	830,000	845,000
058-5500-613500	Laboratory Supplies	8,922	18,400	3,413	12,000	15,000
058-5500-614300	Safety Supplies	5,039	4,000	98	4,000	5,000
058-5500-616000	Uniforms	5,227	7,000	2,971	6,000	6,500
058-5500-618000	Minor Tools and Equipment	1,425	5,000	719	5,000	5,000
61 - General Supplies Totals:		516,702	547,600	319,466	864,300	889,700
62 - Energy and Fuel						
058-5500-621000	Gasoline	14,175	15,000	11,680	18,000	21,000
62 - Energy and Fuel Totals:		14,175	15,000	11,680	18,000	21,000
65 - Miscellaneous						
058-5500-655100	Employee Recognition	0	2,000	440	1,700	2,000
058-5500-655200	Recruitment	2,501	0	0	0	4,000
65 - Miscellaneous Totals:		2,501	2,000	440	1,700	6,000
66 - Education						
058-5500-661000	Seminar Tuition	4,608	10,000	3,854	7,500	6,000
058-5500-662000	Certification Fees	1,065	2,000	144	1,000	2,000
058-5500-665000	Travel and Lodging	1,983	7,500	1,763	6,000	6,000
058-5500-665500	Meals	1,011	1,200	148	900	1,200
058-5500-666000	Dues	0	2,900	2,250	3,400	3,600
058-5500-667000	Subscriptions	1,359	200	171	300	300
66 - Education Totals:		10,026	23,800	8,330	19,100	19,100
67 - Public Relations						
058-5500-671000	Public Relations	5,151	4,000	2,864	3,500	3,000
67 - Public Relations Totals:		5,151	4,000	2,864	3,500	3,000
70 - Capital Outlay						
058-5500-703000	Improvements other than Buildings	0	0	0	50,000	0
058-5500-704200	Transmission Lines	0	25,000	0	0	0
058-5500-706100	Mach. & Equip.-Office	538	7,000	3,517	7,000	0
058-5500-706200	Mach. & Equip.-Heavy Equipment	0	0	0	0	0
058-5500-706500	Machine & Equipment-Small Equipm	27,817	0	0	0	10,000
058-5500-706600	Machine & Equipment-Pumps & Mo	0	100,000	14,713	22,503	0
058-5500-707100	Transportation-Vehicles	43,871	45,000	0	43,925	0
70 - Capital Outlay Totals:		72,225	177,000	18,230	123,428	10,000
82 - Intragvrnmntl. Transfers						
058-5500-825700	Rate Stabilization Fund	0	0	0	300,000	0
058-5500-826100	Repair & Replacement Fund	1,618,000	600,000	300,000	1,196,669	600,000
058-5500-826200	Future Development Fund	250,000	250,000	125,000	250,000	0
82 - Intragvrnmntl. Transfers Totals:		1,868,000	850,000	425,000	1,746,669	600,000
96 - Use of Retained Earnings						
058-9800-960000	Use of Retained Earnings	0	0	0	(121,224)	0
96 - Use of Retained Earnings Totals:		0	0	0	(121,224)	0
SCHERTZ-SEGUIN GOV'T CORP OPERATING FUND Totals:		9,920,345	9,668,799	4,407,040	9,606,897	9,705,760

The SSLGC Construction Fund accounts for all the proceeds from the TWDB SWIRFT Revenue Bonds as well as the expenditures for the Guadalupe County Wellfield Project and the Parallel Pipeline Project.

2022-23 Budget-SSLGC Construction Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY2023</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/22</u>	<u>Estimates</u>	<u>Budget</u>
059 - SCHERTZ/SEGUIN LGC-CONSTRUCTION FUND						
Revenue						
Interest Revenues						
059-361002	Investment Pools Interest Earnings	366	0	0	0	0
059-361004	Texas CLASS Interest Earnings	5,700	2,500	17,838	30,000	25,000
059-361020	Restricted Cash	5,202	1,000	1,505	2,000	1,000
Interest Revenues Totals		11,268	3,500	19,343	32,000	26,000
<hr/>						
SSLGC-CONSTRUCTION FUND TOTALS		11,268	3,500	19,343	32,000	26,000

2022-23 Budget - SSLGC Construction Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY2023</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/22</u>	<u>Estimates</u>	<u>Budget</u>
059 - SCHERTZ/SEGUIN LGC-CONSTRUCTION FUND						
90 - Non Departmental						
70 - Capital Outlay						
059-9000-703000	Impr. Other Than Building	10,707,353	36,109,151	14,315,361	35,380,092	18,639,330
70 - Capital Outlay Totals:		10,707,353	36,109,151	14,315,361	35,380,092	18,639,330
98 - Use of Fund Balance/Retained Earnings						
96 - Use of Retained Earnings						
059-9800-960000	Use of Retained Earnings	0	(36,105,651)	0	(35,348,092)	(18,613,330)
96 - Use of Retained Earnings Totals:		0	(36,105,651)	0	(35,348,092)	(18,613,330)
SCHERTZ/SEGUIN LGC-CONSTRUCTION FUND TOTALS		10,707,353	3,500	14,315,361	32,000	26,000

The SSLGC I&S Fund accounts for all water sale proceeds from the debt service rates charged along with the payment of principal and interest of corporation debt other than the SAWS Revenue Bonds.

2022-23 Budget - SSLGC I&S Revenues

Account Number	Account Name	FY 2021 Actual	FY 2022 Budget	FY 2022 03/31/22	FY 2022 Estimates	FY2023 Budget
060 - SCHERTZ/SEGUIN LGC-I&S						
Revenue						
Utility						
060-343007	Water Sales	7,356,255	7,450,460	4,838,502	7,450,460	7,393,033
Utility Totals:		7,356,255	7,450,460	4,838,502	7,450,460	7,393,033
Interest Revenues						
060-361004	Texas CLASS Interest Earnings	-29	0	42	75	50
060-361002	Investment Pools Interest Earnings	1,285	1,200	41	75	50
060-361020	Restricted Cash	685	0	1,883	3,000	2,000
Interest Revenues Totals:		1,941	1,200	1,966	3,150	2,100
Long-Term Debt Proceeds						
060-393000	Bond Proceeds	0	0	7,343	7,343	0
Utility Totals:		0	0	7,343	7,343	0
SCHERTZ/SEGUIN LGC-I&S TOTALS		7,358,196	7,451,660	4,847,811	7,460,953	7,395,133

2022-23 Budget - SSLGC I&S Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY2023</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/22</u>	<u>Estimates</u>	<u>Budget</u>
060 - SCHERTZ/SEGUIN LGC-I&S						
92 - Debt Service						
90 - Principal Payments						
060-9200-905100	2022 Revenue Refunding	0	0	0	0	995,000
060-9200-908000	2014 Revenue Refunding	570,000	590,000	0	590,000	0
060-9200-908100	2015 Revenue Impr & Refunding	785,000	825,000	0	825,000	860,000
060-9200-908800	2016 Revenue Bds-SWIRFT Funding	1,250,000	1,260,000	0	1,260,000	1,270,000
060-9200-909200	2018 Revenue Refunding	540,000	565,000	0	565,000	590,000
90 - Principal Payments Totals:		3,145,000	3,240,000	-	3,240,000	3,715,000
91 - Interest Payments						
060-9200-915100	2022 Revenue Refunding	0	0	0	486,444	1,108,588
060-9200-915500	2001 Revenue Bonds	520,000	520,000	260,000	520,000	520,000
060-9200-918000	2014 Revenue Refunding	92,575	75,175	75,175	75,175	0
060-9200-918100	2015 Revenue Impr. & Refunding	1,641,850	1,609,650	1,106,006	1,106,006	17,200
060-9200-918800	2016 Revenue Bds-SWIRFT Funding	980,867	969,242	484,621	969,242	956,390
060-9200-919200	2018 Revenue Refunding	783,800	761,825	385,150	761,825	738,600
060-9200-919400	2016 SWIRFT-Board Participation	165,627	248,441	124,221	248,441	331,255
91 - Interest Payments Totals:		4,184,719	4,184,333	2,435,173	4,167,133	3,672,033
92 - Fiscal Agent Fees						
060-9200-920000	Fiscal Agent Fees	4,199	6,000	5,811	6,000	6,000
92 - Fiscal Agent Fees Totals:		4,199	6,000	5,811	6,000	6,000
SCHERTZ/SEGUIN LGC-I&S TOTALS		7,333,918	7,430,333	2,440,984	7,413,133	7,393,033

**SSLGC
2022/23 ANNUAL BUDGET**

**SSLGC REPAIR AND REPLACEMENT FUND - 061
SCHERTZ/SEGUIN LOCAL GOVT. CORP.**

The SSLGC Repair and Replacement Fund is utilized for the repair and replacement of SSLGC's water system infrastructure. Funds are transferred annually to this fund from O&M water rate revenues and retained earnings.

2022-23 Budget-Repair/Replacment Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY2023</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/22</u>	<u>Estimates</u>	<u>Budget</u>
061 - SSLGC-REPAIR/REPLACEMENT FUND						
Revenue						
Interest Revenues						
061-361002	Investment Pools Interest Earnings	1,261	1,000	1,780	3,000	2,500
061-361004	Texas CLASS Interest Earnings	4,761	5,000	650	800	500
061-361020	Restricted Cash	186	-50	251	300	100
Interest Revenues Totals		6,208	5,950	2,681	4,100	3,100
Intragovernmental Transfers						
061-391063	Transfers from SSLGC Operating Dep	1,600,000	600,000	300,000	1,196,669	600,000
Intragovernmental Transfers Totals		1,600,000	600,000	300,000	1,196,669	600,000
SSLGC-REPAIR/REPLACEMENT FUND TOTALS		1,606,208	605,950	302,681	1,200,769	603,100

2022-23 Budget- Repair/Replacement Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY2023</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/22</u>	<u>Estimates</u>	<u>Budget</u>
061 - SSLGC-REPAIR/REPLACEMENT FUND						
90 - Non Departmental						
43 - Repair and Maintenance						
061-9000-434600	L&I Maint.-Dist. System	219,891	400,000	107,930	438,521	800,000
43 - Repair and Maintenance Totals:		219,891	400,000	107,930	438,521	800,000
70 - Capital Outlay						
061-9000-703000	Improvements Other Than Buildings	709,617	2,241,584	185,184	986,553	2,593,934
70 - Capital Outlay Totals:		709,617	2,241,584	185,184	986,553	2,593,934
96 - Use of Retained Earnings						
058-9800-960000	Use of Retained Earnings	0	0	0	(224,305)	(2,790,834)
96 - Use of Retained Earnings Totals:		0	0	0	(224,305)	(2,790,834)
SSLGC-REPAIR/REPLACEMENT FUND TOTALS		929,508	2,641,584	293,114	1,200,769	603,100

The SSLGC Future Development Fund was a fund created prior to SSLGC collecting Impact Fees. The Future Development Fund is now utilized for items contributing to the development and improvement of the SSLGC water system that do not qualify for Repair and Replacement Fund use or Impact Fee Fund use.

2022-23 Budget - SSLGC Future Development Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY2023</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/22</u>	<u>Estimates</u>	<u>Budget</u>
062 - SSLGC FUTURE DEVELOPMENT FUND						
Revenue						
Interest Revenues						
062-361002	Investment Pools Interest Earnings	46	50	25	50	50
062-361004	Texas CLASS Interest Earnings	2,512	2,500	428	600	500
062-361020	Restricted Cash	26	0	1,371	1,700	1,500
Interest Revenues Totals:		2,584	2,550	1,824	2,350	2,050
Miscellaneous Revenues						
062-362078	Solar Power Project	227,700	0	0	224,590	424,106
Miscellaneous Revenues Totals:		227,700	0	0	224,590	424,106
Intragovernmental Transfers						
062-391063	Transfers from SSLGC Operating Fund	250,000	250,000	125,000	250,000	0
Intragovernmental Transfers Totals:		250,000	250,000	125,000	250,000	0
062 - SSLGC FUTURE DEVELOPMENT FUND TOTALS		480,284	252,550	126,824	476,940	426,156

2022-23 Budget-SSLGC Future Development Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY2023</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/22</u>	<u>Estimates</u>	<u>Budget</u>
062 - SSLGC FUTURE DEVELOPMENT FUND						
90 - Non Departmental						
32 - Professional Services						
062-9000-320500	Professional Services	154,588	386,000	175,520	333,491	362,746
32 - Professional Services Totals:		154,588	386,000	175,520	333,491	362,746
70 - Capital Outlay						
062-9000-702000	Buildings	8,184	0	0	0	0
062-9000-703000	Improvements Other Than Building	241,293	0	4,453	13,993	2,020,079
70 - Capital Outlay Totals:		249,477	0	4,453	13,993	2,020,079
96 - Use of Retained Earnings						
058-9800-960000	Use of Retained Earnings	0	0	0	0	(1,956,669)
96 - Use of Retained Earnings Totals:		0	0	0	0	(1,956,669)
SSLGC FUTURE DEVELOPMENT FUND TOTALS		404,065	386,000	179,973	347,484	426,156

The SSLGC Impact Fee fund is utilized to help pay for the expansion and additional capacity required of water supply, treatment facilities, pump stations and storage tanks. Impact fees are collected through a one-time charge imposed on new development in the City of Schertz and the City of Seguin to help recover capital costs associated with SSLGC providing the infrastructure and other required improvements to provide service to that new development. Land use assumptions and capital improvements to be included in the impact fee calculations are updated and reviewed every five years with the last update being in 2018.

2022-23 Budget-SSLGC Impact Fee Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY2023</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/22</u>	<u>Estimates</u>	<u>Budget</u>
065 - SSLGC IMPACT FUND						
Revenue						
Utility						
065-343013	Water Impact Fee	659,802	600,000	295,592	650,000	600,000
Utility Totals:		659,802	600,000	295,592	650,000	600,000
Interest Revenues						
065-361002	Investment Pools Interest Earnings	1,221	1,000	724	1,000	750
065-361004	Texas CLASS Interest Earnings	3,893	4,000	1,563	2,200	1,500
065-361020	Restricted Cash	83	0	1,236	1,250	500
Interest Revenues Totals:		5,197	5,000	3,523	4,450	2,750
SSLGC IMPACT FUND TOTALS		664,999	605,000	299,115	654,450	602,750

2022-23 Budget-SSLGC Impact Fee Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021 Actual</u>	<u>FY 2022 Budget</u>	<u>FY 2022 03/31/22</u>	<u>FY 2022 Estimates</u>	<u>FY2023 Budget</u>
065 - SSLGC IMPACT FUND						
90 - Non Departmental						
32 - Professional Services						
065-9000-320500	Professional Services	0	0	1,965	0	0
32 - Professional Services Totals:		0	0	1,965	0	0
70 - Capital Outlay						
065-9000-703000	Impr. Other Than Building	979,117	2,150,000	100,538	104,393	5,600,289
70 - Capital Outlay Totals:		979,117	2,150,000	100,538	104,393	5,600,289
96 - Use of Retained Earnings						
058-9800-960000	Use of Retained Earnings	0	0	0	0	(4,997,539)
96 - Use of Retained Earnings Totals:		0	0	0	0	(4,997,539)
SSLGC IMPACT FUND TOTALS		979,117	2,150,000	102,503	104,393	602,750

The SSLGC Reserve Fund was established to maintain according to bond covenants. The covenants require a balance of the annual average debt service payment of the earlier bonds issued.

2022-23 Budget-SSLGC Reserve Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY2023</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/22</u>	<u>Estimates</u>	<u>Budget</u>
066 - SSLGC RESERVE FUND						
Revenue						
Interest Revenues						
066-361002	Investment Pools Interest Earnings	334	250	177	300	200
066-361004	Texas CLASS Interest Earnings	778	800	769	925	700
066-361020	Restricted Cash	0	0	0	0	0
Interest Revenues Totals:		1,112	1,050	946	1,225	900
<hr/>						
066 - SSLGC RESERVE FUND TOTALS		1,112	1,050	946	1,225	900

The SSLGC Rate Stabilization Fund was created in 2017 by the SSLGC Board of Directors to be used in order to prepare for volatile periods which can greatly impact the rates of SSLGC water customers are charged and can be used to avoid passing along pricing peaks to these customers. These funds can only be used based upon staff recommendation and Board of Directors approval. The fund balance for the rate stabilization fund will be evaluated annually and any adjustments due to anticipated needs may be made by the Board of Directors.

2022-23 Budget-SSLGC Rate Stabilization Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY2023</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/22</u>	<u>Estimates</u>	<u>Budget</u>
057 - SSLGC Rate Stabilization Fund						
Revenue						
Interest Revenues						
057-361004	Texas CLASS Interest Earnings	1,626	1,500	1,569	2,500	2,000
057-361020	Restricted Cash	7	0	5	10	10
Interest Revenues Totals:		1,633	1,500	1,574	2,510	2,010
Intragovernmental Transfers						
057-391058	Transfers from SSLGC Operating	0	0	0	300,000	0
Intragovernmental Transfers Totals:		0	0	0	300,000	0
SSLGC Rate Stabilization Fund Totals:		1,633	1,500	1,574	302,510	2,010

2022-23 Budget-SSLGC Rate Stabilization Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021 Actual</u>	<u>FY 2022 Budget</u>	<u>FY 2022 03/31/22</u>	<u>FY 2022 Estimates</u>	<u>FY2023 Budget</u>
057 - SSLGC Rate Stabilization Fund						
90 - Non Departmental						
81 - Contributions						
057-9000-818000	Winter Weather Relief Credit	36,025	0	0	0	0
81 - Contributions Totals:		36,025	0	0	0	0
SSLGC Rate Stabilization Fund Totals:		36,025	0	0	0	0

The SAWS I&S Fund accounts for contributions from San Antonio Water Systems toward the payment of principal and interest of the SSLGC Contract Revenue Refunding Bonds, Series 2019.

2022-23 Budget-SAWS I&S Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY 2022</u>	<u>FY2023</u>
069 - SSLGC I&S - SAWS		Actual	Budget	03/31/22	Estimates	Budget
Revenue						
Interlocal Agreement						
069-331690	Interlocal Agreement / San Antonio	1,512,787	1,390,974	435,432	1,390,974	1,391,188
Interlocal Agreement Totals:		1,512,787	1,390,974	435,432	1,390,974	1,391,188
Interest Revenues						
069-361004	Texas CLASS Interest Earnings	489	500	165	200	150
069-361020	Restricted Cash	(28)	(40)	135	150	100
Interest Revenues Totals:		461	460	300	350	250
SSLGC I&S - SAWS Totals		1,513,248	1,391,434	435,732	1,391,324	1,391,438

2022-23 Budget SAWS I&S Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY 2021 Actual</u>	<u>FY 2022 Budget</u>	<u>FY 2022 03/31/22</u>	<u>FY 2022 Estimates</u>	<u>FY2023 Budget</u>
069 - SSLGC I&S - SAWS						
92 - Debt Service						
90 - Principal Payments						
069-9200-909500	2019 SSLGC Refunding Bonds-SAWS	635,000	655,000	0	655,000	675,000
90 - Principal Payments Totals:		635,000	655,000	0	655,000	675,000
91 - Interest Payments						
069-9200-919500	2019 SSLGC Refunding Bonds-SAWS	755,975	733,450	371,638	733,450	715,188
91 - Interest Payments Totals:		755,975	733,450	371,638	733,450	715,188
92 - Fiscal Agent Fees						
069-9200-920000	Fiscal Agent Fees	415	1,000	400	1,000	1,000
92 - Fiscal Agent Fees Totals:		415	1,000	400	1,000	1,000
SSLGC I&S - SAWS Totals:		1,391,390	1,389,450	372,038	1,389,450	1,391,188

FY2023-2027

Capital Improvement Projects/Equipment 5-Year Plan

	FY	Project	Projected Cost	Approved Funding	Funding Source
	2023				
1		Pressure Tank Painting (Hal Baldwin Pump Station)			
			\$87,790	\$87,790	RR
2		Well Lowering Project	\$1,071,384	\$594,984	RR
3		Pressure Filter Rehab Project	\$1,370,065	\$633,745	RR
4		Light Fixture Repair and Replacement - Gonzales Water Treatment Plant	\$25,000	\$25,000	RR
5		Water Transmission Lines	\$25,000	\$25,000	RR
6		High Service Pumps and Motors	\$300,000	\$300,000	RR
7		Wells Repair and Replacement	\$500,000	\$500,000	RR
8		Gonzales High Service Pump Room #1 Expansion Project - 2 Additional Pumps and Starters (2021 Water Model)	\$2,034,000	\$2,034,000	IF
9		Gonzales Surge Analysis and Surge Tank Installation (2021 Water Model)	\$900,000	\$900,000	IF
10		Guadalupe Project Additional Funds	\$4,650,000	\$2,650,000	IF
				\$2,000,000	FD
11		Solar Project (land surveys)	\$50,000	\$50,000	FD
12		Emergency Preparedness Plan Implementation - Emergency Generators/GVEC Electric Feeds	\$2,000,000	\$2,000,000	Bonds
13		Cowey (42" Guadalupe WTP to Surge Tank) & Elm Creek (36" FM 467 Vault to Hal Baldwin Pump Station) Pipeline Projects (Engineering & Easement Acquisition)	\$4,500,000	\$4,500,000	Bonds/IF
14		Mach. & Equip. - Small Equipment (trailer replacement)	\$10,000	\$10,000	FY23
		TOTAL	\$17,523,239	\$16,310,519	
	2024				
1		Well Lowering Project	\$1,103,209	\$1,103,209	RR
2		Pressure Filter Rehab Project	\$758,409	\$758,409	RR
3		Emergency Preparedness Plan Implementation - Emergency Generators/GVEC Electric Feeds	\$2,000,000	\$2,000,000	Bonds
4		Water Transmission Lines	\$25,750	\$25,750	RR
5		High Service Pumps and Motors	\$309,000	\$309,000	RR
6		Wells Repair and Replacement	\$515,000	\$515,000	RR
7		Mach. & Equip. - Office (video surveillance at Gonzales WTP and Hal Baldwin Pump Station)	\$48,300	\$48,300	FY24
8		Automatic Gate Installation at Gonzales WTP	\$58,800	\$58,800	FY24
9		Pipeline Condition Assessment Phase 1- 42" Gonzales WTP to Surge Tank	\$1,035,000	\$1,035,000	FY24
		TOTAL	\$5,853,468	\$5,853,468	
	2025				
1		Well Lowering Project	\$1,136,305	\$1,136,305	RR
2		Pressure Filter Rehab Project	\$781,161	\$781,161	RR
3		Emergency Preparedness Plan Implementation - Emergency Generators/GVEC Electric Feeds	\$2,000,000	\$2,000,000	Bonds

FY2023-2027
Capital Improvement Projects/Equipment 5-Year Plan

	FY	Project	Projected Cost	Approved Funding	Funding Source
4		Cowey (42" Guadalupe WTP to Surge Tank) & Elm Creek (36" 467 Vault to Hal Baldwin Pump Station) Parallel Pipeline Projects (Construction)	\$24,500,000	\$24,500,000	Bonds/IF
5		Water Transmission Lines	\$26,523	\$26,523	RR
6		High Service Pumps and Motors	\$318,270	\$318,270	RR
7		Wells Repair and Replacement	\$530,450	\$530,450	RR
8		Pipeline Condition Assessment Phase 2 - 42" and 36" Surge Tank to Hal Baldwin Pump Station	\$749,000	\$749,000	FY25
		TOTAL	\$30,041,709	\$30,041,709	
1	2026	Well Lowering Project	\$1,170,394	\$1,170,394	RR
2		Road Seal Coat (Gonzales WTP)	\$76,800	\$76,800	RR
3		Gonzales Water Treatment Plant Clearwell 1 Painting	\$326,848	\$326,848	RR
4		BPS Tank 2 Painting	\$515,933	\$515,933	RR
5		Emergency Preparedness Plan Implementation - Emergency Generators/GVEC Electric Feeds	\$2,000,000	\$2,000,000	Bonds
6		Water Transmission Lines	\$27,318	\$27,318	RR
7		Pumps and Motors	\$327,818	\$327,818	RR
8		Wells Repair and Replacement	\$546,364	\$546,364	RR
9		Pipeline Condition Assessment Phase 3 - 30" FM 467 Vault to Seguin	\$480,675	\$480,675	FY26
		TOTAL	\$5,472,150	\$5,472,150	
1	2027	Additional Surge/Storage Tank	\$756,000	\$756,000	IF
2		Emergency Preparedness Plan Implementation - Emergency Generators/GVEC Electric Feeds	\$2,000,000	\$2,000,000	Bonds
3		Water Transmission Lines	\$28,138	\$28,138	RR
4		Pumps and Motors	\$337,653	\$337,653	RR
5		Wells Repair and Replacement	\$562,754	\$562,754	RR
6		Pipeline Condition Assessment Phase 4 - 36" Hal Baldwin Pump Station to Marion	\$855,000	\$855,000	FY27
		TOTAL	\$4,539,545	\$4,539,545	
FY2023-2027 Total			\$63,430,110	\$63,430,110	

SSLGC = Schertz/Seguin Local Government Corporation

Bonds - New Utility Revenue Bond Issue

SWIFT Bonds - TWDB Existing Bond Funding

FY23 - Current Year Funding

IF - Water Impact Fund

RR- Repair & Replacement Fund

FD- Future Development Fund

SCHERTZ/SEGUIN LOCAL GOVERNMENT CORPORATION
STATE OF TEXAS
COUNTY OF GUADALUPE

**A RESOLUTION ADOPTING THE SCHERTZ/SEGUIN LOCAL GOVERNMENT
CORPORATION FISCAL YEAR 2022-2023 BUDGET AND MAKING
APPROPRIATION IN ACCORDANCE WITH SAID BUDGET**

WHEREAS, in accordance with the Schertz/Seguin Local Government Corporation Bylaws, it is necessary to adopt a budget for the fiscal year 2022-2023; and

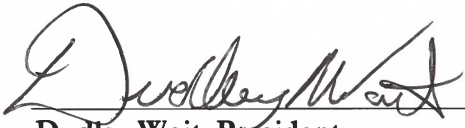
WHEREAS, a proposed annual budget for the period commencing October 1, 2022 and ending September 30, 2023 has been prepared by the Schertz/Seguin Local Government Corporation Financial Officer and the City of Seguin Director of Finance, and the Board of Directors has considered the proposed budget; and

WHEREAS, the budget for the fiscal year 2022-2023 for the Schertz/Seguin Local Government Corporation is attached.

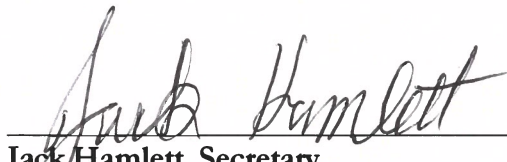
**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE
SCHERTZ/SEGUIN LOCAL GOVERNMENT CORPORATION:**

The budget for the fiscal year commencing October 1, 2022 and ending September 30, 2023 is hereby approved and adopted.

Passed and approved this the 16th day of June, 2022.


Dudley Wait, President

Attest:


Jack Hamlett, Secretary
OR

Richard Dziewit, Assistant Secretary

RESOLUTION NO. 22-R-68

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS APPROVING THE SCHERTZ SEGUIN LOCAL GOVERNMENT CORPORATION FISCAL YEAR 2022-2023 ANNUAL BUDGET, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Schertz Seguin Local Government Corporation (SSLGC) is a corporation for the provision of and transportation of water wholly owned by both the City of Schertz and the City of Seguin; and

WHEREAS, SSLGC by-laws require that the corporation establish an annual budget and said annual budget must be approved by the SSLGC Board of Directors and both the City of Schertz and the City of Seguin; and

WHEREAS the proposed FY 2022-23 Fiscal Year Budget has been approved by the SSLGC Board of Directors at their regularly scheduled June Board Meeting; and

WHEREAS, the City staff of the City of Schertz (the "City") recommends that the City approve the Schertz Seguin Local Government Corporation Fiscal Year 2022-23 Annual Budget; and

WHEREAS, the City Council has determined that it is in the best interest of the City to approve the budget to ensure that the citizens and businesses of Schertz continue to receive excellent and vital water service.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby authorizes the approval of the Schertz Seguin Local Government Corporation Fiscal Year 2022-23 Annual Budget.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 28th day of June 2022.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST :

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022

Department: Planning & Community Development

Subject: Ordinance No. 22-S-25 - Conduct a public hearing and consideration and/or action on a request to amend the Comprehensive Land Use Plan by changing approximately 22 acres of the Future Land Use Map from the Agricultural Conservation land use designation to the Multi-Family Residential land use designation, generally located approximately 1,100 feet west of the intersection between FM 482 and Hubertus Road, also known as Comal County Property Identification Numbers 401272, 401273, 75375, 75237, 75246 City of Schertz, Comal County, Texas. *First Reading* (B. James/L. Wood/M. Harrison)

BACKGROUND

Owners:

- Juan A. Vidalez, Jr., 7636 FM 482: Parcel ID 401272
- Bryan Moczygemba, 7608 FM 482: Parcel ID 401273
- Mary Helen Esquivel, 7576 FM 482: Parcel ID 75237
- Joanna C. Francois, 7590 FM 482: Parcel ID 75375
- Gary and Carol Cusick, 7570 F 482: Parcel ID 75246

Thirteen (13) public hearing notices were mailed to the surrounding property owners on May 13, 2022 with a public hearing notice published in the "San Antonio Express" on June 8, 2022 prior to the City Council public hearing. At the time of the staff report Staff received 1 response opposed and 2 responses in favor of the requested Comprehensive Land Use Plan Amendment.

GOAL

The goal is to amend the Comprehensive Land Use Plan by changing approximately 22 acres of land of the Future Land Use Map from Agricultural Conservation land use designation to Multi-Family Residential land use designation.

COMMUNITY BENEFIT

The community benefit is to promote safe, orderly, efficient development and bring about the City's vision of future growth.

SUMMARY OF RECOMMENDED ACTION

The applicant is requesting to amend the Comprehensive Land Use Plan by changing approximately 22 acres of land of the Future Land Use Map from Agricultural Conservation land use designation to Multi-Family Residential land use designation. The Future Land Use Map for the subject area was evaluated as part of the Sector Plan Amendment to the Comprehensive Land Use Plan, adopted by City Council on July 16, 2013. The subject properties are currently under the Agricultural Conservation land use designation. Some of the character defining elements of Agricultural Conservation are mainly large-lot residential and agricultural uses with some agricultural related commercial uses being permitted (landscaping business, metal workshop, farmers market, convenience store, etc..., with appropriate design and transition standards).

The applicant is proposing to change the Future Land Use designation of the subject properties to Multi-Family Residential. This proposed Future Land Use designation is intended to allow Apartment buildings, and developments with three or more units as well as nursing homes and assisted-care group living facilities.

Beginning from the mid-block of IH 35 heading north towards FM 482 the area has the land use designation of Agricultural Conservation. The properties surrounding these parcels have uses such as large acre residential tracts, light industrial/commercial businesses, a planned elementary and existing middle school. The proposed land use designation of Multi-Family Residential would serve as a buffer to the large acre residential tracts to the schools and the light industrial/commercial businesses.

FISCAL IMPACT

None

RECOMMENDATION

The 2013 Sector Plan Amendment of the Comprehensive Land Use Plan sought to establish future development of the North Schertz area to have a mixture of commercial, light industrial, mixed use and rural conservation. This would allow for smart growth as the City of Schertz continues to grow and develop.

The surrounding properties of the subject tracts have uses that range from large acre residential lots, light industrial/commercial businesses, as well as a middle school with a planned elementary school. There has been growth in the area from FM 2252 to Schwab Road with smaller light industrial/commercial businesses, that are allowed given that the majority of the area is zoned Manufacturing Light District (M-1). The existing businesses and schools pose a need for the area to provide another option for housing. In allowing the land use designation to be amended to Multi-Family Residential it would provide a buffer to the existing residential properties from the light industrial/commercial businesses and the schools.

The Planning and Zoning Recommendation: The Planning and Zoning Commission held a public hearing on May 25th, 2022 where the Commission made a recommendation of approval to the City Council with a vote 4-1, Chairman Outlaw with the nay. The Commission spoke at length regarding the Comprehensive Land Use Plan, traffic, and the current uses of the area.

Staff supports the Commissions' recommendation to City Council and recommends approval of the Comprehensive Land Use Plan Amendment from the Agricultural Conservation land use designation to Multi-Family Residential land use designation.

Attachments

Ord. No. 22-S-25

Aerial Map

Public Hearing Notice Map

Amendment Memo

Proposed Comprehensive Land Use Designation

Public Hearing Notice Responses

ORDINANCE NO. 22-S-25

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE COMPREHENSIVE LAND USE PLAN BY CHANGING APPROXIMATELY 22 ACRES OF THE FUTURE LAND USE MAP FROM THE AGRICULTURAL CONSERVATION LAND USE DESIGNATION TO THE MULTI-FAMILY RESIDENTIAL LAND USE DESIGNATION, GENERALLY LOCATED APPROXIMATELY 1,100 FEET WEST OF THE INTERSECTION OF F 482 AND HUBERTUS ROAD, ALSO KNOWN AS COMAL COUNTY PROPERTY IDENTIFICATION NUMBERS 401272, 401273, 75375, 75237, AND 75246 CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

WHEREAS, an application to amend the Comprehensive Land Use Plan by changing approximately 22 acres of the Future Land Use Map from the Agricultural Conservation land use designation to the Multi-Family Residential land use designation, generally located approximately 1,100 feet west of the intersection between FM 482 and Hubertus Road, also known as Comal County Property Identification Numbers 401272, 401273, 75375, 75237, 75246, and more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.4.6.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on an amendment to the Comprehensive Land Use Plan (the “Criteria”); and

WHEREAS, on May 25, 2022, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested Comprehensive Land Use Plan Amendment; and

WHEREAS, on June 28, 2022, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested Comprehensive Land Use Plan Amendment be approved as provided for herein.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:
THAT:**

Section 1. The current Comprehensive Land Use Plan is hereby amended to change the Future Land Use Map of the property, as shown and more particularly described in the attached Exhibit B, from Agricultural Conservation land use designation to Multi-Family Residential land use designation.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 3. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 4. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 8. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Approved on first reading the 28th day of June 2022.

PASSED, APPROVED AND ADOPTED on final reading the 5th day of July 2022.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary
(SEAL OF THE CITY)



Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

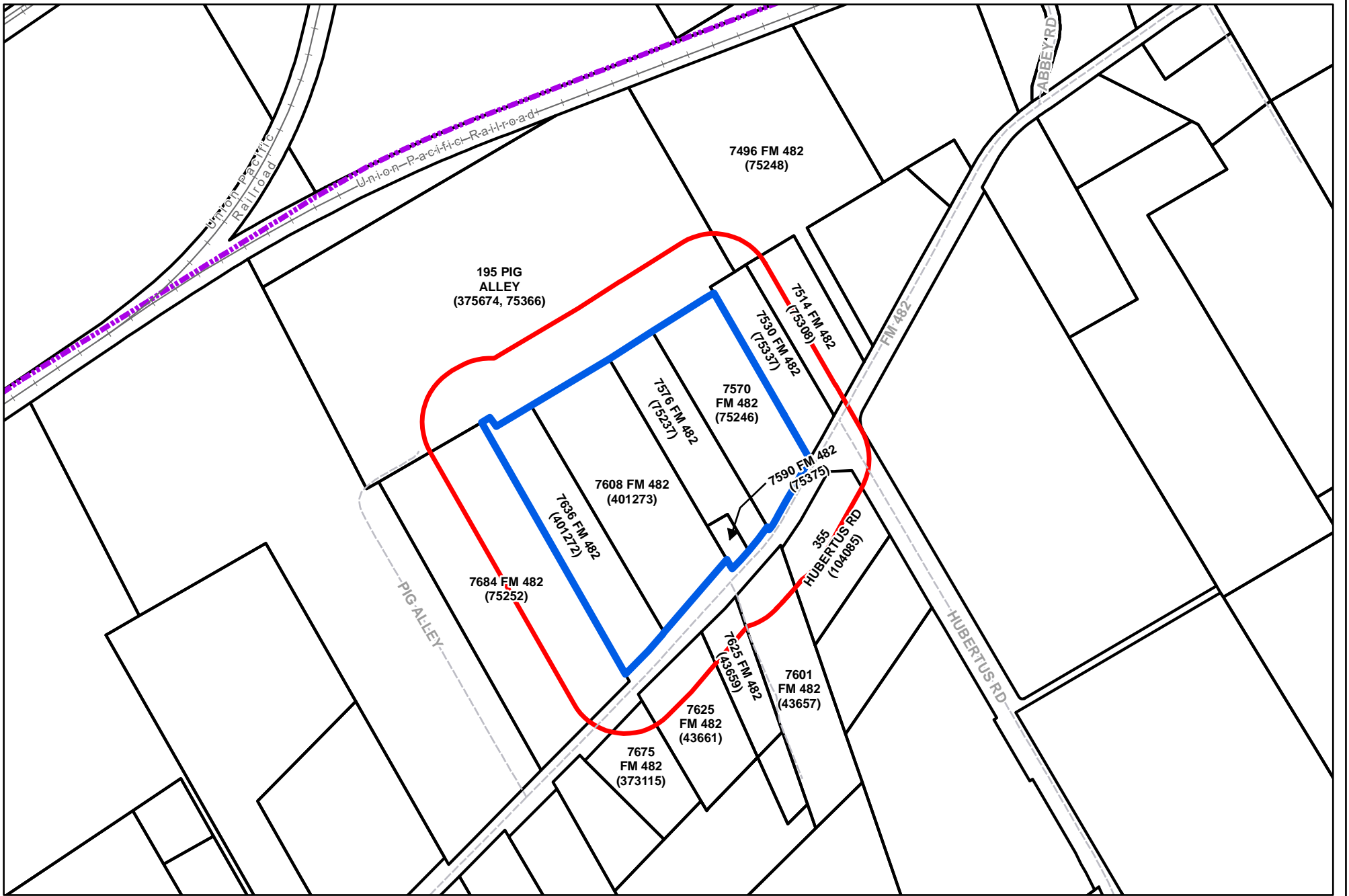


FM 482 REZONE & COMPREHENSIVE
LAND USE PLAN AMENDMENT

<all other values>	60' Expansion	86' Extension	120' Proposed	1", 1 1/2"	8"	20"	Schertz Gravity	Hydrant	200' Buffer
Highways	60' Proposed	86' Proposed	Abandoned	2", 2 1/2"	10"	24"	Schertz Pressure	Manholes	Schertz Municipal Boundary
Major Roads	60' Extension	120' Expansion	Future TxDOT	3"	12"	30"	Neighboring Main	Neighboring Gravity	County Boundaries
Minor Roads	86' Expansion	120' Extension	Highway	4"	16"	36"	Private Main	Private Pressure	
Other Cities				6"	18"				

1 Inch = 200 Feet





Last Update: May 10, 2022

City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185
 "The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be made and information may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time."

City of Schertz

FM 482 - REZONE & COMPREHENSIVE LAND USE PLAN AMENDMENT



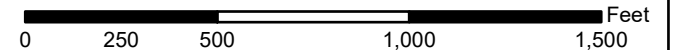
Parcel Boundaries



Schertz City Boundary



200' Buffer



Memo

Date: 05-03-2022

To: City of Schertz Planning & Zoning Commission

From: Chris Bancroft, Principal, Texas Multifamily Capital, LLC

Re: Comprehensive Land Use Plan Amendment for:

7608 FM 482, 7576 FM 482, 7636 FM 482, 7590 FM 482 and 7570 FM 482

NEW BRAUNFELS, TX 78132

To Whom it May Concern,

Texas Multifamily Capital, LLC (TMC) has submitted an application for rezoning for the above noted properties that make up the FM 482 & Hubertus Rd 5-property assemblage. The requested zoning for the 5-property assemblage is Apartment/Multifamily District (R4). Currently the two westernmost parcels are zoned Agricultural District (AD) while the three easternmost parcels are zoned Light Industrial (M-1).

The City of Schertz Sector Plan, adopted into the Comprehensive Land Use Plan on July 16, 2013, identifies these properties as an Agricultural Conservation land use designation. **TMC is requesting an amendment to the Comprehensive Land Use Plan to change the land use designation for these properties from Agricultural Conservation to Multi-Family Residential to accommodate Apartment/Multi-family District (R4) zoning.**

Currently, these properties are being utilized as single family homes. Neighboring properties to the south, west and north have similar current land uses of either single family or agricultural land. All surrounding properties - with one exception - are currently zoned (M-1) Light Industrial. The only adjacent property not currently zoned M-1 belongs to Comal ISD and will likely be used for a future school or school expansion. On the eastern corner of FM 482 and Hubertus Rd, approximately 250 feet away from the 5-property assemblage is Danville Middle School, also part of Comal ISD.

While the comprehensive land use plan indicates Agricultural Conservation across much of the North Schertz Sector, much the existing zoning (M-1 Light Industrial) contradicts this designation. This includes most of the property along FM 482 and areas surrounding both the 5-property assemblage and Danville Middle School.

TMC is aware that the City of Schertz Comprehensive Land Use plan is in the process of being updated and revised for 2022. Much of what is outlined in the current Comprehensive plan from 2013 is no longer relevant to the current market conditions. Demand for housing in Central Texas has skyrocketed over the past few years. Demand for **affordable rental housing** has also skyrocketed, as single family home prices have increased at unsustainable rates along the same timeline. Danville Middle School also did not exist in 2013 when the current Comprehensive plan was approved. The school certainly requires different land uses for the area that are more compatible.

It can be safely assumed that as properties in the area sell over time, they will likely convert to their by-right use of (M-1) Light Industrial. This of course conflicts with the current Comprehensive plan indications for Agricultural Conservation. Light industrial is **not** a compatible use adjacent to a large public school with close to 1,000 children. Light industrial facilities adjacent to a large public school will likely cause issues ranging from environmental safety, traffic safety, crime, noise, pollution and a number of other issues associated with those incompatible land uses.

TMC envisions building three story garden style apartments on the 5-property assemblage. A thoughtfully designed apartment community with ample green space and parkland is complimentary to the adjacent middle school, and would create a better transition of land uses between the school and the other M-1 zoned properties. It will serve to provide affordable rental housing for the families with children that attend Danville Middle School, but also provide affordable rental housing for the local residents of the rapidly growing City of Schertz.

We appreciate the Planning & Zoning Commissions consideration for Comprehensive Land Use Plan amendment to accommodate R4 zoning for these properties.

Sincerely,


Chris Bancroft


Principal


Texas Multifamily Capital, LLC


512-705-0212


(PROPOSED)
COMPREHENSIVE LAND USE:
MULTI-FAMILY RESIDENTIAL


-  Rural Frontage


 Sector Boundary


 Air Installation Impact


 Air Installation Compatible


 Civic, Schools



 Main Street Commercial


 Commercial Campus


 Commercial Light Industrial


 Highway Commercial


 Industrial


 Industry, Technology and R and D
-  Parks, Open Space


 Agricultural Conservation


 Estate Neighborhood


 Single Family Residential


 Multi-Family Residential


 Manufactured Housing

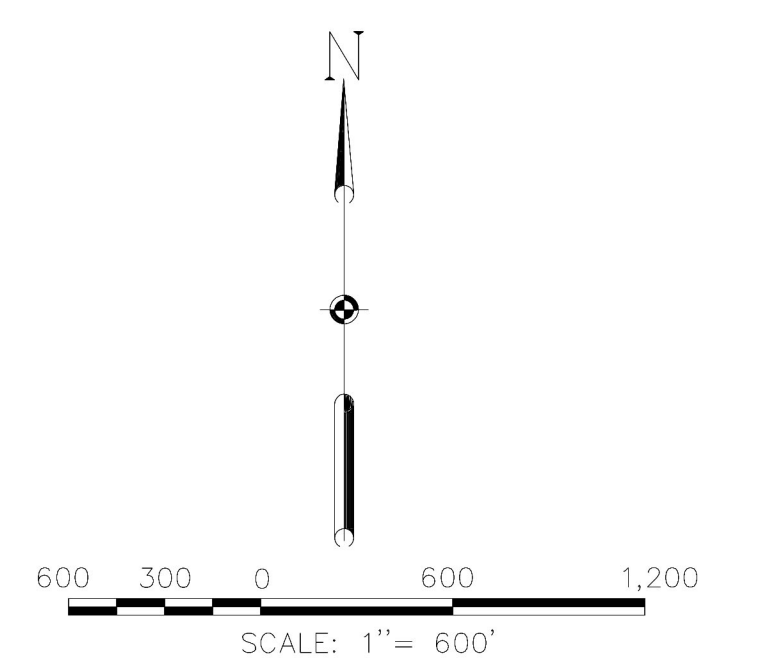
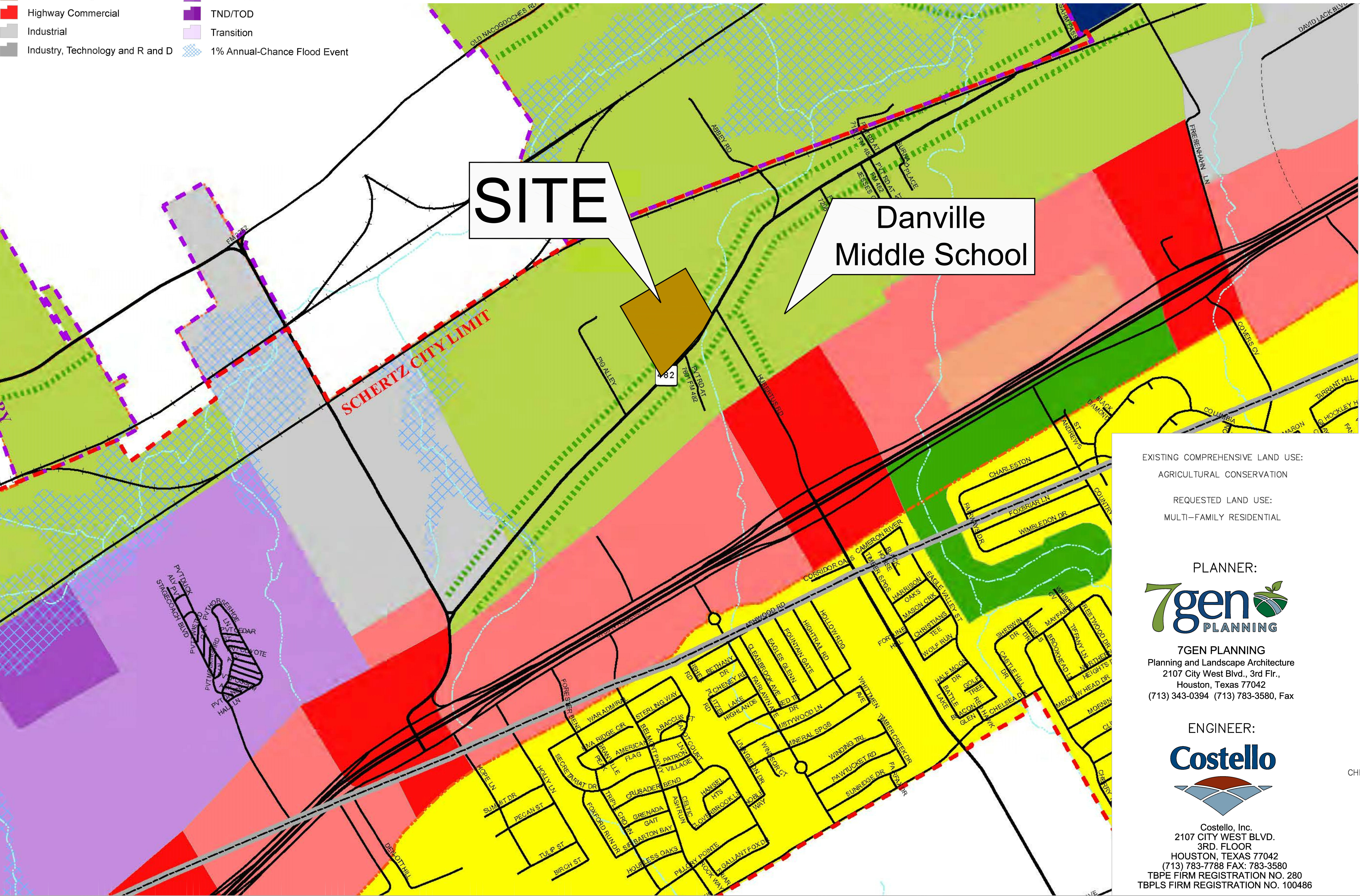
 Mixed Use Neighborhood

 Mixed Use Core

 TND/TOD

 Transition

 1% Annual-Chance Flood Event



LOT 1, BLOCK 1 CLAYTON HOMES
AUGUST 24, 2016
(DOC. NO. 201606035823, M.P.R.)
OWNER: JUAN A. VIDALEZ, JR.
(DOC. NO. 201706005484, O.P.R.)

LOT 2, BLOCK 1 CLAYTON HOMES
AUGUST 24, 2016
(DOC. NO. 201606035823, M.P.R.)
OWNER: BRYAN MOCZYGEMBA
(DOC. NO. 201706002658, O.P.R.)

0.3462 OF AN ACRE TRACT OF LAND,
OUT OF THE RAFAEL GARZA SURVEY
NO. 98, ABSTRACT 175
OWNER: JOANNA C. FRANCOIS
(VOL.321 PG. 162, D.P.R.)

3.660 ACRE TRACT OF LAND,
OUT OF THE RAFAEL GARZA SURVEY
NO. 98, ABSTRACT 175
OWNER: MARY HELEN ESQUIVEL
(VOL.321 PG. 162, D.P.R.)
(DOC. NO. 2016PCA0125, O.P.R.)

5.073 ACRE TRACT OF LAND,
OUT OF THE RAFAEL GARZA SURVEY
NO. 98, ABSTRACT 175
OWNER: GARY L. AND CAROL CUSICK
(VOL.300 PG. 791, O.P.R.)

EXISTING COMPREHENSIVE LAND USE:
AGRICULTURAL CONSERVATION

REQUESTED LAND USE:
MULTI-FAMILY RESIDENTIAL

PLANNER:

7gen
PLANNING

7GEN PLANNING
Planning and Landscape Architecture
2107 City West Blvd., 3rd Fl.,
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

ENGINEER:

Costello

Costello, Inc.
2107 CITY WEST BLVD.
3RD. FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

APPLICANT:

CHRIS BANCROFT (TEXAS MULTIFAMILY CAPITAL)
512-705-0212
1515 S. CAPITAL OF TEXAS HIGHWAY
SUITE 405
AUSTIN, TX 78746

SURVEYOR:

KFW SURVEYING
210-979-8444
3421 PAESANOS PKWY.
SUITE 101
SAN ANTONIO, TX 78231

Megan Harrison

From: Hollis Wooldridge
Sent: Wednesday, May 18, 2022 9:11 PM
To: Megan Harrison
Subject: Response to ZC2022-010
Attachments: Schertz ZC2022-010.pdf; Schertz Land Protest Letter CY2022.docx

Hi Megan,

Please see the attached info with regards to the public hearing referred to above and acknowledge receipt at your convenience. We will very likely attend the hearing and can speak directly to our written narrative if necessary.

Thank you,
Hollis Wooldridge
7496 FM 482
New Braunfels, TX 78132

NOTE - This message contains an attachment that might contain a malicious payload. Schertz makes every effort to block transmission of dangerous attachments, but you as the recipient should always be cautious of receiving messages with attachments that you don't recognize or request from the sender.

NOTICE OF PUBLIC HEARING

May 13, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, May 25, 2022 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

ZC2022-010 – A request to amend the Comprehensive Land Use Plan by changing approximately 22 acres of the Future Land Use Map from the Agricultural Conservation land use designation to the Multi-Family Residential land use designation, generally located approximately 1,100 feet west of the intersection between FM 482 and Hubertus Road, also known as Comal County Property Identification Numbers 401272, 401273, 75375, 75237, 75246 City of Schertz, Comal County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to Megan Harrison, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, by fax (210) 619-1789, or by e-mail mharrison@schertz.com. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for ZC2022-010

COMMENTS: 365 ATTACHED

NAME: HOLLYS WOOLDRIDGE SIGNATURE: 
(PLEASE PRINT)

STREET ADDRESS: 7496 FM 482, NEW BRAUNFELS, TX 78132

DATE: 5-18-2022

May 18, 2022

Schertz Planning and Zoning Commission
1400 Schertz Parkway
Schertz, Texas 78154

Re: Property 75248
Owners: Hollis and Laura Wooldridge
Address: 7496 FM 482, New Braunfels, TX 78132
Re: Hearing ZC2022-010

To Whom It May Concern:

We are hereby protesting the request to change 22 acres to Multi-Family Residential land use – primarily due to ongoing concerns of flooding during rain events.

We moved to this address from San Antonio in August 1994 and at that time, our access from FM 482 flooded only when 5" to 6" of rain or more fell over an extended period. The properties around us consisted primarily of farmland, which absorbed substantial amounts of rain before any runoff occurred. In addition, much of the land directly across I-35 between exits 177 and 178 also consisted of agricultural land.

A RBFCU bank was built in 2007 and a Valero service station was constructed in 2016 on the corner of Hubertus Road and I-35 South, about 3/4 of a mile from our property, and these buildings are located on the high side of the flood plain. In addition, we also now have Danville Middle School directly across from our property, which opened in fall of 2018, and Comal ISD elementary school #20 is currently under construction across Hubertus Road; it is scheduled to open in fall of 2023. The former farmland where these buildings are now located has been replaced with concrete, pavement and other hard impermeable surfaces. Furthermore, more than 2000 houses were built on the east side of 35 in the past 10-12 years; that storm water runoff goes underneath I-35 and ultimately across FM 482. Road access to our property is on the lower west side of FM 482, through Dry Comal Creek flood plain and our property is now inaccessible during rains of more than 1". In addition, a great deal of trash floats in with every flood – most of it in the form of plastic bottles and anything else that will float.

In 2017, a neighbor who was renting the house on 7514 FM 482 was washed into our stock pond while inside his truck when he tried to access his driveway during a flood, which came after a 4" downpour that fell in about an hour. Schertz Emergency Services were called to rescue him from the truck using a boat. We were away from our house during the rainfall and could not gain entrance to our property for 5 hours after the rain stopped.

We were told when Danville Middle School plans were under review that sufficient retention would be installed to control flood waters, but the pond area is easily overwhelmed once its limit is reached. The latest round of rain that fell on April 25, 2022, washed a large amount of organic material into the retention area and clogged the discharge grate, which forced more water across FM 482 and onto our property. Unless FM 482 is widened and drainage improved, reliable access to all property in this area is completely dependent on the weather.

In addition, we have tremendous concerns about increases in vehicle traffic on FM 482 over the past few years. Since the use of mobile app mapping, FM 482 has become a regular alternate route to IH 35 when the highway is experiencing heavy traffic, and that extra traffic has regularly resulted in restriction of our egress from our own property. The frequent semi-truck traffic is also destructive to the road surface. We were previously able to exercise with a walk alongside the road within a mile in either direction, but it is no longer safe to do so. Now that there are two schools with no neighborhoods nearby, the attending students and staff must arrive and depart via bus or private vehicle, which has also increased traffic on FM 482. In addition to addressing

the drainage issues, the road must be widened to support more development. It is also very difficult to put a monetary value on the loss of bucolic views and wildlife habitation, but these proposed structures certainly decrease the value of surrounding land.

In conclusion, we believe that any further development must be preceded by an integrated and fully developed infrastructure plan before any variances can be considered, in order to protect everyone in this area.

Sincerely,
Hollis and Laura Wooldridge
7496 FM 482
New Braunfels, TX 78132
Enc: Various photographs showing flood damage and elevations



Neighbor's truck swept and stranded by flood waters in 2017. Schertz Fire Department had to perform a boat rescue of the driver during the height of the flood.



Our fence in 2017, which was damaged after the truck was swept through. This photo taken two days afterwards.



April 25, 2022 – Taken just after the rain ended; shows our property facing east. The water varies from a few inches to about 6 feet at its deepest point.



April 25, 2022 – Taken just after the rain ended; shows our property facing east towards our neighbor. This water has crossed FM 482 and is blocking access to both the road and our driveway.



April 25, 2022 – Taken from our driveway about 2-1/2 hours after flood waters subsided showing our driveway facing south along FM 482. The utility truck in the background had just loaded a backhoe which was used to clear FM 482 of debris to allow general vehicle access.



April 26, 2022 – Taken from our driveway the following day at 4:30 pm, also facing south along FM 482. An unknown party made an attempt to clean the drainage ditch sometime during the day.

We can provide MANY more photos of floods in recent years should they be needed.

Megan Harrison

From: Georgiana Watts
Sent: Monday, May 23, 2022 8:43 PM
To: Megan Harrison
Subject: ZC2022-010 Public Hearing land use plan

Good day - I cannot attend the meeting Wednesday as our daughter is graduating from Davenport High School.

We are in favor of the change.

We are basically behind the said properties. With 37 acres at 195 Pig Aly (375674,75366)

Thank you,
Georgiana Watts
195 Pig Alley
5/23/2022

Georgiana Watts

Sent from my iPhone

NOTICE OF PUBLIC HEARING

May 13, 2022

Dear Property Owner,

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The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to Megan Harrison, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, by fax (210) 619-1789, or by e-mail mharrison@schertz.com. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **ZC2022-010**

COMMENTS: _____

NAME: ^{ME} Mary Helen Espinoza SIGNATURE Mary Helen Espinoza
(PLEASE PRINT)

STREET ADDRESS: 7576 F.M 482 New Braunfels, Texas 78132

DATE: May-19-22

CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022

Department: Planning & Community Development

Subject: Ordinance No. 22-S-26 - Conduct a public hearing and consideration and/or action on a request to rezone approximately 22 acres of land to Apartment/Multi-Family Residential District (R-4), generally located 1,100 feet west of the intersection of FM 482 and Hubertus Road, also known as Comal County Property Identification Numbers 401272, 401273, 75375, 75237, and 75246, City of Schertz, Comal County, Texas. *First Reading* (B. James/L. Wood/M. Harrison)

BACKGROUND

Owner:

- Juan A. Vidalez, Jr., 7636 FM 482: Parcel ID 401272
- Bryan Moczygemba, 7608 F 482: Parcel ID 401273
- Mary Helen Esquivel, 7576 FM 482: Parcel ID 75237
- Joanna C. Francois, 7590 F 482: Parcel ID 75375
- Gary and Carol Cusick, 7570 FM 482: Parcel ID 75246

Thirteen (13) public hearing notices were mailed to the surrounding property owners on May 13, 2022, with a public hearing to be published in the "San Antonio Express" on June 8, 2022 prior to the City Council public hearing. At the time of the staff report staff has received 2 responses in favor of the proposed zone change.

GOAL

The goal is to rezone approximately 22 acres of land from Agricultural District (AD) and Manufacturing Light District (M-1) to Apartment/Multi-Family Residential District (R-4).

COMMUNITY BENEFIT

The community benefit is to promote safe, orderly, efficient development and bring about the City's vision of future growth.

SUMMARY OF RECOMMENDED ACTION

The subject property is currently identified as Agricultural Conservation per the Sector Plan for North Schertz. The Agricultural Conservation land use designation is described to preserve the rural/agricultural area, to have a minimum lot size of 5 acres, and maintain a 70% open space. The applicant has requested a Comprehensive Land Use Plan amendment in order to allow the Multi-Family Residential land use designation for the subject properties. The subject properties currently have the zoning designation of Agricultural District (AD) and Manufacturing Light District (M-1), which the applicant is requesting to rezone the approximately 22 acres of land to Apartment/Multi-Family Residential District (R-4). There has been growth and interest for the areas between FM 2252 and Schwab Road to have smaller light industrial/commercial businesses, as well as a planned elementary school and existing middle school, which would create a need to have housing in this area. Also, the

proposed rezoning of the subject tracts would act as a buffer to the existing large acre residential tracts from the current uses that surround this property, light industrial/commercial businesses and schools.

- **Impact of Infrastructure:** In order to service this property the developer would be obligated to extend and design sanitary services as these parcels are not serviced by public sanitary sewer. Additionally, water capacity would need to be evaluated as these properties are within Green Valley SUD service area. Improvements to existing and planned public roadways will be identified through the Traffic Impact Analysis Study during the platting process.
- **Impact of Public Facilities/Services:** The proposed zone change would have minimal impact on the public services, such as schools, fire, police and parks.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The subject property is surrounded by several large acre residential properties, commercial/industrial businesses, and a planned elementary school and existing middle school. Based on the existing uses of the surrounding properties the proposed rezone would act as a buffer for the large acre residential tracts and the light industrial/commercial businesses and the schools.

FISCAL IMPACT

None

RECOMMENDATION

The property has the land use designation under the Sector Plan for North Schertz as Agricultural Conservation. The applicant requested a zone change for the approximately 22 acres of land to Apartment/Multi-Family Residential District (R-4). The applicant also requested, for the approximately 22 acres of land, through a Comprehensive Land Use Plan Amendment to change the land use designation to Multi-Family Residential District. The zone change and land use designation change would still leave a vast amount of large acre residential tracts as well as Agricultural Conservation land use designation for Northern Schertz. This proposed rezoning would be a less intense use for the area given that a majority of the properties are zoned Manufacturing Light (M-1) and would act as a buffer to the existing large acre residential lots from the light industrial/commercial uses and schools.

The Planning and Zoning Commission held a public hearing on May 25, 2022, and offered a recommendation of approval with a 5-0 vote. Staff supports the Commissions recommendation and recommends approval of the proposed rezoning from Agricultural District (AD) and Manufacturing Light (M-1) to Apartment/Multi-Family Residential District (R-4).

Attachments

Ord. No. 22-S-26

Aerial Map

Public Hearing Notice Map

Zoning Exhibit

Public Hearing Notice Responses

ORDINANCE NO. 22-S-26

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 22 ACRES OF LAND TO APARTMENT/MULTI-FAMILY RESIDENTIAL DISTRICT (R-4), GENERALLY LOCATED 1,100 FEET WEST OF THE INTERSECTION OF FM 482 AND HUBERTUS ROAD, ALSO KNOWN AS COMAL COUNTY PROPERTY IDENTIFICATION NUMBERS, 401272, 401273, 75375, 75237, AND 75246, COMAL COUNTY, TEXAS.

WHEREAS, an application to rezone approximately 22 acres of land to Apartment/Multi-Family Residential District (R-4), generally located 1,100 feet west of the intersection of FM 482 and Hubertus Road, also known as Comal County Property Identification Numbers 401272, 401273, 75375, 75237, and 75246, and more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zone change (the “Criteria”); and

WHEREAS, on May 25, 2022, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested rezoning; and

WHEREAS, on June 28, 2022, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS: THAT:

Section 1. The Property as shown and more particularly described in the attached Exhibit A, is hereby zoned Apartment/Multi-Family Residential District (R-4).

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Approved on first reading the 28th day of June 2022.

PASSED, APPROVED AND ADOPTED on final reading the 5th day of July 2022.

Ralph Gutierrez, Mayor

ATTEST:

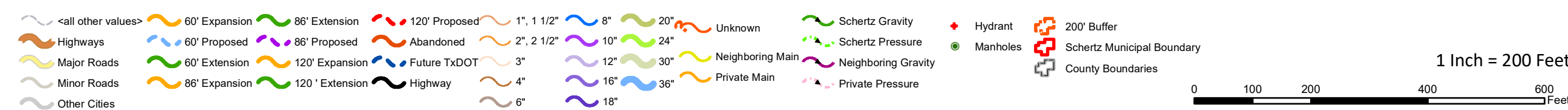
Brenda Dennis, City Secretary
(SEAL OF THE CITY)

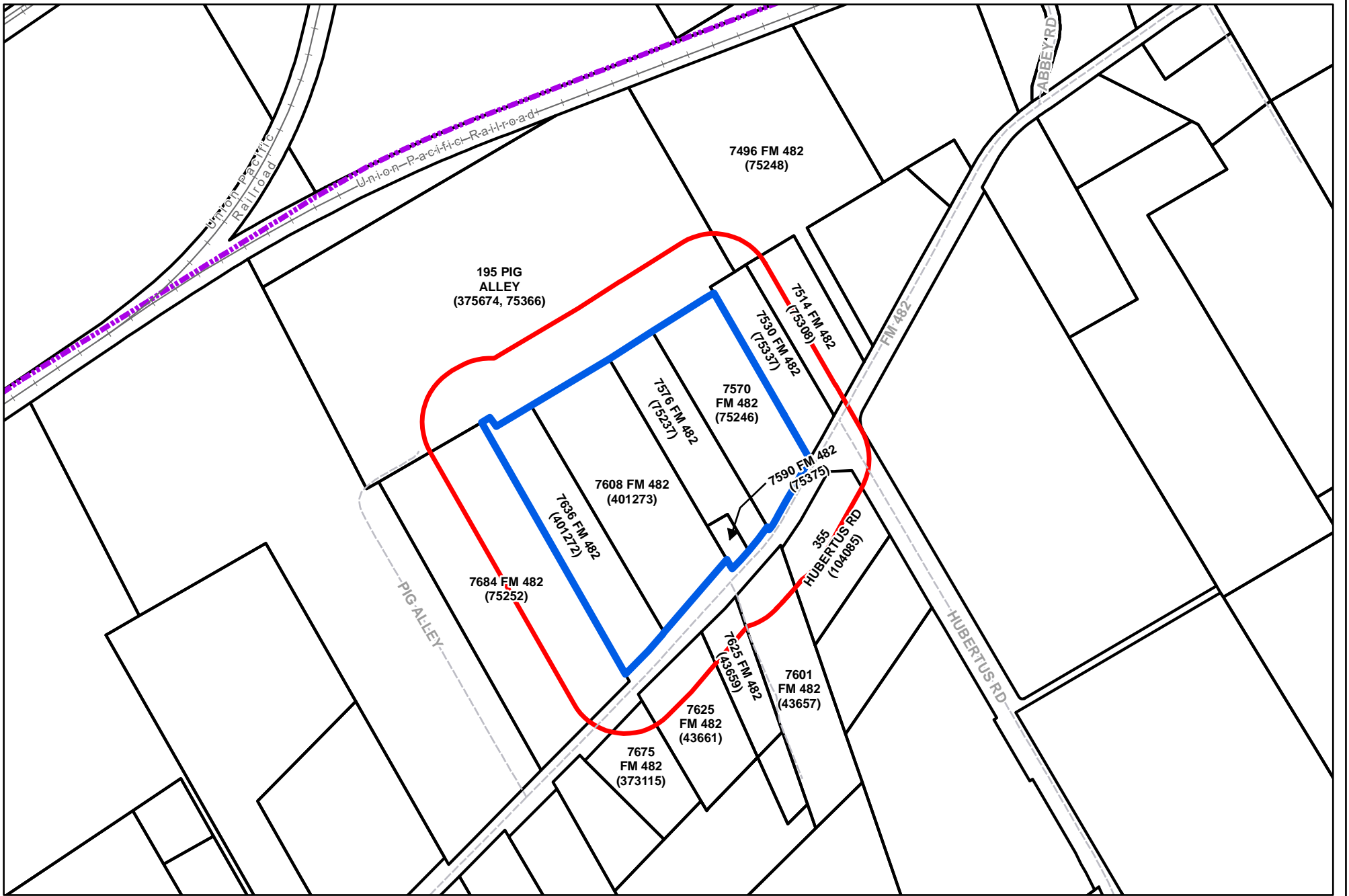


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



FM 482 REZONE & COMPREHENSIVE
LAND USE PLAN AMENDMENT





City of Schertz

FM 482 - REZONE & COMPREHENSIVE LAND USE PLAN AMENDMENT



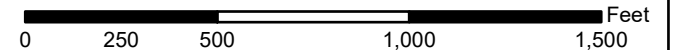
Parcel Boundaries



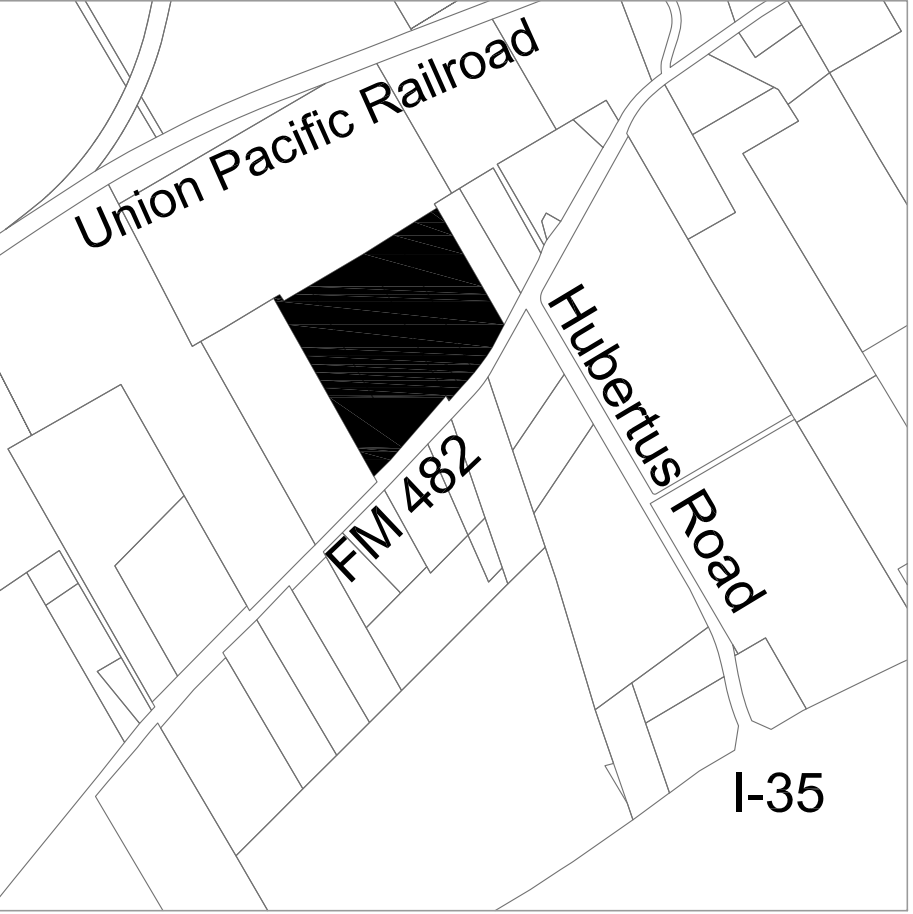
Schertz City Boundary



200' Buffer

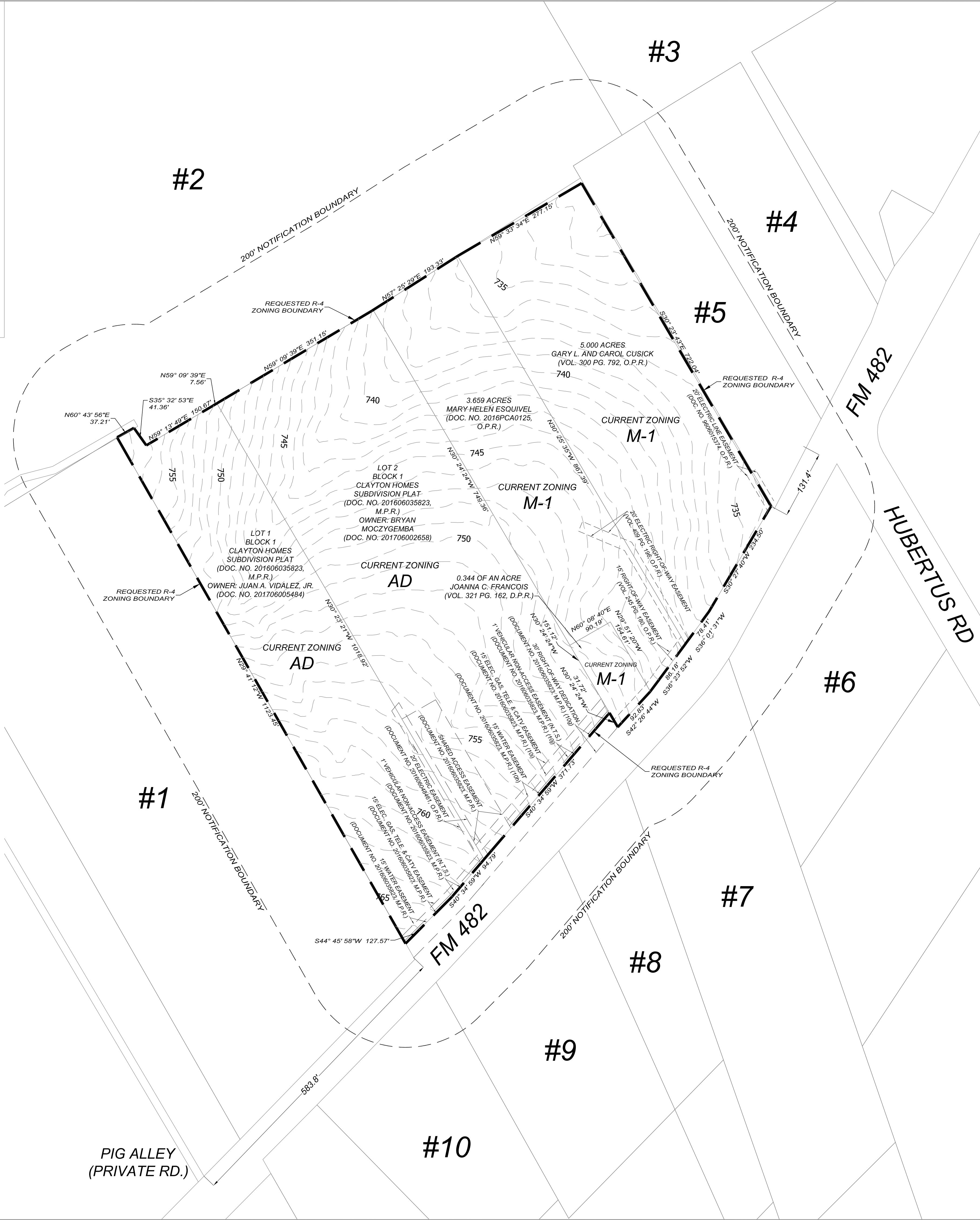


VICINITY MAP (NTS)



ADJACENT PROPERTIES

#1 RESIDENTIAL M-1 A-175 SUR-98 R GARZA, AC 13.162 TAYNYA G MURPHY 75252 7684 FM 482 NEW BRAUNFELS, TX 78132	#6 UNDEVELOPED GB A-175 SUR-98 R GARZA, AC 4.0 COMAL ISD 104085 355 HUBERTUS RD. NEW BRAUNFELS, TX 78132
#2 RESIDENTIAL M-1 A-175 SUR-98 R GARZA, AC 31.748 GEORGIANA WATTS, BLAKE SOECHTING 375673 195 PIG ALLEY SCHERTZ, TX 78154	#7 RESIDENTIAL M-1 OLSON TRACTS A-175 SUR-98 R GARZA, TRACT AC 4.998 COMAL ISD 43657 7601 FM 482 NEW BRAUNFELS, TX 78132
#3 AGRICULTURAL M-1 A-175 SUR-98 R GARZA, AC 12.0 HOLLIS LEE & LAURA WOOLDRIDGE 75248 7496 FM 482 NEW BRAUNFELS, TX 78132	#8 RESIDENTIAL M-1 OLSON TRACTS A-175 SUR-98 R GARZA, TRACT 7 LG PT AC 1.83 EMELIE HAAG GREGORY 43659 0 FM 482 NEW BRAUNFELS, TX 78132
#4 RESIDENTIAL M-1 A-175 SUR-98 R GARZA, AC 3.039 PEDRO & ROLANDO MONTALVO 75308 7514 FM 482 NEW BRAUNFELS, TX 78132	#9 RESIDENTIAL M-1 OLSON TRACTS A-175 SUR-98 R GARZA, TRACT 8 LG PT-10 & 12 SM PT, AC 3.757 EMELIE HAAG GREGORY 43661 7625 FM 482 NEW BRAUNFELS, TX 78132
#5 RESIDENTIAL M-1 A-175 SUR-98 R GARZA, AC 2.78 JACQUELINE & DAVE WOOD 75337 7530 FM 482 NEW BRAUNFELS, TX 78132	#10 RESIDENTIAL M-1 COMAL ISD 373115 7675 FM 482 NEW BRAUNFELS, TX 78132



LEGEND

- 200' NOTIFICATION BOUNDARY
- REQUESTED ZONING DISTRICT BOUNDARY
- PROPERTY LINES
- 1' CONTOUR LINES
- EXISTING EASEMENTS

50 25 0 50 100
SCALE: 1"= 100'

LOT 1, BLOCK 1 CLAYTON HOMES
AUGUST 24, 2016
(DOC. NO. 201606035823, M.P.R.)
OWNER: JUAN A. VIDALEZ, JR.
(DOC. NO. 201706005484, O.P.R.)

LOT 2, BLOCK 1 CLAYTON HOMES
AUGUST 24, 2016
(DOC. NO. 201606035823, M.P.R.)
OWNER: BRYAN MOCZYGEMBA
(DOC. NO. 201706002658, O.P.R.)

0.3462 OF AN ACRE TRACT OF LAND,
OUT OF THE RAFAEL GARZA SURVEY
NO. 98, ABSTRACT 175
OWNER: JOANNA C. FRANCOIS
(VOL.321 PG. 162, D.P.R.)

3.660 ACRE TRACT OF LAND,
OUT OF THE RAFAEL GARZA SURVEY
NO. 98, ABSTRACT 175
OWNER: MARY HELEN ESQUIVEL
(VOL.321 PG. 162, D.P.R.)
(DOC. NO. 2016PCA0125, O.P.R.)

5.073 ACRE TRACT OF LAND,
OUT OF THE RAFAEL GARZA SURVEY
NO. 98, ABSTRACT 175
OWNER: GARY L. AND CAROL CUSICK
(VOL.300 PG. 791, O.P.R.)

OWNERS:

JUAN A. VIDALEZ JR.
210-701-3228
7636 FM 482
NEW BRAUNFELS, TX 78132

BRYAN MOCZYGEMBA
830-660-3743
7576 FM 482
NEW BRAUNFELS, TX 78132

JOANNA C. FRANCOIS
210-213-9891
7590 FM 482
NEW BRAUNFELS, TX 78132

MARY HELEN ESQUIVEL
210-844-9096
7576 FM 482
NEW BRAUNFELS, TX 78132

GARY L. AND CAROL CUSICK
830-660-1587
7570 FM 482
NEW BRAUNFELS, TX 78132

APPLICANT:

CHRIS BANCROFT (TEXAS MULTIFAMILY CAPITAL)
512-705-0212
1515 S. CAPITAL OF TEXAS HIGHWAY
SUITE 405
AUSTIN, TX 78746

SURVEYOR:

KFW SURVEYING
210-979-8444
3421 PAESANOS PKWY.
SUITE 101
SAN ANTONIO, TX 78231

EXISTING ZONING:
TOTAL ACREAGE - AD:12.755 ac, M-1: 9.08 ac

REQUESTED ZONING:
TOTAL ACREAGE - R-4: 21.835 ac

NOTES:

- NO STREETS ARE PROPOSED ON SITE
- NO THOROUGHFARES ON OR ADJACENT TO SITE
- NO 100-YR FLOODPLAIN EXISTS ON SITE

PLANNER:

7gen PLANNING

7GEN PLANNING
Planning and Landscape Architecture
2107 City West Blvd., 3rd Fl.,
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

ENGINEER:

Costello

Costello, Inc.
2107 CITY WEST BLVD.
3RD. FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

NOTICE OF PUBLIC HEARING

May 13, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, May 25, 2022, at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

ZC2022-008– A request to rezone approximately 22 acres of land from Agricultural District (AD) and Manufacturing Light (M-1) to Apartment/Multi-Family Residential District (R-4), generally located approximately 1,100 feet west of the intersection between FM 482 and Hubertus Road, also known as Comal County Property Identification Numbers 401272, 401273, 75375, 75237, 75246 City of Schertz, Comal County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to mharrison@schertz.com. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **ZC2022-008**

COMMENTS: _____

NAME: Isabel Perez SIGNATURE: [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 7576 Fm 482 New Braunfels, TX 78132

DATE: 5-19-22

NOTICE OF PUBLIC HEARING

May 13, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, May 25, 2022, at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

ZC2022-008— A request to rezone approximately 22 acres of land from Agricultural District (AD) and Manufacturing Light (M-1) to Apartment/Multi-Family Residential District (R-4), generally located approximately 1,100 feet west of the intersection between FM 482 and Hubertus Road, also known as Comal County Property Identification Numbers 401272, 401273, 75375, 75237, 75246 City of Schertz, Comal County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to mharrison@schertz.com. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **ZC2022-008**

COMMENTS: _____

NAME: Amanda Moczygemba SIGNATURE: Amanda Moczygemba
(PLEASE PRINT)

STREET ADDRESS: 7608 Fm 482 N.B., TX 78132

DATE: 5/23/22

CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022
Department: Planning & Community Development
Subject: Resolution No. 22-R-58 - Conduct a public hearing and consideration and/or action approving a Resolution accepting a petition for voluntary annexation of approximately 45 acres of land generally located 3,700 feet east of the intersection of FM 1518 and Schaefer Road, known as property addresses 12250 Schaefer Road and 12198 Schaefer Road, also known as Bexar County Property Identification Numbers 309837, 309814, and 309807 Bexar County, Texas. (B. James/L. Wood/M. Harrison)

BACKGROUND

Annexation of land into the City's corporate limits may be voluntary or involuntary. Each type has Texas Local Government (LGC) requirements that identify the necessary process based on the annexation type. The City's Unified Development Code (UDC) Section 21.4.8 includes provisions that apply to requests for voluntary annexation as well as the criteria for approval that the City Council should consider. This section of the City's UDC includes provisions for processing voluntary annexation requests.

On behalf of each property owner Moy Tarin Ramirez Engineers, LLC submitted a petition for voluntary annexation to the City of Schertz for approximately 45 acres of land. The property is generally located 3,700 feet east of the intersection of FM 1518 and Schaefer Road, also known as Property Identification Numbers 309837, 309814, and 309807.

Upon City Council accepting the petition for the voluntary annexation of the approximately 45 acres of land, the property owners would be able to initiate the annexation and zone change processes for the subject property. The adoption of this resolution does not annex the subject properties into the City, but instead allows the City Council to annex the property by ordinance in the future. A subsequent ordinance for annexation must be approved by City Council in order to annex the property into the City of Schertz. There was a public hearing notice published in the "San Antonio Express" newspaper on June 8th, 2022.

GOAL

The property owners are requesting voluntary annexation into the City of Schertz due to wanting the subject properties to be located within the City of Schertz City limits in order to develop the land as a Planned Development District (PDD).

COMMUNITY BENEFIT

Promote the safe, orderly, efficient development and ensure compliance with the City's vision of future growth.

SUMMARY OF RECOMMENDED ACTION

Staff recommends approval of Resolution 22-R-58 to accept the petition for voluntary annexation.

FISCAL IMPACT

The approval of Resolution 22-R-58 accepting a petition for voluntary annexation does not have a financial impact on the City. However, the approval of the subsequent annexation ordinance of the property will have a fiscal impact; in accordance with Texas Local Government Code (LGC) Chapter 43, the City must provide services to the land on the effective date of the annexation.

RECOMMENDATION

Staff recommends approval of Resolution 22-R-58 accepting a petition for voluntary annexation.

Attachments

Resolution 22-R-58

Aerial Map

Exhibit A: Metes and Bounds

Exhibit B: Petition

RESOLUTION NO. 22-R-58

A RESOLUTION OF THE CITY COUNCIL OF SCHERTZ, TEXAS ACCEPTING A PETITION FOR VOLUNTARY ANNEXATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SCHERTZ

WHEREAS, a petition for annexation from the City of Schertz for approximately 45 acres of land generally located 3,700 feet east of the intersection of FM 1518 and Schaefer Road, known as property addresses 12250 Schaefer Road and 12198 Schaefer Road, also known as Bexar County Property Identification Numbers 309837, 309814, and 309807 Bexar County, Texas, and more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, Texas Local Government Code Section 43.028 authorizes the City of Schertz to extend its City limit boundaries through the voluntary annexation of area adjacent to those boundaries upon petition of a landowner; and

WHEREAS, the complete petition packet is attached hereto as Exhibit B; and,

WHEREAS, the City staff has recommended that the petition for annexation be accepted; and

WHEREAS, upon accepting the petition for voluntary annexation of the subject property, the City may annex the property by adoption of an ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:

Section 1. The City Council hereby accepts the Petition for Voluntary Annexation.

Section 2. The City Council shall act upon the Petition for Voluntary Annexation and annex the subject property by ordinance at a future meeting of the City Council at such time the City Council deems to be in the best interest of the City.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 5. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of

such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 8. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 28th day of June, 2022.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

City Secretary, Brenda Dennis

(CITY SEAL)



RUMPF & MARSHALL TRACTS

<all other values>	<all other values>	Planned Secondary Arterial	Commercial Collector B	1", 1 1/2"	10"	Schertz Gravity	Hydrant	200' Buffer
Highways	Freeway	Secondary Rural Arterial	Planned Commercial Collector B	2", 2 1/2"	12"	Schertz Pressure	Manholes	Schertz Municipal Boundary
Major Roads	Principal Arterial	Planned Secondary Rural Arterial	Commercial Collector A	3"	16"	Neighboring Main	Private	County Boundaries
Minor Roads	Planned Principal Arterial	Residential Collector	Planned Commercial Collector A	4"	18"	Neighboring Gravity	Private Pressure	
Other Cities	Secondary Arterial	Planned Residential Collector		6"	20"			
				8"	24"			

Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1 Inch = 300 Feet

0 150 300 600 Feet



STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF A
14.951 ACRE TRACT**

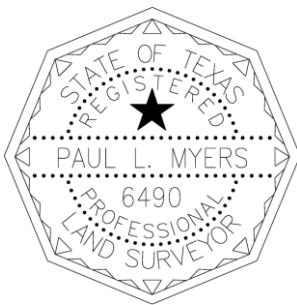
Being a 14.951 acre tract of land lying in the W. Bracken Survey No. 74, Abstract No. 43, and the M.S. Bennett Survey No. 75, Abstract No. 61, Bexar County, Texas, said 14.951 acre tract being a portion of a 10.00 acre tract of land described in a Deed to Earnest E. Marshall dated January 19, 2011, and recorded in Volume 14824, Page 1242, Official Public Records of Bexar County, Texas, and also being a portion of a 5.00 acre tract of land described in a Warranty Deed to Earnest E. Marshall and wife, Regina E. Marshall dated March 14, 1978, and recorded in Volume 1072, Page 694, Official Public Records of Bexar County, Texas; said 14.951 acre tract being more particularly described as follows:


- BEGINNING:** at a 1/2" iron rod with plastic cap stamped "PROP COR" found at the intersection of the southeast right-of-way line of Schaefer Road (varying width right-of-way) and the southwest line of the aforementioned 5.00 acre tract, for the north corner of a 15.446 acre tract of land as described and recorded in Document No. 20210076999, Official Public Records of Bexar County, Texas, and the west corner of the herein described 14.951 acre tract;
- THENCE:** leaving the southwest line of the aforementioned 5.00 acre tract, along the southeast right-of-way line of the aforementioned Schaefer Road, N59°33'09"E, a distance of 403.64 feet (Record – N59°31'00"E~403.61') to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set in at the intersection of the southeast right-of-way line of said Schaefer Road, the northeast line of the aforementioned 10.00 acre tract, and a southwest line of a 14.48 acre tract of land as described and recorded in Volume 6622, Page 358, Official Public Records of Bexar County, Texas, for the north corner of the herein described 14.951 acre tract;
- THENCE:** leaving the southeast right-of-way line of the aforementioned Schaefer Road, along the northeast line of the aforementioned 10.00 acre tract and a southwest line of the aforementioned 14.48 acre tract, S29°34'48"E, a distance of 1,637.17 feet (Record – S29°18'00"E) to a 1" iron pipe found for the east corner of said 10.00 acre tract, an interior corner of said 14.48 acre tract, and the east corner of the herein described 14.951 acre tract;
- THENCE:** along the southeast line of the aforementioned 10.00 acre tract, the southeast line of the aforementioned 5.00 acre tract, a northwest line of the aforementioned 14.48 acre tract, and the northwest line of a 4.138 acre tract of land as described and recorded in Volume 17168, Page 2440, Official Public Records of Bexar County, Texas, S59°34'06"W, passing a 1/2" iron rod with plastic cap stamped "FORD ENG INC" for the north corner of said 4.138 acre tract at a distance of 131.46 feet, a total distance of 392.08 feet (Record – S59°49'00"W) to a 1" iron pipe found in the northeast line of a 15.755 acre tract of land as described and recorded in Volume 8604, Page 176, Official Public Records of Bexar County, Texas, for the south corner of said 5.00 acre tract, the west corner of said 4.138 acre tract, and the south corner of the herein described 14.951 acre tract;

THENCE: along the southwest line of the aforementioned 5.00 acre tract, the northeast line of the aforementioned 15.755 acre tract, and the northeast line of the aforementioned 15.446 acre tract, N29°59'05"W, a distance of 1,636.93 feet (Record – N29°42'00"W) to the **PLACE OF BEGINNING** and containing 14.951 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
 2. ()-Record calls taken from Volume 14824, Page 1242, Volume 1072, Page 694, and Volume 14896, Page 1375, all of the Official Public Records of Bexar County, Texas.
 3. A survey exhibit of even date accompanies this Field Note Description.

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in October thru November 2021.




Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #21151
November 15, 2021
PLM



STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF A
29.270 ACRE TRACT**

Being a 29.270 acre tract of land lying in the W. Bracken Survey No. 74, Abstract No. 43, Bexar County, Texas, said 29.270 acre tract being a portion of a 19.65 acre tract of land described in a Special Warranty Deed to Wesley Rumpf dated September 30, 2009, and recorded in Volume 15737, Page 2296 Official Public Records of Bexar County, Texas, and also being a portion of a 14.48 acre tract of land, save and except a 0.56 of an acre tract of land, described in a Warranty Deed with Vendor's Lien to Wesley H. Rumpf dated December 11, 1995, and recorded in Volume 6622, Page 358 Official Public Records of Bexar County, Texas; said 29.270 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set at the intersection of the southeast right-of-way line of Schaefer Road (varying width right-of-way), the southwest line of the aforementioned 14.48 acre tract, and the northeast line of a 10.00 acre tract of land as described and recorded in Volume 14824, Page 1242, Official Public Records of Bexar County, Texas, for the most northerly west corner of the herein described 29.270 acre tract;

THENCE: leaving the southwest line of the aforementioned 14.48 acre tract and the northeast line of the aforementioned 10.00 acre tract, along the southeast right-of-way line of the aforementioned Schaefer Road and the northwest line of the aforementioned 19.65 acre tract, N59°33'09"E, a distance of 494.39 feet (Record – N09°20'01"E~573.09') to a 3" diameter metal fence corner post found at the intersection of the southeast right-of-way line of said Schaefer Road and the southwest line of a 13.180 acre tract of land as described and recorded in Volume 15480, Page 1074, Official Public Records of Bexar County, Texas, for the north corner of said 19.65 acre tract and the north corner of the herein described 29.270 acre tract;

THENCE: leaving the southeast right-of-way line of the aforementioned Schaefer Road, along the northeast line of the aforementioned 19.65 acre tract, the southwest line of the aforementioned 13.180 acre tract, the southwest line of a 7.00 acre tract of land as described and recorded in Volume 2810, Page 1333, and the southwest line of a 7.00 acre tract of land as described and recorded in Document No. 20180118043, Official Public Records of Bexar County, Texas, S30°24'15"E, a distance of 2,279.73 feet (Record – S30°25'31"E~2279.20') to a 1/2" iron rod found in the northwest line of a 25.01 acre tract of land as described and recorded in Volume 14298, Page 7, Official Public Records of Bexar County, Texas, for the east corner of said 19.65 acre tract, the south corner of said 7.00 acre tract (Document No. 20180118043), and the east corner of the herein described 29.270 acre tract;

THENCE: along the southeast line of the aforementioned 19.65 acre tract, the southeast line of the aforementioned 14.48 acre tract, and the northwest line of the aforementioned 25.01 acre tract, S49°49'57"W, a distance of 557.86 feet (Record – S50°09'53"W) to a point for the east corner of a 4.138 acre tract of land as described and recorded in Volume 17168, Page 2440, Official Public Records of Bexar County, Texas, and a south corner of the herein described 29.270 acre tract, from which a 3" diameter metal fence corner post found bears N60°52'55"W, a distance of 0.33 feet;

THENCE: leaving the southeast line of the aforementioned 14.48 acre tract and the northwest line of the aforementioned 25.01 acre tract, along the northeast line of the aforementioned 4.138 acre tract the following three (3) courses and distances:

N64°47'29"W, a distance of 164.17 feet (Record - N64°48'22"W~164.17') to a 3" diameter metal fence corner post found for an angle point,

N38°07'03"W, a distance of 82.33 feet (Record – N38°07'56"W~82.33') to a 1/2" iron rod found, and

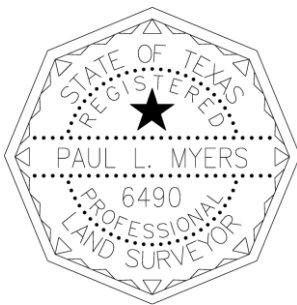
N29°56'45"W, a distance of 519.84 feet (Record – N29°56'35"W~519.66') to a 1/2" iron rod with plastic cap stamped "FORD ENG INC" found in a northwest line of said 14.48 acre tract and the southeast line of the aforementioned 10.00 acre tract for most southerly west corner of the herein described 29.270 acre tract;


THENCE: along a northwest line of the aforementioned 14.48 acre tract and the southeast line of the aforementioned 10.00 acre tract, N59°34'07"E, a distance of 131.46 feet (Record – N59°46'57"E) to a 1" iron pipe found for an interior corner of said 14.48 acre tract, the east corner of said 10.00 acre tract, and an interior corner of the herein described 29.270 acre tract;

THENCE: along a southwest line of the aforementioned 14.48 acre tract and the northeast line of the aforementioned 10.00 acre tract, N29°34'48"W, a distance of 1,637.17 feet (Record – N29°20'33"W) to the **PLACE OF BEGINNING** and containing 29.270 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
 2. ()-Record calls taken from Volume 17168, Page 2440, Volume 6622, Page 358, Volume 15737, Page 2296 and Volume 14967, Page 1206, all of the Official Public Records of Bexar County, Texas.
 3. A survey exhibit of even date accompanies this Field Note Description.

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in October thru November, 2021.




Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #21153
January 4, 2022
PLM



- **Engineers**
- **Surveyors**
- **Planners**

Moy Tarin Ramirez Engineers, LLC

January 24, 2022

City of Schertz
1400 Schertz Parkway
Schertz, Texas 78154

Re: Voluntary Annexation – Rumpf Tracts / Marshall Tract - 44.221 Ac.

To whom it may concern,

The purpose of this letter is to request the voluntary annexation of the approximately 29.270-acre tract and 14.951-acre tract depicted on the Attached Exhibit into the City of Schertz. The properties are located at 12250 Schaefer Road and 12198 Schaefer Road respectively.

If you have any questions or require additional information, please don't hesitate to contact our office.

Sincerely,
Moy Tarin Ramirez Engineers, LLC (Agent)



Raymond Tarin Jr., PE, CFM, LEED AP
Principal



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

Duly Authorized Agent Letter

October 15, 2021

To Whom it May Concern:

MOY TARIN RAMIREZ ENGINEERS, LLC are Authorized Agents for the owner of the certain 14.932 acres of land, more or less, located at 12198 Schaefer Road Schertz, Texas 78108 and known as Bexar County Appraisal District Property ID: 309837, Legal Description CB 5057 P-4A (6.7055AC) & P-4B (4.9705AC) ABS 61 CB 5056 P-1G (3.256) ABS 43, and is authorized to execute any and all documents related to the future development of said property described.

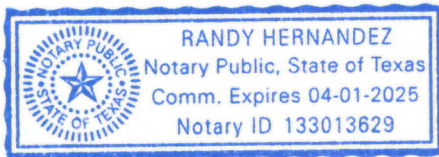
Executed this 19 day of Oct, 2021

ERNEST E. MARSHALL

The State of Texas §

County of Bexar §

This instrument was acknowledged before me on this the 19th day of October, 2021 by **Marshall E. Ernest**, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes and consideration set forth therein.



Notary Public, State of Texas

My Commission Expires: 04-01-2025



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

Duly Authorized Agent Letter

October 15, 2021

To Whom it May Concern:

MOY TARIN RAMIREZ ENGINEERS, LLC are Authorized Agents for the owner of the certain 28.256 acres of land, more or less, made up of the two tracts whose addresses and legal descriptions can be found below, and is authorized to execute any and all documents related to the future development of said properties described.

Tract 1 – Acreage: 9.606 AC.

Address: 12250 Schaefer Road, Schertz, Texas 78108

BCAD Property ID: 309814

Legal Description: CB 5056 P-9 (OUT OF P-1) A43 CB 5057 P-4 ABS 61

Tract 2 – Acreage: 18.650 AC.

Address: 12250 Schaefer Road, Schertz, Texas 78108

BCAD Property ID: 309807

Legal Description: CB 5056 P-1 A-43 REFER TO: 05056-000-0010

Executed this, 20 day of October, 2021

WESLEY H. RUMPF

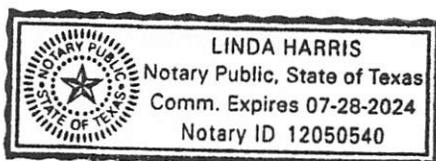
The State of Texas §

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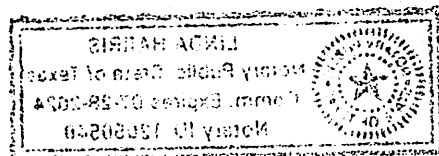
County of Bexar §

This instrument was acknowledged before me on this the twentieth day of October, 2021 by **Wesley H. Rumpf**, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes and consideration set forth therein.

Notary Public, State of Texas



My Commission Expires: 7-28-24



CITY COUNCIL MEMORANDUM

City Council Meeting: June 28, 2022
Department: Executive Team
Subject: Discussion regarding fees being waived and charged for the Main Street area.

BACKGROUND

Council requested a discussion and possible action item on charges for development in the Main Street area. The City currently waives most building permit fees for Main Street. The City does charge other development fees including tree mitigation and impact fees. Staff will provide an overview of the fees waived and charged, amounts collected and the process to waive additional fees.
