



City of Garden Ridge

"A way of life, not just a place to live"

AGENDA CITY COUNCIL REGULAR MEETING WEDNESDAY, DECEMBER 1, 2021, 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, December 1, 2021, at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted providing time, place, date, and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. City/Employee Recognitions/Employee Introductions

- a) Thank you card from First United Bank to Lt. Bellinger.
- b) Thank you card from the GRCPAAA to the City of Garden Ridge.
- c) Recognition of Employee Service Years with the City of Garden Ridge.

5. Citizen Comment Period – limited to 30 minutes total

Rules for Citizens' Participation: The City Council welcomes citizen participation and comments at all City Council Meetings. If you speak, you must follow these guidelines:

- a) Respect and courtesy:
 1. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
 2. Show the City Council the same respect that you would like to be shown.
 3. End your speaking at the time allotted below.
- b) Speaking:
 1. First citizen comment period.
 - 1.1. You are required to sign up to speak and you are limited to one 3-minute period.
 2. Second citizen comment period.
 - 2.1. You are not required to sign up and you are limited to one 2-minute period.
 3. State your name and address before your comments begin.
 4. You are only allowed to speak once per topic, unless also speaking during a posted Public Hearing.

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the City Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.

6. Consent Agenda

THESE ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON THESE ITEMS WILL BE HELD UNLESS REQUESTED BY A COUNCILMEMBER. PUBLIC COMMENT ON THESE ITEMS MAY BE HEARD DURING CITIZENS' PARTICIPATION; HOWEVER, THAT DOES NOT MEAN THE ITEM WILL BE CONSIDERED OUTSIDE THE CONSENT AGENDA.

- a) Approval of Minutes for the November 3, 2021, City Council Regular Meeting.
- b) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – October 31, 2021.
- c) Destruction of City records in accordance with the City of Garden Ridge Records Retention Plan.
- d) Approval of the Certification of Tax Levy for the Tax Year 2021 for the City of Garden Ridge.

7. Staff Reports

- a) City Administrator Monthly Activity Report.
 - Community and Event Center usage/financial report, Building Permits issued to date for residential, commercial, and minor construction projects, City Council ideas/suggestions, communication efforts, citizen concern/input, upcoming events, personnel updates, and continuity of operations.
- b) Finance/HR Monthly Activity Report.
 - Financial reporting, audits, employee benefits, communication efforts, upcoming events, personnel updates, and continuity of operations.
- c) City Secretary Monthly Activity Report.
 - Administrative operations and projects, records management, communication efforts, citizen concern/input, upcoming events, personnel updates, and continuity of operations.
- d) Police Department Monthly Activity Report.
 - Traffic/code compliance enforcement, criminal activity, upcoming events, and continuity of operations.
- e) Public Works Department Monthly Activity Report.
 - Public Facilities: Street/right-of-way maintenance, drainage facility/easement maintenance, City facilities maintenance, Animal Services (domestic and wild), projects, and continuity of operations.
 - Utilities: Water pumping/usage from City wells, system infrastructure maintenance/repairs/projects, leak adjustments, water/drought management, and continuity of operations.
- f) Library Monthly Activity Report.
 - Upcoming events and continuity of operations.

8. City Engineer Projects Status Reports

- a) FM 2252 TxDOT Project.
- b) FM 2252 Wastewater Project.

9. City Commission and Committee Reports/Recommendations/Possible Actions

- a) Planning and Zoning Commission:
 - 1. Petition by Eric Thomas Fischer and Mary Fischer for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of a 1.40 acre tract of land lying in the G.M. Dolson Survey 96, Abstract No. 120, Comal County, Texas, being all of a called 1.40 acre tract of land recorded in document No. 201406013131 of the Official Public Records of Comal County, Texas. The property is located adjacent to the north property line of 19204 FM 2252 in Garden Ridge, Texas.
 - 1.1. Receive recommendation from Planning and Zoning Commission.
 - 1.2. Hold a public hearing.
 - 1.3. Take action on recommendation.
 - 2. Petition by JD Lee Dudley, on behalf of QuikTrip (QT), for property zoned Neighborhood Service (B-1) District, located at the southeast corner of the intersection of FM 3009 and FM 2252 in Garden Ridge, Texas, further described as a 2.236 acre tract of land located in the George M. Dolson Survey No. 96, Abstract 120, Comal County, Texas, and being a portion of a called 13.532 acre tract of land. The petition requests the following variances to Ordinance No. 13-122018:
 - 6.2.4.5. Neighborhood Service (B-1) District Impervious Cover. Impervious coverage (buildings, pavements, etc.) shall not be more than one-third (1/3) of the lot area and must, in any case, allow adequate open area for wastewater treatment and disposal. The petition requests impervious cover of 88.83%.
 - 6.4.1. Aquifer Protection (AP) District Use Restrictions. The District surrounds each City well site and geologic recharge feature, within the Edwards Aquifer recharge zone, for a radius of fifteen hundred (1500) feet. The petition requests placement of underground fuel storage tanks eight hundred four feet and thirty-three inches (804.33 feet) from a City well site.

➤ Appendix 2, Sign Regulations. 3.a. Business Advertising Signs. One (1) business advertising sign not exceeding twenty-four (24) feet in perimeter is authorized for each business in the district. Advertising signs shall be attached to the building. The petition requests one (1) sixty (60) square foot building sign and two (2) twenty (20) square foot building signs. The petition further requests two (2) twenty (20) square foot signs on the Gasoline Canopy.

➤ Appendix 2, Sign Regulations. 3.c. Master Pylon Signs. One (1) free standing master pylon sign not exceeding six (6) feet in width and sixteen (16) feet in height shall be used within a business complex, shopping center, office or professional park to advertise multiple tenant units and activities. The petition requests three (3) free standing signs with the sign to be located along FM 2252 exceeding height limit by one (1) foot.

2.1. Receive recommendation from Planning and Zoning Commission.

2.2. Hold a public hearing.

2.3. Take action on recommendation.

3. Master Development Plan for QuikTrip (QT), located at the southeast corner of the intersection of FM 3009 and FM 2252 in Garden Ridge, Texas.

3.1. Receive recommendation from Planning and Zoning Commission.

3.2. Take action on recommendation.

4. Receive monthly activity update as applicable.

b) Quarry Commission:

1. Receive monthly activity update as applicable.

c) Water Commission:

1. Receive recommendation regarding request for water leak adjustment for 21926 Park View Drive for the billing period of March 23, 2021 – April 23, 2021.

1.1. Take action on recommendation.

2. Receive recommendation regarding the amount of Transferable Water Rights for proposed QuikTrip development.

2.1. Take action on recommendation.

3. Receive monthly activity update as applicable.

d) Wildlife Management Advisory Commission:

1. Receive monthly activity update as applicable.

e) Parks Committee:

1. Receive monthly activity update as applicable.

f) *Volunteer Garden Ridge!*

1. Receive monthly activity update as applicable.

10. Approvals and Authorizations

The following items are for discussion, consideration, and action.

a) Water Rate Structure.

1. Citizen Comment Period.

2. Take action on Water Rate Structure.

11. Updates

a) City Council Projects.

1. City of Garden Ridge 50th Anniversary (Erickson and Bower).

12. Discussion of Future Agenda Items

13. Citizen Comment Period – limited to 20 minutes total

See “Rules for Citizens’ Participation” under Item 5.

14. Reports and Comments from Mayor and City Councilmembers

The Mayor and/or City Councilmembers may comment, make general announcements, and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

Alamo Area Metropolitan Planning Organization
Boy Scouts and/or Girl Scouts
City of Garden Ridge sponsored events and outreach efforts
Comal ISD (Garden Ridge Elementary School/Danville Middle School/Davenport High School)
Counties (Bexar/Comal/Guadalupe)
Families of Garden Ridge
Garden Ridge Lions Club and Garden Ridge Women's Club
Garden Ridge Citizen Police Academy Alumni Association/Citizen Patrol
Greater Bexar County Council of Cities
Northeast Partnership

15. Executive Session

The City Council will recess its open meeting and reconvene in Executive Session:

- a) Pursuant to Texas Government Code Section 551.071(1) and 551.071(2) – Consultation with Attorney and 551.072 – Deliberations About Real Property.
 1. To deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person and legal advice on same: wastewater utility easement acquisition and property acquisition for city building project and related matters.
 2. A matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Texas Government Code Chapter 551 regarding possible computer/data breach (Mayor's Access & PC) and related investigation.

16. Business Items

The City Council will reconvene into Regular Session upon conclusion of the Executive Session and may recall any item posted for Executive Session for action, as necessary.

17. Adjournment

AGENDA NOTICES:

Decorum Required: Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Council Authorized: The Council may vote or act upon any item within this Agenda. The Council 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 Title 5, Chapter 551, of the Texas Government Code.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive 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.

Attendance By Other Elected or Appointed Officials: It is anticipated that members of the other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council, other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action are specifically provided for on an agenda for that board, commission, or committee subject to the Texas Open Meetings Act.

This is to certify that I, Marisa Spencer, posted this Agenda at 2:00 p.m. on November 23, 2021, on the bulletin board located at the entrance to Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Marisa Spencer
City Secretary

Don,

Thank you for joining us for our
Annual Security meeting.

We appreciate the Service your
department provides for us.

First United Bank

AGDZ60062782A
©AGC, LLC

american greetings



thank
you
very
much.

Nancy,

Many thanks to you and the City of Garden Ridge for allowing the Garden Ridge Citizen Police Academy Alumni Association (GRCPAAA) to use the city's parking lots for our Annual Car Show on October 23, 2021. Without this cooperation, our car show would not have been possible.

I am very happy to tell you that this year's Car Show was the most successful in our organization's history. The profit from the Car Show will allow us to continue to support the Garden Ridge Police Department's community policing efforts and to help them inform and educate citizens in our community.

We look forward to working with you and the City in the future as we all strive to keep the Garden Ridge area the premier community in Comal County.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Shelby', is written over a horizontal line.

Shelby Trial
2021 President, GRCPAAA



City of Garden Ridge

"A way of life, not just a place to live"

MINUTES CITY COUNCIL REGULAR MEETING WEDNESDAY, NOVEMBER 3, 2021, 6:00 P.M.

Councilmembers Present:

Mayor Robb Erickson
Mayor Pro-Tem Lisa Swint
Councilmember Jesse Valdez
Councilmember Todd Arvidson
Councilmember Kay Bower

Councilmembers Absent:

Councilmember John McCaw

City Staff Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary/Communications Specialist
Karen Ford, Finance/HR Director
Ron Eberhardt, Police Chief
Steven Steinmetz, Public Works Director
Linda Crosland, Librarian
Cynthia Trevino, City Attorney

City Commissioners Present:

Karen Diaz, Chair, Planning and Zoning Commission
Kerim Jacaman, Vice-Chair, Planning and Zoning Commission
Dr. Jim Miller, Planning and Zoning Commissioner
Roy Leatherberry, Planning and Zoning Commissioner
James Mueller, Chair, Water Commission
Keven Harshbarger, Vice-Chair, Water Commission
David Krawczynski, Chair, Wildlife Management Advisory Commission

1. Call to Order

With a quorum of the City Councilmembers present, Mayor Erickson called the regular meeting of the Garden Ridge City Council to order at 6:00 p.m. on Wednesday, November 3, 2021, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call: See above.

3. Pledge of Allegiance: Mayor Erickson led the Pledge of Allegiance and the Texas Pledge.

4. Proclamations

a) Purple Heart City

Mayor Erickson presented a Proclamation to the Alamo Chapter 1836-Military Order of the Purple Heart, designating the City of Garden Ridge as a Purple Heart City. Commander Bill Crumlett thanked the City of Garden Ridge for welcoming and honoring veterans and spoke regarding their veteran's organization.

5. City/Employee Recognitions/Employee Introductions

a) Thank you note from Shelby Trial to Community and Event Center Manager Kim Ryan.

City Administrator Nancy Cain stated a thank you note was received from Shelby Trial to Community and Event Center Manager Kim Ryan recognizing the outstanding service she continuously provides.

b) Thank you note from Rick Jellison to the Police Department and Citizens Patrol.

City Administrator Nancy Cain stated a thank you note was received from Rick Jellison to the Police Department and Citizens Patrol for their assistance with his vehicle after the GRCPAAA Car Show.

c) Thank you note from Jasen Miller to Sgt. Dennis.

City Administrator Nancy Cain stated a thank you note was received from Jasen Miller to Sgt. Dennis for his professionalism while serving the community.

d) Recognition of Employee Service Years with the City of Garden Ridge.

City Administrator Nancy Cain recognized employees with November anniversary dates for their hard work, dedication, and tenure with the City. This recognition included: Chief Eberhardt-7 years and Steven Steinmetz-21 years.

6. Citizen Comment Period

Brenda Elliot, 9404 Azalea Gate, spoke regarding the Police Department and City Ordinance Violations.

7. Consent Agenda

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a) Approval of Minutes for the October 6, 2021, City Council Regular Meeting.

b) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – September 30, 2021.

c) Resolution No. 484-112021 A Resolution of the City Council of the City of Garden Ridge, Texas, joining with the State of Texas and Political Subdivisions of the State as a party in the Texas Opioid Settlement Agreements secured by The Office of the Attorney General; authorizing the City Administrator to execute settlement participation forms; and establishing an effective date.

d) Resolution No. 485-112021 A Resolution of votes cast to elect Board of Directors for the Comal Appraisal District for the years 2022-2023.

Motion: A motion was made by Mayor Pro-Tem Swint, seconded by Councilmember Valdez, to approve Consent Agenda items a)-d). The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

8. Staff Reports

a) City Administrator Monthly Activity Report.

City Administrator Nancy Cain provided City Council with an update regarding the American Rescue Plan, emergency preparedness, and First Friday.

b) Finance/HR Monthly Activity Report.

Finance/HR Director Karen Ford provided City Council with an update regarding personnel and the annual audit.

c) City Secretary Monthly Activity Report.

City Secretary Marisa Spencer reviewed the monthly activity report and recognized Assistant City Secretary/Communications Specialist Kat Balbi for receiving a scholarship from the Texas Municipal Clerks Association.

d) Police Department Monthly Activity Report.

Chief Eberhardt reviewed the monthly activity report and spoke regarding continuity of operations related to the Police Department.

e) Public Works Department Monthly Activity Report.

Public Works Director Steven Steinmetz reviewed the monthly activity report and spoke regarding continuity of operations related to the Public Works Department.

f) Library Monthly Activity Report.

Librarian Linda Crosland reviewed the monthly activity report and spoke regarding continuity of operations related to the Library.

9. City Engineer Projects Status Reports

City Engineer Sam Johnson reviewed the Trihydro Engineering Report and spoke regarding the FM 2252 TxDOT Project, FM 2252 Wastewater Project, and Land Development Projects.

10. City Commission and Committee Reports/Recommendations/Possible Actions

a) Planning and Zoning Commission:

- 1. Receive recommendation to waive termination for Commissioner Porter due to three (3) consecutive absences as stated in Ordinance No. 210-022018, Section V. Termination.**

Chair Diaz stated the Commission recommends waiving termination for Commissioner Porter due to his three (3) consecutive absences as stated in Ordinance No. 210-022018; however, Commissioner Porter submitted his resignation to City Staff after the Commission meeting.

1.1. Accept the resignation of Art Porter from the Planning and Zoning Commission.

Motion: A motion was made by Councilmember Valdez, seconded by Councilmember Bower, to accept the resignation of Art Porter from the Planning and Zoning Commission. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

- 2. Receive recommendation regarding Preliminary Plat for Pensionmark Office Center located approximately 440 feet southwest of the intersection of Nacogdoches Road (FM 2252) and Nacogdoches Loop (Old Nacogdoches Road).**

Chair Diaz stated the Commission recommends approval of the Preliminary Plat for Pensionmark Office Center.

2.1. Take action on recommendation.

Motion: A motion was made by Councilmember Valdez, seconded by Councilmember Bower, to approve the Planning and Zoning Commission's recommendation and approve the Preliminary Plat for Pensionmark Office Center located approximately 440 feet southwest of the intersection of Nacogdoches Road (FM 2252) and Nacogdoches Loop (Old Nacogdoches Road). The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

- 3. Receive monthly activity update as applicable.**

Chair Diaz provided City Council with an update on topics discussed at the Commission's meeting.

b) Quarry Commission:

Mayor Erickson stated the Commission did not meet in October and there is nothing to report at this time.

c) Water Commission:

- 1. Receive recommendation regarding request for water leak adjustment for 21926 Park View Drive for the billing period of March 23, 2021 – April 23, 2021.**

Chair Mueller stated further internal review of this request determined that additional information is needed; therefore, the request is being sent back to the Water Commission.

1.1. Take action on recommendation.

No action taken.

- 2. Receive recommendation regarding Water Rate Structure.**

Vice-Chair Harshbarger reviewed a presentation regarding the Water Rate Structure and addressed questions from Councilmembers. Vice-Chair Harshbarger stated the Commission recommends the Water Rate Structure be increased to rates classified as rate option "Case C", a \$2.50 increase to the base rate and a restructuring of the tiers by dropping each tier by 5,000 gallons, with tier 1 being 1 – 10,000.

Mayor Erickson spoke regarding tabling action on the Water Rate Structure to allow for an additional month to receive input from citizens. He encouraged citizens to contact him or any Councilmember with their input and encouraged Councilmembers to also solicit input from citizens.

2.1. Take action on recommendation.

The City Council agreed by consensus to table action on the Water Rate Structure until next month.

3. Receive monthly activity update as applicable.

Chair Mueller provided City Council with an update on topics discussed at the Commission's meeting.

d) Wildlife Management Advisory Commission:

Chair Krawczynski provided City Council with an update on topics discussed at the Commission's meeting.

e) Parks Committee:

Rod Chamberlain, Parks Committee, provided City Council with an update on the Parks Committee's projects.

f) *Volunteer Garden Ridge!*

City Administrator Nancy Cain stated *Volunteer Garden Ridge!* reported 245 hours for the month of October.

11. Approvals and Authorizations

The following items are for discussion, consideration, and action.

a) Resolution No. 486-112021 A Resolution of the City Council of the City of Garden Ridge, Texas, authorizing hiring of bond counsel on a contingency fee basis.

City Administrator Nancy Cain spoke regarding the hiring of bond counsel on a contingency fee basis for the State Infrastructure Bank Loan and addressed questions from Councilmembers.

Motion: A motion was made by Mayor Pro-Tem Swint, seconded by Councilmember Arvidson, to approve Resolution No. 486-112021 A Resolution of the City Council of the City of Garden Ridge, Texas, authorizing hiring of bond counsel on a contingency fee basis. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Ordinance No. 210-112021 An Ordinance of the City Council of the City of Garden Ridge, Texas, adopting board and commission policies and procedures; providing a cumulative and savings clause; providing for severability; and declaring an effective date.

Mayor Erickson spoke regarding the board and commission policies and procedures adopted in Ordinance No. 210-022018, stating that some of those policies created unintended consequences. City Secretary Marisa Spencer reviewed the proposed revisions to Ordinance No. 210 and addressed questions from Councilmembers.

Motion: A motion was made by Mayor Pro-Tem Swint, seconded by Councilmember Arvidson, to approve Ordinance No. 210-112021 An Ordinance of the City Council of the City of Garden Ridge, Texas, adopting board and commission policies and procedures; providing a cumulative and savings clause; providing for severability; and declaring an effective date. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

12. Updates

a) City Council Projects.

1. City of Garden Ridge 50th Anniversary (Erickson and Bower).

Mayor Erickson and Councilmember Bower provided updates regarding the City of Garden Ridge 50th Anniversary.

13. Discussion of Future Agenda Items

None at this time.

14. Citizen Comment Period

Dr. Jim Miller, 9910 Marie Meadow, spoke regarding Ordinance No. 210, water rates, and deer management.

15. Reports and Comments from Mayor and City Councilmembers

The Mayor and/or City Councilmembers may comment, make general announcements, and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

Alamo Area Metropolitan Planning Organization, Boy Scouts and/or Girl Scouts, City of Garden Ridge sponsored events and outreach efforts, Comal ISD (Garden Ridge Elementary/ Danville Middle School/Davenport High School), Counties (Bexar/Comal/Guadalupe), Families of Garden Ridge, Garden Ridge Lions Club, Garden Ridge Citizen Police Academy Alumni Association/Citizen Patrol, Garden Ridge Women's Club, Greater Bexar County Council of Cities, Northeast Partnership.

Councilmember Arvidson spoke regarding Eagle Scouts and the Lion's 2021 Food Fest and Auction. Councilmember Valdez thanked City Staff for their assistance during the Garden Ridge Citizens Police Academy Alumni Association's Annual Open Car Show. Mayor Erickson spoke regarding Families of Garden Ridge Adopt-A-Highway Program, Northeast Partnership, and the County/City Officials Luncheon.

16. Executive Session

The City Council will recess its open meeting and reconvene in Executive Session:

a) Pursuant to Texas Government Code Section 551.071(1) and 551.071(2) – Consultation with Attorney and 551.072 – Deliberations About Real Property.

- 1. To deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person and legal advice on same: wastewater utility easement acquisition and property acquisition for city building project and related matters.**
- 2. A matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Texas Government Code Chapter 551 regarding possible computer/data breach (Mayor's Access & PC) and related investigation.**

Mayor Erickson announced the City Council will recess at 8:10 p.m. and reconvene into Executive Session at 8:20 p.m., to discuss and seek legal advice on the items stated above.

Mayor Erickson adjourned the Executive Session and reconvened back into Regular Session at 9:29 p.m.

17. Business Items

The City Council will reconvene into Regular Session upon conclusion of the Executive Session and may recall any item posted for Executive Session for action, as necessary.

No action taken.

18. Adjournment

Motion: A motion was made by Councilmember Bower, seconded by Mayor Pro-Tem Swint, to adjourn. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Wednesday, November 3, 2021, City Council regular meeting was adjourned at 9:30 p.m. by Mayor Erickson.

ATTEST

Robb Erickson
Mayor

Marisa Spencer
City Secretary

CITY OF GARDEN RIDGE**MONTHLY ACCOUNT BALANCES & INTEREST RATES**

PERIOD ENDED AS OF 10/31/2021

CITY FUNDS	BALANCE	CURRENT INTEREST RATE
GF OPERATING ACCOUNT	\$ 124,452.61	0.00%
GF MONEY MARKET	2,420,380.14	0.55%
PEG CAPITAL FEES	43,797.61	0.50%
TEXPOOL INVESTMENTS	6,602.86	0.04%
2017 I&S	2,160.23	0.45%
2012 I&S	12,041.89	0.50%
2012 REFI	16,272.38	0.50%
2015 I&S	10,764.02	0.50%
TEXPOOL WATER IMPACT FEES	170,589.13	0.04%
TEXPOOL STREET IMPACT FEES	59,037.83	0.04%
AMERICAN RECOVERY ACCT	511,791.54	0.15%
ASSET/FORFEITURE - STATE	99.19	0.04%
ASSET/FORFEITURE - FED	181,264.33	0.55%
TOTAL CITY FUNDS	\$ 3,559,253.76	

WATER FUNDS	BALANCE	CURRENT INTEREST RATE
OPERATING ACCOUNT	1,418,417.45	0.55%
WATER SURCHARGE	148,881.30	0.55%
TEXPOOL WATER INVEST	\$ 2,236.48	0.04%
TOTAL WATER FUNDS	\$ 1,569,535.23	

TOTAL ALL ACCOUNTS	\$ 5,128,788.99	
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CITY OF GARDEN RIDGE
CASH & INVESTMENTS STATEMENT
CURRENT AND YEAR TO DATE AS OF 10/31/2021
PRE-AUDIT

GENERAL FUND	BALANCE
GF Operational Checking	\$ 124,452.61
GF Money Market	2,420,380.14
TexPool Investments	6,602.86
Restricted Amounts	(340,885.50)
TOTAL AVAILABLE FUNDS	\$ 2,210,550.11

WATER FUND	BALANCE
Operational Checking	\$ 1,418,417.45
TexPool Water Invest	2,236.48
Water Surcharge	148,881.30
Restricted Amounts	(267,359.24)
TOTAL AVAILABLE FUNDS	\$ 1,302,175.99

CITY OF GARDEN RIDGE
 STATEMENT OF ACTIVITIES
 CURRENT AND YEAR TO DATE AS OF 10/31/2021
 PRE-AUDIT

GENERAL FUND	Oct-21	YTD	FY 2021 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 57,629.42	\$ 57,629.42	\$ 3,134,286.00	1.8%	\$ 3,076,656.58
EXPENDITURES					
ADMINISTRATION	74,156.27	74,156.27	889,881.00	8.3%	815,724.73
COURT	6,952.42	6,952.42	96,600.00	7.2%	89,647.58
POLICE	138,833.49	138,833.49	1,383,375.00	10.0%	1,244,541.51
PUBLIC FACILITIES	39,687.99	39,687.99	601,535.00	6.6%	561,847.01
COMMUNITY CENTER	3,492.67	3,492.67	60,000.00	5.8%	56,507.33
LIBRARY	9,346.14	9,346.14	102,895.00	9.1%	93,548.86
FARMERS MARKET	-	-	-		-
FUND CHANGES/XFER	-	-	-	0.0%	-
TOTAL EXPENDITURES	272,468.98	272,468.98	3,134,286.00	8.7%	2,861,817.02
NET POSITION	\$ (214,839.56)	\$ (214,839.56)	\$ -		\$ 214,839.56

WATER FUND	Oct-21	YTD	FY 2021 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 141,620.32	\$ 141,620.32	\$ 1,893,500.00	7.5%	\$ 1,751,879.68
EXPENDITURES	85,492.04	85,492.04	1,382,555.00	6.2%	1,297,062.96
REVENUE +/- EXPENDITURES	56,128.28	56,128.28	510,945.00		454,816.72

OTHER CASH OUTFLOWS	Oct-21	YTD	FY 2021 BUDGET	% OF BUDGET	BUDGET BALANCE
BOND PRINCIPLE PAYMENTS	-	-	505,385.00	0.0%	505,385.00
XEROX LEASE PRINCIPLE PMTS	450.50	450.50	5,560.00	8.1%	5,109.50
TOTAL OTHER CASH OUTFLOWS	\$ 450.50	\$ 450.50	\$ 510,945.00		\$ 510,494.50

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES - COMMUNITY CENTER
PERIOD ENDED AS OF 10/31/2021
PRE-AUDIT

REVENUES	YTD	Budget
RENTALS	\$ 4,020.00	21,000.00
DEPOSITS	1,100.00	13,000.00
CLEAN-UP FEES	550.00	1,800.00
DEPOSITS REFUNDED	(400.00)	(10,000.00)
DONATIONS	-	-
TOTAL REVENUES	5,270.00	25,800.00
EXPENDITURES		
PAYROLL/TAXES/RETIREMENT	290.66	2,480.00
MANAGER FEES	1,420.50	18,000.00
COMPUTER/INTERNET	138.70	1,680.00
TELEPHONE	50.00	600.00
UTILITIES	523.63	10,820.00
MAINTENANCE	-	8,000.00
SUPPLIES	85.34	1,200.00
CLEANING	450.00	5,720.00
EQUIPMENT	133.84	500.00
MARKETING	-	1,000.00
DONATION EXPENDITURES	-	-
FACILITY ENHANCEMENTS	-	-
TOTAL EXPENDITURES	3,092.67	50,000.00
NET POSITION	\$ 2,177.33	\$ (24,200.00)

Management's Discussion and Analysis of Results of Operations – October 2021

GENERAL FUND

Cash

Total available funds as of October 31, 2021, are \$2,210.6k.

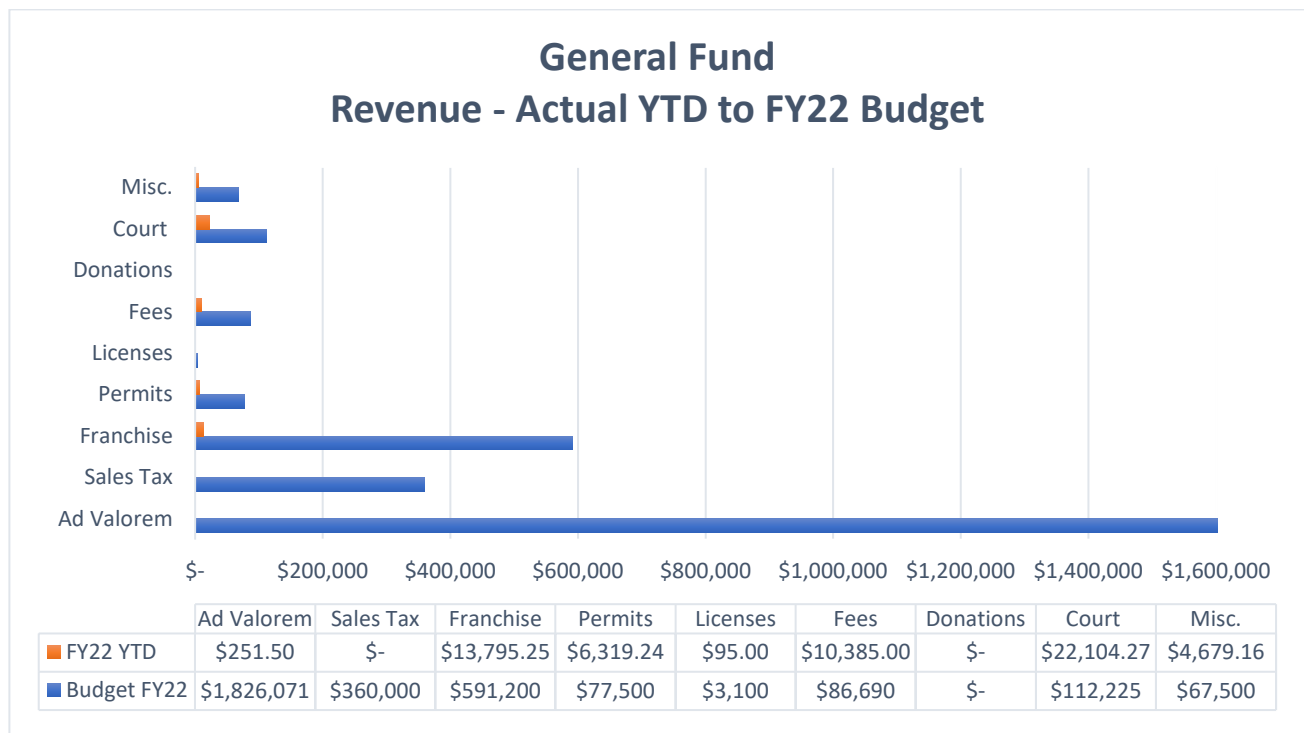
Revenue

No Ad Valorem Tax was for October. FY22 budget is \$1,818.1k.

Sale Tax Revenue is received 60 days after the end of the month it is collected for. Revenue for October will be received in December. Therefore \$0 was collected for FY22 during October.

Building Permits revenue for the month totals \$6.2k. The FY22 budget is 75K.

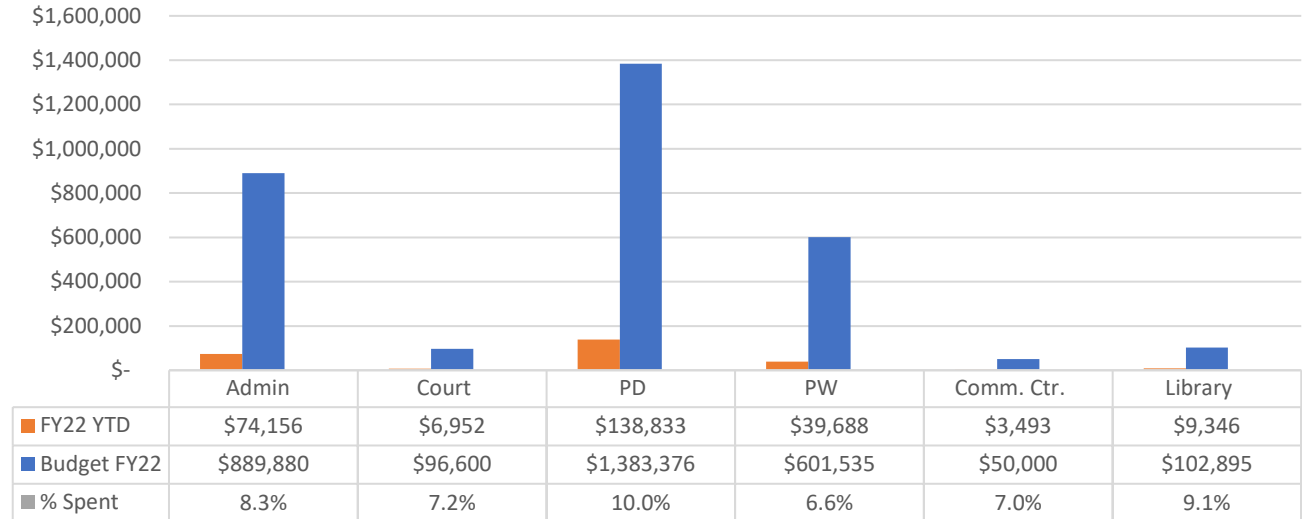
Trash Collections total \$6.8k. The FY22 budget is 82k.



Expenditures

All departments are operating within the FY22 budget.

General Fund Expenditures - Actual YTD to FY22 Budget



WATER FUND

Meters

Current meters for October 2021 total 1673 vs 1666 for October 2020.

Cash

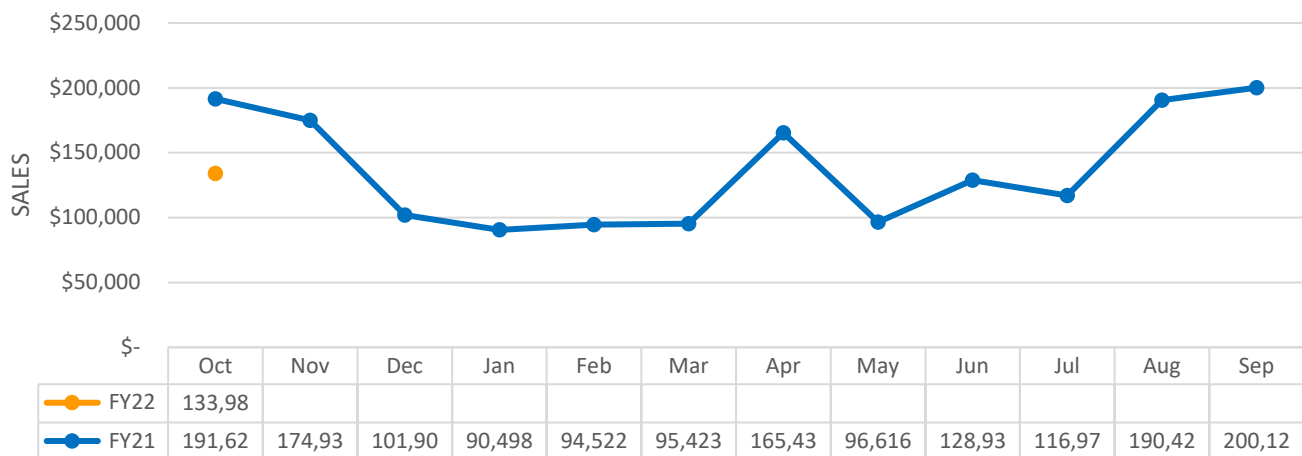
Total available funds as of October 31, 2021, are \$1,302.2k.

Revenue

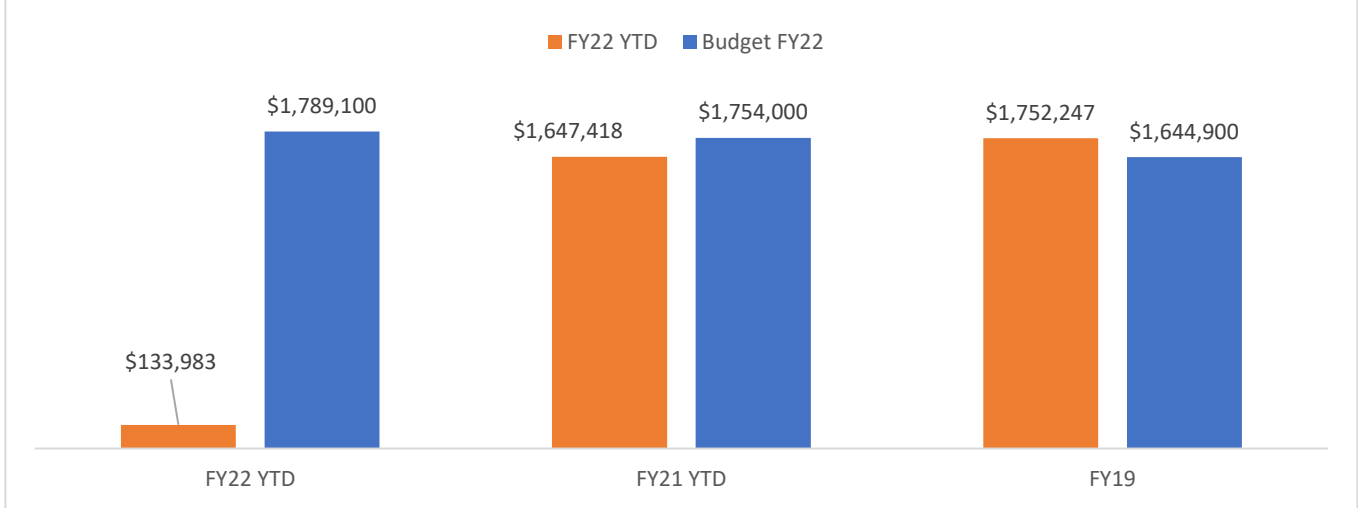
Total revenue for October is \$141.6k. The FY22 budget is \$1,893.5k.

Water Sales for the month total \$134.0k. The FY22 budget is \$1,789.1k.

WATER SALES - FY22 VS FY21 VARIANCE \$



Water Sales Actual vs Budget



The is no meter installation revenue for the month.

Expenditures

Expenditures for October total \$85.5k.

The next bond payments are due in February 2022.

Water Expenditures- Actual YTD vs FY21 Budget

\$1,600,000
\$1,400,000
\$1,200,000
\$1,000,000
\$800,000
\$600,000
\$400,000
\$200,000
\$-

■ FY22 YTD
■ FY22 Budget
■ % Spent

Water

\$85,492

\$1,382,555

6.2%

Interest & Sinking Fund

Revenue

No Ad Valorem Tax collections for October. \$719.0k is budged for FY22.

Expenditures

Next bond payments are due in February 2022.

Capital Improvements Fund – (all accounts are restricted)

Cash Balance

Water Impact Fee Balance is \$170.6K.

Street Impact Balance is \$59k.

American Recovery Acct. Balance is \$511.8k

Revenue

No revenue to report for October.

Asset Seizure Fund

Cash Balance

The Restricted Fund Balance is \$181.4k.

Revenue

No revenue reported for October.

Expenditures

No purchases were made in October.

Summary

The City of Garden Ridge is financially sound and operating within the Budget set forth by the City Council.

REQUEST FOR AUTHORITY TO DESTROY AND CERTIFICATION OF DESTRUCTION

DATE: 11/10/2021

REQUESTED BY: Finance-HR

DEPARTMENT NAME

Kam Ford
SIGNATURE OF DEPARTMENT HEAD

HEREBY REQUEST DESTRUCTION OF THE RECORDS CORRECTLY LISTED BELOW. THE RECORDS WERE REVIEWED FOR HISTORICAL SIGNIFICANCE AND ANY FOUND HAVE BEEN TURNED OVER THE TO THERECORDS MANAGEMENT OFFICE.

☒ THE RECORDS HAVE EXCEEDED THE REQUIRED RETENTION PERIOD STIPULATED BY THE DEPARTMENT'S RECORDS RETENTION SCHEDULE AND DO NOT NEED ADDITIONAL RETENTION.

☒ THE RECORDS HAVE BEEN PRESERVED IN ACCORDANCE WITH LOCAL GOVERNMENT CODE, CHAPTER 204, AND THE RULES ADOPTED UNDER IT.

TRACKING #	RECORD SERIES #	RETENTION PERIOD	DESCRIPTION	DESTRUCTION DATE
	GR1025-26a	FE + 3	FY18 - AP A-Z & Voids	12/1/2021
	GR1050-52a & 56	4 Yrs	FY17 PR Workpapers	12/1/2021
	GR1025-28	FE + 5	FY16 Financials & Bank Reconciliations	12/1/2021
	GR1025-30a	FE + 5	FY16 Journal Entries and Daily Cash Collection Rpts	12/1/2021
	GR1025-04c	2 Yrs	FY18 - Budget Work Papers	12/1/2021
	GR1025-04c	2 Yrs	FY19 - Budget Work Papers	12/1/2021
	GR1025 -01e	3 Yrs	FY18 - Audit Workpapers	12/21/2021

APPROVAL OF THE RECORDS MANAGEMENT COMMITTEE, FOR THE DESTRUCTION OF THESE RECORDS HAS BEEN RECEIVED THIS DATE AND EVIDENCED BY THEIR SIGNATURES BELOW:

Nancy Cain
CITY ADMINISTRATOR

R. E. Hall #100
CHIEF OF POLICE

11/10/2021
Marin Sperry
CITY SECRETARY

DATE APPROVED BY CITY COUNCIL: _____

MAYOR

**CERTIFICATION OF TAX LEVY FOR THE TAX YEAR 2021
CITY OF GARDEN RIDGE**

Total Appraised Value @ 100% of Market Value	\$ 1,049,989,563
Less: Ag-Use account value loss	<u>(\$ 11,863,338)</u>
Total Net Appraised Value	\$ 1,038,126,225
Assessment Ratio	100%
Total Taxable Value	\$ 837,650,143
2021 Adopted Tax Rate per \$100 assess value	<u>.305149</u>
2021 Ad Valorem Tax Levy	\$ 2,596,715.44
Less: Over-65 Homestead Frozen Levy Loss	<u>(\$0.00)</u>
2021 Total Ad Valorem Tax Levy	<u>\$ 2,556,081.03</u>

Submission of the Tax Levy for 2021 for approval by the City of Garden Ridge in accordance with Section 26.09(e) of the Texas Property Code.



Kristen Hoyt
Comal County
Tax Assessor-Collector



CITY OF GARDEN RIDGE

CHRISTMAS TREE LIGHTING

Come on down Santa Claus Lane to see
Santa and drop off your letters! Plus so much
more...

DECEMBER 3, 2021
6PM - 8PM
COMMUNITY & EVENT CENTER

The Parks Committee will be accepting cash
donations for the 2021 Garden Ridge Christmas
Ornament with proceeds going to St. Jude's
Ranch for Children.



Garden Ridge Community and Event Center
Monthly Report
November 1st thru November 30th 2021

Utilization (by Days)

FY 21-22 (Current Month)	FY 20-21 (Current Month)	FY 21-22 (Year to Date)	FY 20-21 (Year to Date)
27	18	50	216

Wildflower (Booked Current Month)

17

Bluebonnet (Booked Current Month)

10

Category Count (by Events)

(Current Month)

(Year to Date)

1. Resident / Non-Resident	3	5
2. City Chartered Non-Profit Organizations	3	8
3. Non-Residents Service Organizations	11	17
4. Non-Profit Associations	3	6
5. City Use	7	14

CITY OF GARDEN RIDGE BUILDING REPORT

November-21

Major Permits

Permit #	Address	Builder	Sq. Ft.	Value \$	Permit Fees
2169 -21	21636 Valley Park Dr.	Bluebonnet Dream Homes	4,389	\$ 570,570.00	\$ 3,508.40
2177 -21	8103 Wild Wind Park	Roger Grotzinger	6,719	\$ 873,470.00	\$ 4,906.57
		Total	11,108	\$ 1,444,040.00	\$ 8,414.97

Minor Permits

Permit #	Address	Builder	Project	Permit Fees
2170 -21	21165 FM 3009	City Fence of SA	Fence	\$ 125.00
2171 -21	22187 Via Posada	Marc Jones Construction	Minor Electric	\$ 125.00
2172 -21	22132 Paseo Corto Dr.	IES Texas Solar	Minor Electric	\$ 125.00
2173 -21	8820 Wild Wind Park	DLG Unlimited	Fence	\$ 125.00
2174 -21	21926 Pesa Cove	DLG Unlimited	Fence	\$ 125.00
1539 -21	20015 Regency Run	Air Systems	Minor HVAC	\$ 100.00
2176 -21	21440 Water Wood Dr	Arnold Moos A/C	Minor HVAC	\$ 100.00
2175 -21	9405 Azalea Gate	Mr. Electric	Minor Electric	\$ 125.00
1530 -21	8718 Garden Ridge Dr.	Will Fix It	Water Heater	\$ -
2176 -21	8410 Twisted Oaks	Rivera Fence	Fence	\$ 125.00
2178 -21	9308 Goldenrod Lane	Mr. Electric	Minor Electric	\$ 125.00
1545 -21	20344 Regency Run	Air Clinic of SA	Minor HVAC	\$ 100.00
2179 -21	8303 Wild Wind Park	Clayton Rogers	Pool House	\$ 525.00
2180 -21	21246 Osage Tr.	Keith Zars Pools	Pool, Spa, Deck	\$ 629.56
1546 -21	9805 Meadow Rue	Rosenburg Indoor Comfort	Minor HVAC	\$ 100.00
2181 -21	8511 Wild Wind Park	Big City Plumbing	Minor Plumbing	\$ 100.00
2182 -21	8455 Twisted Oaks	J&J Concrete	Patio	\$ 100.00
			TOTAL	\$ 2,754.56

Total Major Fees for the month	\$ 8,414.97
Total Minor Fees for the month	\$ 2,754.56
TOTAL	\$ 11,169.53

Fiscal Year 2022

Total major projects value	\$ 1,444,040.00
Total major projects sq. ft.	11,108
Total major permit fees	\$ 8,414.97
Total minor permit fees	\$ 6,544.40
Total permit fees	\$ 14,959.37



City of Garden Ridge

"A way of life, not just a place to live"

City Secretary Monthly Activity Report Reporting Period: November 2021

Administrative Operations and Upcoming Events

City Hall Office Hours

- Monday/Wednesday/Thursday: 8am-5pm, Tuesday: 8am-6pm, and Friday: 8am-4pm.
- Upcoming Holidays (City Hall closed): Friday, Dec. 24th / Monday, Dec. 27th / Monday, Jan. 3rd.
- Upcoming Early Closures at City Hall: Friday, Dec. 17th at 11:30am and Thursday, Dec. 23rd at 4pm.
- After hours emergency phone number: 210-651-6831.

Annual Christmas Tree Lighting Event

- The Annual Christmas Tree Lighting Event will be held on Friday, December 3rd from 6pm-8pm at the Community and Event Center. See the Grapevine or flyer for details.

Garden Ridge Blood Drive

- The City and the Garden Ridge Lions are co-sponsoring a blood drive on Saturday, December 11th from 9am to 3pm at the Community and Event Center. See the City's website for details.

Communication Efforts

Annual Renewals for 2022: Alarm Permits are required for alarm systems monitored by a third party and must be renewed annually every January. There is an initial \$25 permit fee, but all renewals are free. Pets must also be registered with the City annually. This protects everyone in the City, including the furry residents, and helps lost animals find their way home quicker. Pet Registrations are \$10 per animal and current rabies certificates must be submitted. The pet tags for 2022 are a blue circle and there is an engraver pen available at City Hall for anyone who wishes to engrave a name and phone number on the back. Visit City Hall to complete your annual renewals or submit the forms online through the City's website.

"My Meter Info": Did you know the City of Garden Ridge has an app for viewing your water usage? Download "My Meter Info" to view your usage and sign up to receive notifications about possible leaks/any abnormal usage.

Other Information/Announcements from Grapevine/Website/Social Media: Families of Garden Ridge Adopt-A-Highway Program, Proposed Water Rates, Garden Ridge Women's Club Annual "Mix & Mingle", Tips for Hazardous Waste and Recycling, Commission/Committee Vacancies and Updates, and City Council Actions.

Streaming of Meetings: City Council - 46 views / Commissions - 44 views.

Public Information Act (PIA) Summary

Year	Number of Requests
2021	143
2020	207
2019	276
2018	225



POLICE DEPARTMENT MONTHLY BREAKDOWN

November 1 to November 30, 2021

Calls for Service

Dispatched: 107 City Ordinance: 21 Total: 128 False Alarms: 7

Arrests

No Arrests

Traffic Enforcement

Crashes: 4 Citations: 24 Warnings: 24 Total: 48

Training / Certifications

- * All sworn Officers completed TASER/Less Lethal Shotgun Munitions Training

Outreach Efforts

- * Coffee with the Cops continues. Some new faces arriving.
- * Planning has begun for the 2022 Community Education Seminars

Administrative Comments

- * Jayson Smith has tendered his resignation. Returning to Insurance work.
- * Wrapping up the Fund Raiser for Ofc Hackenberg.
- * Municipal Court is utilizing virtual capabilities as well as in-person attendance. GRCPAAA volunteers continue to volunteer assistance with court.
- * Members of Department received Covid booster.



City of Garden Ridge

"A way of life, not just a place to live"

MONTHLY PUBLIC WORKS REPORT

Steven Steinmetz
Public Works
Director

Eric Lowman
Public Facilities
Foreman

Stanley Georg
Manuel Troncoso
Ryan Furgason

Ongoing Responsibilities

- Parks maintenance
- Facilities maintenance
- Streets
- All public facilities grass and right-of-way's
- Storm water Drainage
- Oak Wilt monitoring

Upcoming Events

Tree lighting Event
December 3rd

January Dumpster
Schedule

Jan. 1st. & 2nd.

Jan. 8th. & 9th.

Jan. 15th & 16th.

Jan. 22nd & 23rd.

November 2021

Activities for the month

Storm Water Drainage Facility and Easement Maintenance

- Inspected 11 outfalls.
- Inspected 18 detention ponds.
- Stormwater public outreach: 0 message displayed on FM 2252 sign.
- Trash removed from Right of ways by volunteers: 75 pounds.
- Rain fall total : .5 in.
- Cross training for outfall inspections.
- Drainage mowed: 1.

Parks Maintenance

- Paul Davis Park: Ongoing sanitizing of facilities.
Removed cut tree limbs.
Inspected the playgrounds.
- Pocket Parks: Mowed 1 time.

City Facility/Property Maintenance

- City Hall: Daily cleaning.
Air handler repair for the A/C system.
Added more offices for the emergency generator load.
- Public Works offices: office remodeling.
- Community Center: Mowed 2 times.
Set up for tree lighting event.
Replaced an electrical outlet.
- Former city complex: Mowed 1 time.

Oak Wilt

No new reported cases.

Reports Submitted

Wildlife Management Advisory Commission Report.

Street/ Sign Maintenance

- Signs Replaced: 1.

Future Projects or Needs

- Increase office space at the Public Works building.
- More storage space required.

Animal Services Monthly Activities

- 19 deer carcasses were disposed of, which makes for the year 73.
- 0 wild hog was donated this month to Hunters for the Hungry, the year-to-date combined totals for wild hogs and deer donated are 6.
- 3 live traps loaned out this month, 18 traps loaned out year-to-date .
- 331 registered/reregistered animals for the year.
- 0 Nuisance complaints received.
- 0 Animal reported bites.

Adoptions

- 0 Dog; 3 year-to-date.
- 0 Cats; 1 year-to-date.

Returned to owners

- 1 Dogs; 21 year-to-date.
- 0 Cats; 0 year-to-date.

Transferred to other agencies

- 0 Dogs for month; 3 year-to-date.
- 0 Cats for month; 3 year-to-date.

Currently in City care

- 3 Dogs; 14 Cats:

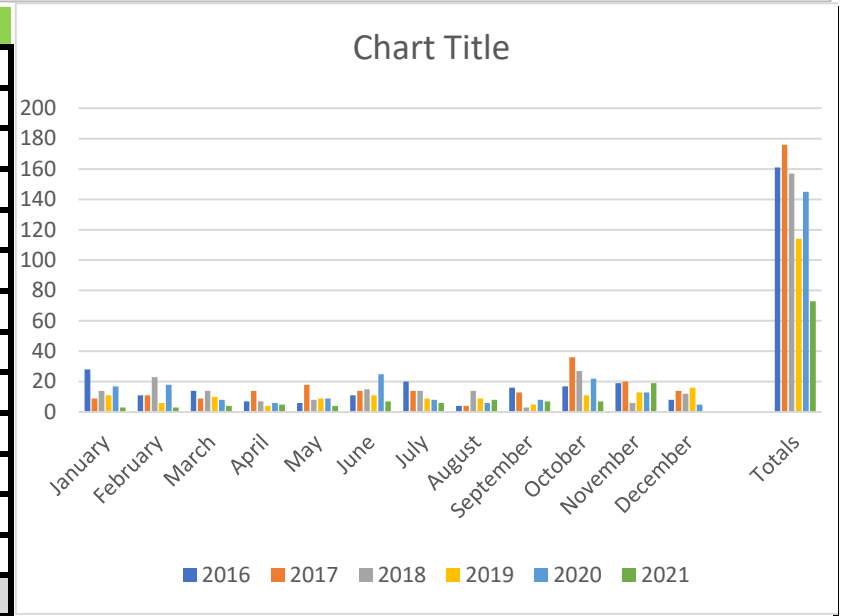


Year to Date Wildlife Report

	Jan	Feb.	Mar	Apr.	May	Jun	Jul	Aug.	Sep.	Oct	Nov	Dec.	Total
Deer	3	3	4	5	4	7	6	8	7	7	19	0	73
Raccoons	3	0	5	5	4	3	6	3	3	7	6	0	45
Opossums	3	1	5	5	4	3	2	0	1	7	3	0	34
Skunks	5	6	0	1	1	1	1	3	6	5	2	0	31
Wild hogs	0	0	0	1	0	0	0	2	2	2	1	0	8
Turtles	0	0	0	0	2	0	0	0	0	0	0	0	2
Squirrels	1	1	1	2	5	2	2	2	0	2	2	0	20
Foxes	0	0	0	0	0	1	0	0	4	1	2	0	8
Armadillos	0	0	0	0	0	1	0	2	0	0	0	0	3
Hawks	0	0	0	0	0	0	0	0	0	0	0	0	0
Bats	0	0	0	0	0	0	1	0	0	1	0	0	2
Coyotes	0	0	0	0	0	0	0	0	0	0	0	0	0
Buzzards	1	1	0	0	0	0	0	0	0	0	0	0	2
Ringtails	0	0	0	0	0	0	0	0	0	0	0	0	0
Snakes	0	0	0	1	0	1	2	1	0	0	0	0	5
Bobcat	0	0	0	0	0	0	0	0	0	0	0	0	0
Porcupine	0	0	0	0	0	1	0	0	1	0	0	0	2
Chicken	1	0	0	0	0	0	0	0	0	0	0	0	1
Total	17	12	15	20	20	20	20	21	24	32	35		236

Deer Carcass Removal Totals for 2016 - 2021

	2016	2017	2018	2019	2020	2021
January	28	9	14	11	17	3
February	11	11	23	6	18	3
March	14	9	14	10	8	4
April	7	14	7	4	6	5
May	6	18	8	9	9	4
June	11	14	15	11	25	7
July	20	14	14	9	8	6
August	4	4	14	9	6	8
September	16	13	3	5	8	7
October	17	36	27	11	22	7
November	19	20	6	13	13	19
December	8	14	12	16	5	
Totals	161	176	157	114	145	73

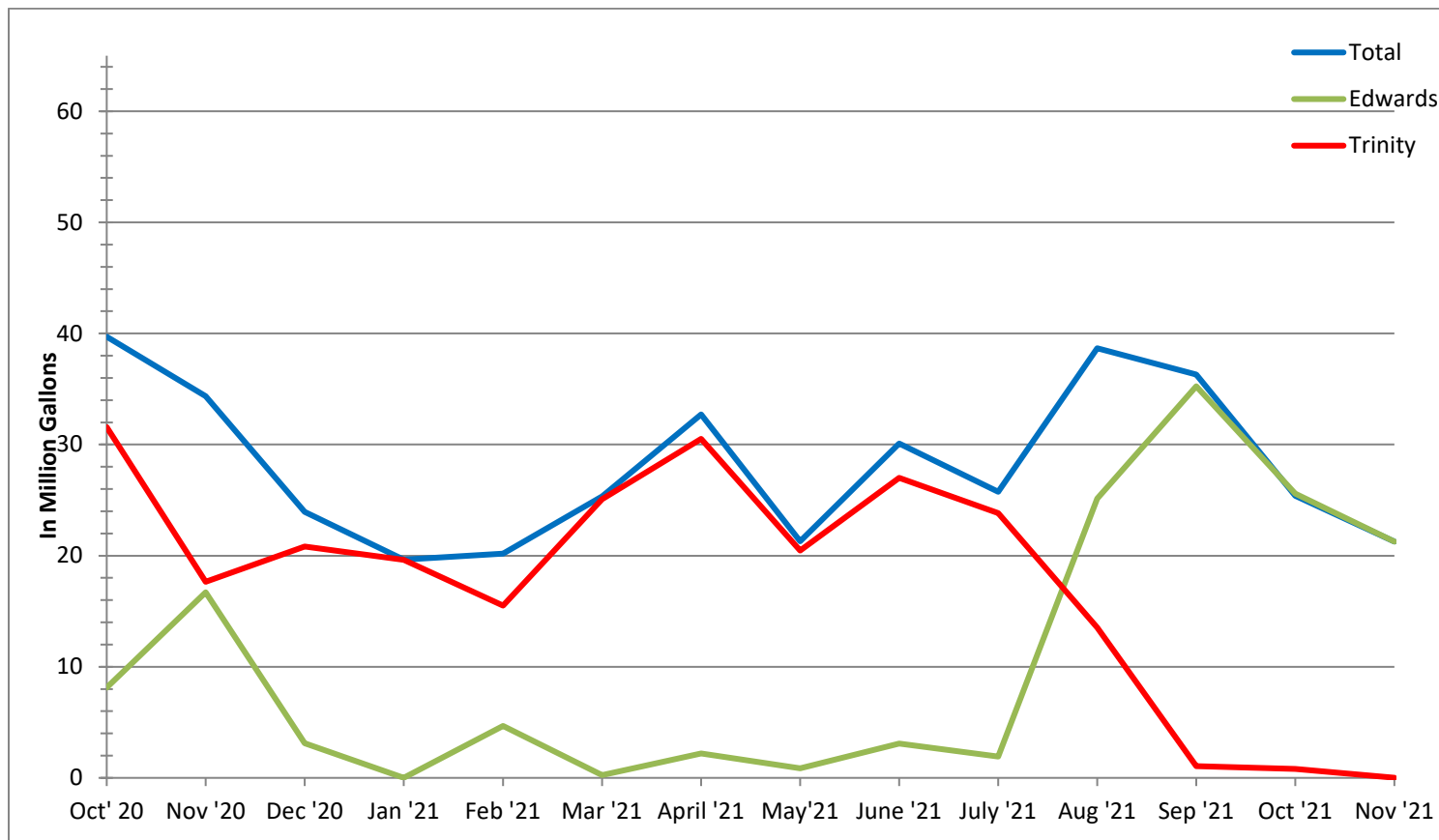




Utilities Department Report

As of November 30, 2021

City of Garden Ridge Aquifer Usage

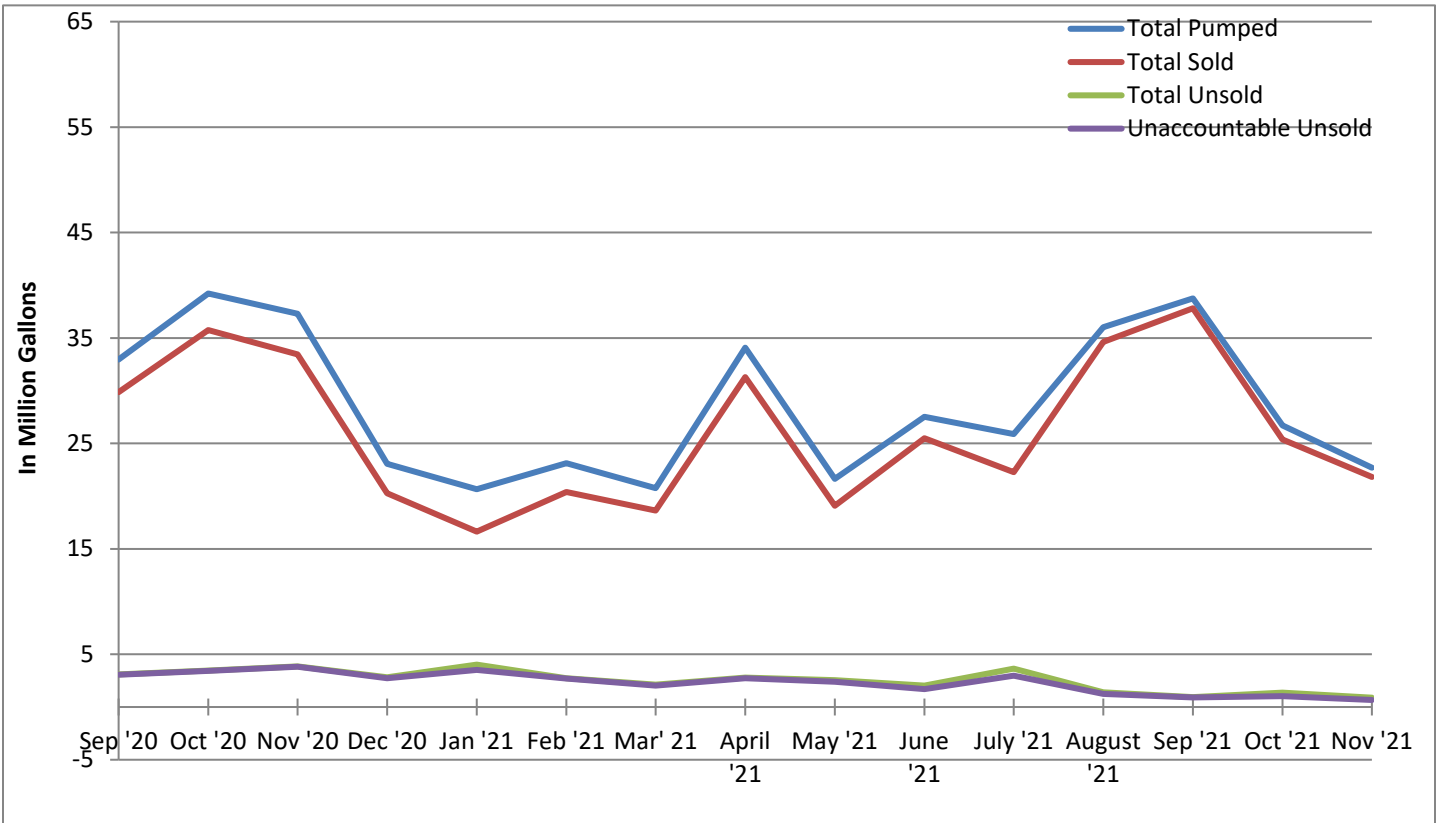


	Month:	Year:	Available:	Stage:
Edwards Well Usage AC/FT:	66.97	367.43	248.84	0
Trinity Well Usage AC/FT:	.03	436.58	N/A	0

Water Quality

Backteriological Samples	Due :	Missed:	Passed:	Failed:
Distribution Samples :	6	0	6	0
Raw Water Samples :	4	0	4	0
Chlorine Residual Test:	30	0	30	0

2021 – 2021 Pumping Report



Oct '20	39,216	35,752	3,464	3,418	8.7%
Nov '20	37,299	33,440	3,860	3,821	10.2%
Dec '20	23,077	20,270	2,807	2,736	11.9%
Jan '21	20,655	Insufficient	Data	-	
Feb '21	23,123	20,390	2,733	2,696	11.7%
Mar '21	20,744	18,627	2,117	2,030	9.8%
April '21	34,076	31,287	2,789	2,728	8.0%
May '21	21,642	19,080	2,562	2,391	11.0%
June '21	27,531	25,505	2,026	1,684	6.1%
July '21	25,895	22,262	3,633	1,883	7.3%
Aug '21	36,036	34,630	1,406	1,236	3.4%
Sept '21	38,746	37,814	9,327	893	2.3%
Oct '21	26,719	25,368	1,351	1,025	3.8%
Nov '21	22,702	21,817	8,858	668	2.9%
Yearly Average	28,390	26,634	3,610	2,093	7.5%
	Yearly national average				16%

Water Department Monthly Activities:

New Installed Meters	0	Work Orders	282
Meter Replacements	1	Locates	33
City Owned Leaks	2	Irrigations Permits Issued	0
Meters Read	1687	Total Rebates	0
Meter Tests	0	Active Leak info code alerts	173
Automatic Draft Customers	673	E-Billing Customers	367
AMI Customer Portal Profiles	577		

*Active Leak Info Code Alerts – The firmware on the meter is measuring the flow rate through the meter and will only be triggered if water is flowing continuously above the configurable parameter of the meter’s max-flow rate threshold for 24 hours. The city has set a standard max-flow rate of .1% and is notified of any triggered alert.

Leak Adjustments

New Requests	6	Waiting for Customer	0	Approved	0	Amount Approved	\$0	Denied	0	Sent to Water Commission	1
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Projects & Announcements:

Project	Status Update	Estimated Completion	Issues/Required Actions
2252 Wastewater Project	Ongoing	Contractor has installed 100% of the Wastewater Main	
2252 TxDOT Water Line	Ongoing		Working on Funding

COVID-19 Pandemic

The utilities Department is continuing to be vigilant to keep our staff and infrastructure safe from the spread of the Coronavirus. We are still cleaning facilities, vehicles, and equipment daily to ensure our staff and water system stay safe.



Garden Ridge Library

Volume V, Issue 3

December 1, 2021

Monthly Library Update

By Linda Crosland, Library Director

For leisure, for learning, for life!

Upcoming Activities for December

Children's Activities

Fridays, Preschool Storytime, 10:30 AM with
Stay & Play immediately following

Special Storytime: 'Twas the Night Before
Christmas Pajama Storytime, Friday, December
17 @ 6:00 PM

The After-School classes will go on hiatus
the week of Thanksgiving until January 2022,
and Storytime will go on hiatus December
18—February, 2022.

Adults' Activities

Tuesdays, Northside Knitters, 10:00 am

Thursdays, Adult Coloring, 1:00 pm

We have an exciting announcement! We
have just received a Texas Humanities Relief
Grant for \$12,000. This is for the purchase of
hard copy books and eBooks. Our regular
collection is aging, and we currently have
quite a few books that haven't been checked
out for more than 5 years. They need to be
cleared out in order to make room in our very
crowded shelves for new items which our pa-
trons will want to read.

Department Statistics for November

Visits to the Library	910
Items Checked Out	1,942
New Patrons Added	19
New Items Added to the Collection	41
Libby Books + Libby Advantage	174
Volunteer Hours	108

Activity Statistics

Children's Preschool Storytime	100
Children's Lego Robotics, Coding, & Regular Legos	49
Adult Classes,	30
Lunch-n-Learn and Fall Talk	24
Veterans Day Celebration	50

Activity Totals **253**

"Books are a uniquely portable mag-
ic."

—Stephen King, On Writing: A Memoir of
the Craft



memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Administrator, City of Garden Ridge
Date: November 18, 2021
Re: Engineering Report for December 2021 Council Meeting

1. FM 2252 TxDOT Project

- Trihydro prepared documents required for a funding application for the TxDOT FM 2252 Water Line Relocation Project. Funding will be provided by the State Infrastructure Bank (SIB). The requested interest rate is 1% for 15 years. The loan amount is \$620,000.
- Trihydro has a task order in place to begin the design efforts.
- Once the loan is approved, Trihydro will complete the design/bid documents for proposed water line relocation, finalize project budget, solicit construction bids, and finalize TxDOT approval.

2. FM 2252 Wastewater Project

- The force main project is 100% complete. As-builts have been submitted for review.
- As-built approval is required for the release of retainage.

3. Public Works

- Schoenthal Road Drainage Study: The drainage study has started.

4. Land Development Projects

- QuikTrip: The master development plan has been reviewed by the City Engineer.
- PensionMark Office Center: The preliminary plat has been approved by the Planning and Zoning Commission.
- Kleckly – WMMT Ventures: The master development plan has been reviewed by the City Engineer.



LEGAL NOTICE
NOTICE OF PUBLIC HEARING
CITY OF GARDEN RIDGE
CITY COUNCIL

The City Council of the City of Garden Ridge, Texas, will conduct a public hearing on Wednesday, December 1, 2021, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider a petition by Eric Thomas Fischer and Mary Fischer for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of a 1.40 acre tract of land lying in the G.M. Dolson Survey 96, Abstract No. 120, Comal County, Texas, being all of a called 1.40 acre tract of land recorded in document No. 201406013131 of the Official Public Records of Comal County, Texas. The property is located adjacent to the north property line of 19204 FM 2252 in Garden Ridge, Texas.

The public is invited and welcome to attend the public hearing in person and may submit oral comments on this matter. Alternatively, written comments on this matter may be submitted in accordance with the *City of Garden Ridge Notice of Procedures for Written Comments during Public Hearings* posted on the City's Website.

The meeting can be viewed live on the City's YouTube Channel and will be archived on the City's Website for on demand viewing. Please feel free to contact City Hall at 210-651-6632 if you need additional information on this matter.

This is to certify that I, Marisa Spencer, posted this Legal Notice at 5:00 p.m. on November 10, 2021, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Marisa Spencer
City Secretary



City of Garden Ridge

"A way of life, not just a place to live"

NOTICE OF PROCEDURES WRITTEN COMMENTS DURING PUBLIC HEARINGS

In an effort to protect public health and limit the potential spread of COVID-19, the City of Garden Ridge is offering an additional option to submit comments for a posted public hearing.

The public is invited and welcome to attend the public hearing in person and may submit oral comments on the matter. Alternatively, written comments on a matter contained in a posted **Notice of Public Hearing** may be submitted *up to two (2) hours before the meeting in which the public hearing will be held* via email to citysecretary@ci.garden-ridge.tx.us.

If citizens submit a written comment but choose to attend the public hearing and speak in person then be advised the written comment will not be read aloud.

When submitting written comments to be included as an official record during a public hearing, the following guidelines must be strictly adhered to and **any comments that fail to adequately meet these guidelines will not be read aloud**:

1. Comments must be received by the City Secretary before the deadline stated above.
2. Each citizen is limited to one 3-minute period, which also applies when the City Secretary is reading comments. Therefore, written comments should be limited to approximately 350 words or less.
3. State your name and address before your comments begin.
4. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
5. Show the City Council the same respect that you would like to be shown.

As a reminder, all City Council and Commission meetings can be viewed live on the City's YouTube Channel or the City's Website. Additionally, these videos are bookmarked and archived on the City's Website for convenient on demand viewing.

Please feel free to contact City Hall at 210-651-6632 if you need additional information.

Respectfully,

Marisa Spencer
City Secretary

\$500

Planning and Zoning Form 1
APPLICATION FOR CHANGE OF ZONING
(Type or Print)

1. Date: 9-16-2021 Case #: _____
2. Applicant Name: Eric Thomas Fischer & Mary Fischer
(First) (Middle) (Last)
3. Mailing Address: 7703 Ramble Ridge
(Street)
San Antonio TX 78266
(City) (State) (Zip)
Phone: (210)-621-7039
4. Applicant's relationship to property to be rezoned:
Sole owner ☒ Part owner ☐ Other: _____
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
5. Property location: 19186 FM 2252 Garden Ridge TX 78266
(Street address or street property front)
6. Legal description: A-120 Sur-96 G M Nelson
Plat: _____ Lot(s) _____ Block(s) _____
Subdivision: _____
Acreage: 1.395 1.40 (If acreage, provide separate metes and bounds description as attachment 2.)
Property Deed recorded in Comal County Volume # _____ Page # _____
7. Existing use of property: Ag / Residential
8. Proposed use of property: Retail / Light Commercial
9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.
10. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property to be rezoned, on another map of larger scale, as attachment 5.
11. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: NA

12. Reason for requesting zoning change (attach additional sheet if needed):

The city's master plan is not in affect yet,
so we would like to re-zone to start building
a mix use building - Including an Ice house,
barbershop, Ice cream shop and office space.

13. The undersigned hereby requests that the property identified in this application be reclassified
from: residential district

to: light commercial/retail district, in accordance
with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand
that the information provided herein will be used by the City of Garden Ridge for sending required notices to
adjacent property owners. I bear full responsibility and liability for any losses or costs incurred by the City, or
others, caused by errors or omissions in this application.

14. Applicant Signature: Max K. Dushko

Attachments:

- 1. Owner(s) letters of authorization, if applicable
- 2. Metes and Bounds description of property, if applicable
- 3. Map of property
- 4. List of adjacent property owners
- 5. Site plan
- 6. Check for zoning change fee per Garden Ridge City Ordinance 11.

----- CITY USE ONLY -----
CHANGE OF ZONING

		Date
City Admin.:	Application received	_____
	Application verified	_____
	Fee received \$ _____ Check # _____	_____
	Application sent to P&Z	_____
P&Z:	Owners' acceptance of application	_____
	Notice to adjoining property owners'	_____
	Notice of public hearing	_____
	Public hearing conducted	_____
	P&Z decision on rezoning	_____
City Council:	P&Z recommendation to City Council	_____
	Notice to adjoining property owners'	_____
	Notice of public hearing	_____
City Admin.:	Public hearing conducted	_____
	Applicant notified of Council Decision	_____
	Zoning ordinance change published	_____

Metes & Bounds

BEING A 1.40 ACRE TRACT OF LAND SITUATED IN THE G.M. DOLSON SURVEY NO. 96, ABSTRACT NO. 120, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 1.40 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 201406013131, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

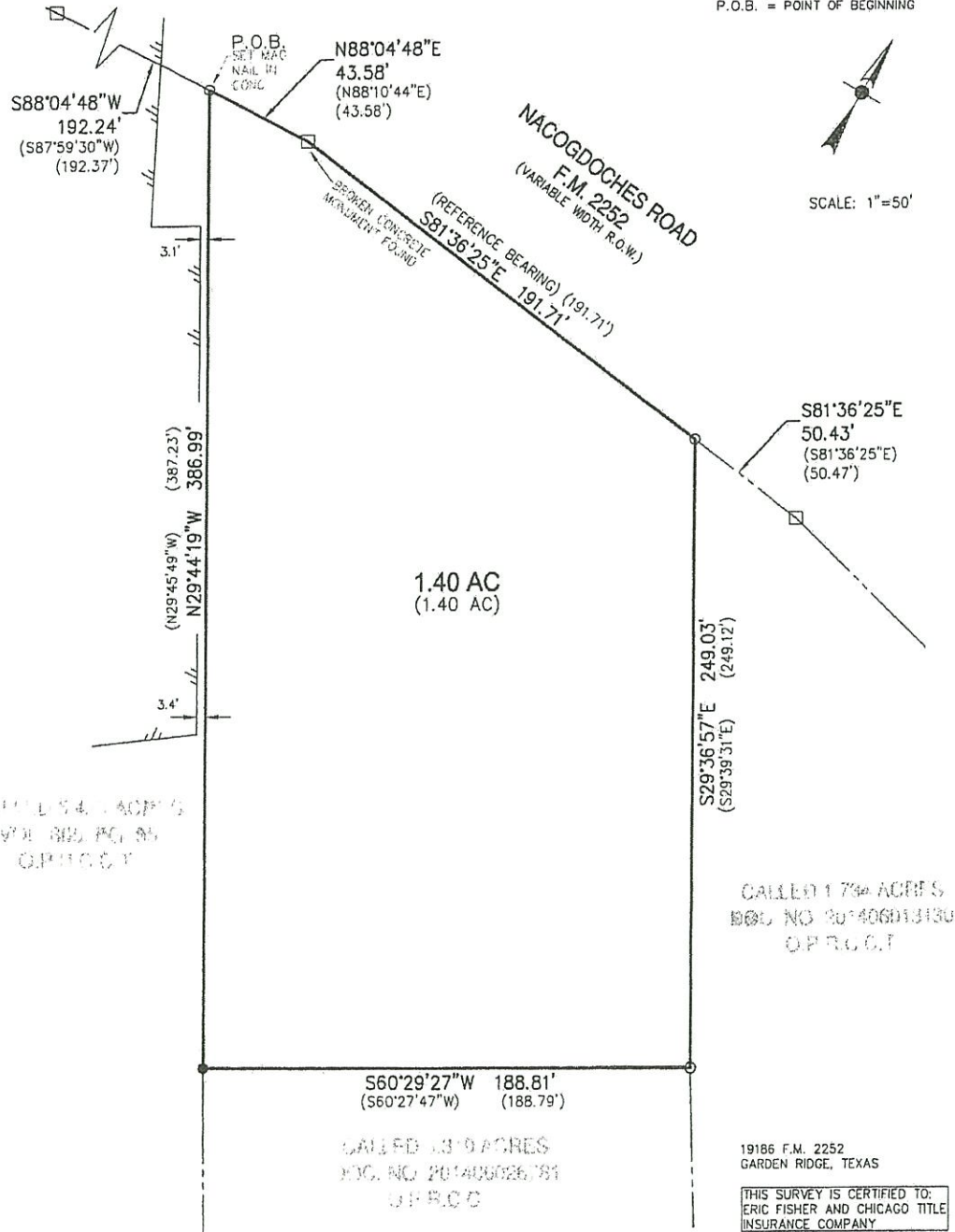
REFERENCE CHICAGO TITLE COMMITMENT, GF No. SCT-61-4300271700412-JJ, EFFECTIVE DATE 07/18/2017

REFERENCE BOUNDARY AGREEMENT RECORDED IN VOLUME 884, PAGE 86, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

REFERENCE METES AND BOUNDS PREPARED THIS SAME DATE.

LEGEND:

- = FND 1/2" IRON PIN
- = CONCRETE MONUMENT FOUND
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
- R.O.W. = RIGHT-OF-WAY
- () = RECORD CALLS
- = EDGE OF ASPHALT
- O.P.R.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING



HMT
ENGINEERING & SURVEYING

410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNB.COM
PH: (830)625-8555
TBPLS FIRM 10153600



STATE OF TEXAS
COUNTY OF COMAL

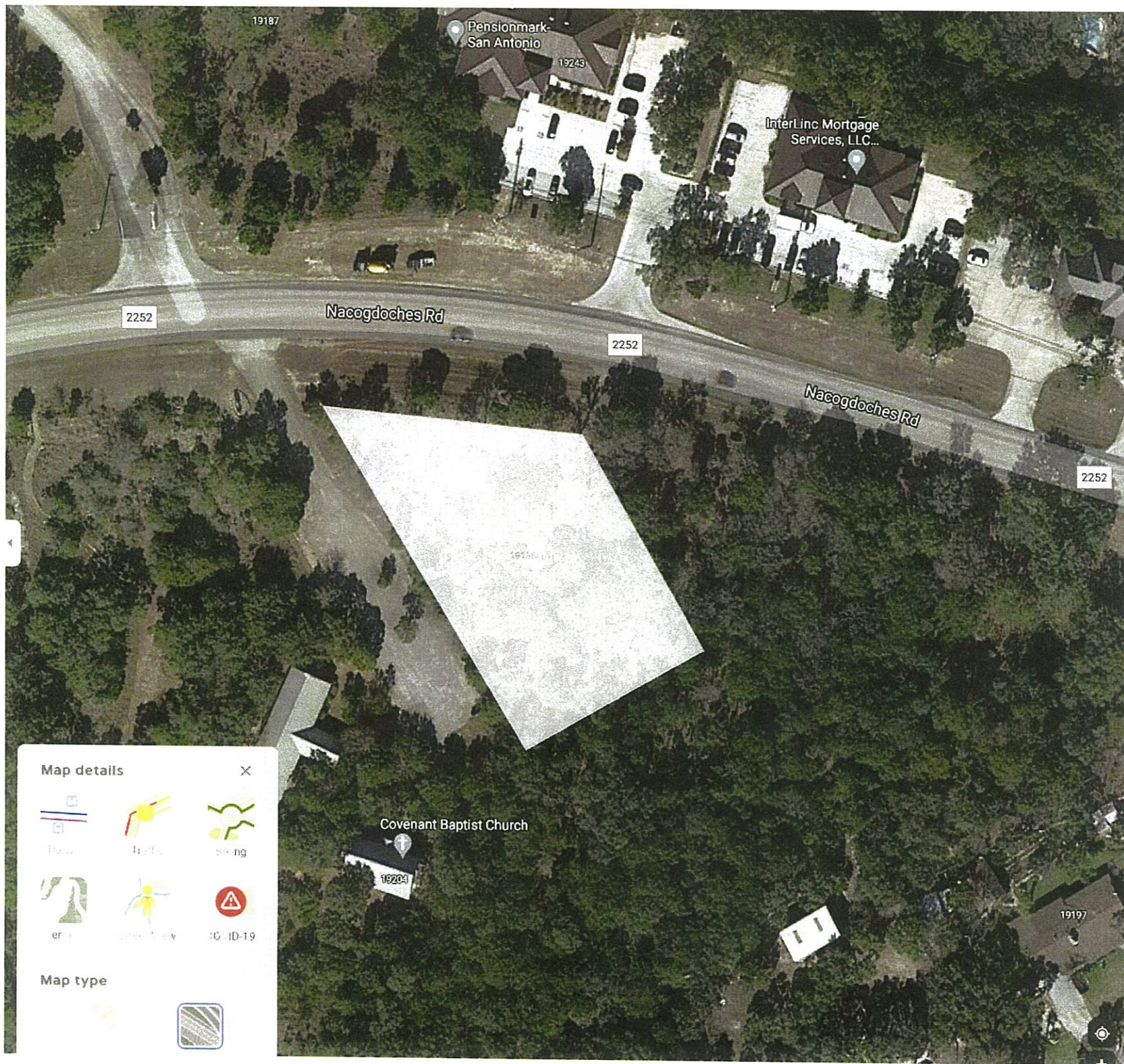
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 1ST DAY OF AUGUST 2017

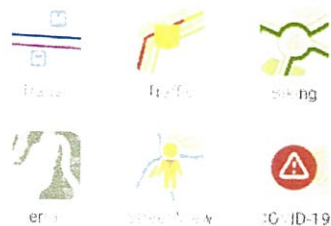
MARK F. CONLAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342

17-0815

Map of Property



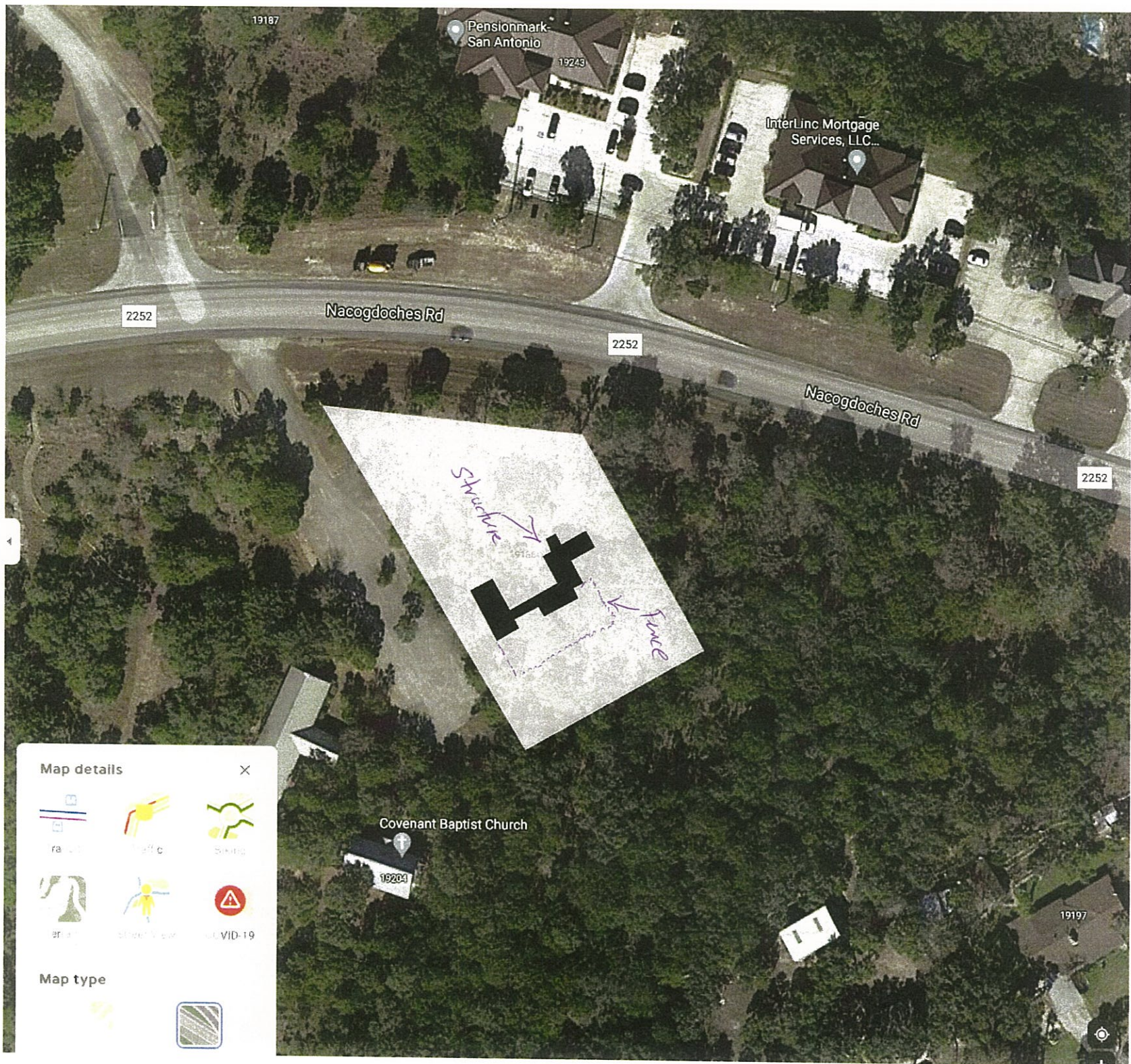
Map details



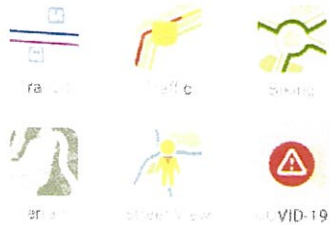
Map type



Site Plan



Map details



Map type



Adjacent Property Owners to Rock'em Realty:

1. COVENANT BAPTIST CHURCH OF GARDEN RIDGE
19204 FM 2252
GARDEN RIDGE, TX 78266
2. NORTHEAST BIBLE EVANGELICAL FREE CHURCH
19185 FM 2252
GARDEN RIDGE, TX 78266-2574
3. MALLORY FUTURE CONCEPTS LLC
19449 FM 2252
GARDEN RIDGE, TX 78266-2568
4. DUBOIS-TXRE LLC
120 COYOTE TRAIL
GEORGETOWN, TX 78633
5. WMMT VENTURES LLC
19269 FM 2252 STE 200
SAN ANTONIO, TX 78266-2579
6. GONZO PROPERTIES LLC
2310 N LOOP 1604 W # 4
SAN ANTONIO, TX 78248-4512
7. B C R E PROPERTIES INC
1126 W COMMERCE ST
SAN ANTONIO, TX 78207-4447
8. GALLEGOS SALVADOR & DAMARIS GALLEGOS
19195 NACOGDOCHES LOOP
GARDEN RIDGE, TX 78266-2737

Golden Ridge Market
Farmer's Market...



Northeast Bible Church



Pensionmark
San Antonio

InterLine Mortgage
Services, LLC...



2252

Nacogdoches Rd

Hickory Bend
Hickory Bend

Nacogdoche

Rockem
Realty



2252

Covenant Baptist Church





LEGAL NOTICE
NOTICE OF PUBLIC HEARING
CITY OF GARDEN RIDGE
CITY COUNCIL

The City Council of the City of Garden Ridge, Texas, will conduct a public hearing on Wednesday, December 1, 2021, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider a petition by JD Lee Dudley, on behalf of QuikTrip (QT), for property zoned Neighborhood Service District (B-1), located at the southeast corner of the intersection of FM 3009 and FM 2252 in Garden Ridge, Texas, further described as a 2.236 acre tract of land located in the George M. Dolson Survey No. 96, Abstract 120, Comal County, Texas, and being a portion of a called 13.532 acre tract of land. The petition requests the following variances to Ordinance No. 13-122018:

Section 6.2 Neighborhood Service District (B-1), Subsection 6.2.4.5. Impervious Cover. Impervious coverage (buildings, pavements, etc.) shall not be more than one-third (1/3) of the lot area and must, in any case, allow adequate open area for wastewater treatment and disposal. The petition requests impervious cover of 88.83%.

Section 6.4 Aquifer Protection (AP) District, Subsection 6.4.1. Use Restrictions. The District surrounds each City well site and geologic recharge feature, within the Edwards Aquifer recharge zone, for a radius of fifteen hundred (1500) feet. The petition requests placement of underground fuel storage tanks eight hundred four feet and thirty-three inches (804.33 feet) from a City well site.

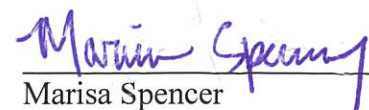
Appendix 2 Sign Regulations, Section 3.a. Business Advertising Signs. One (1) business advertising sign not exceeding twenty-four (24) feet in perimeter is authorized for each business in the district. Advertising signs shall be attached to the building. The petition requests one (1) sixty (60) square foot building sign and two (2) twenty (20) square foot building signs. The petition further requests two (2) twenty (20) square foot signs on the Gasoline Canopy.

Appendix 2 Sign Regulations, Section 3.c. Master Pylon Signs. One (1) free standing master pylon sign not exceeding six (6) feet in width and sixteen (16) feet in height shall be used within a business complex, shopping center, office or professional park to advertise multiple tenant units and activities. The petition requests three (3) free standing signs with the sign to be located along FM 2252 exceeding height limit by one (1) foot.

The public is invited and welcome to attend the public hearing in person and may submit oral comments on this matter. Alternatively, written comments on this matter may be submitted in accordance with the ***City of Garden Ridge Notice of Procedures for Written Comments during Public Hearings*** posted on the City's Website.

Meetings can be viewed live on the City's YouTube Channel and archived on the City's Website for on demand viewing. Please feel free to contact City Hall at 210-651-6632 if you need additional information on this matter.

This is to certify that I, Marisa Spencer, posted this Legal Notice at 5:00 p.m. on November 10, 2021, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary



City of Garden Ridge

"A way of life, not just a place to live"

NOTICE OF PROCEDURES WRITTEN COMMENTS DURING PUBLIC HEARINGS

In an effort to protect public health and limit the potential spread of COVID-19, the City of Garden Ridge is offering an additional option to submit comments for a posted public hearing.

The public is invited and welcome to attend the public hearing in person and may submit oral comments on the matter. Alternatively, written comments on a matter contained in a posted **Notice of Public Hearing** may be submitted *up to two (2) hours before the meeting in which the public hearing will be held* via email to citysecretary@ci.garden-ridge.tx.us.

If citizens submit a written comment but choose to attend the public hearing and speak in person then be advised the written comment will not be read aloud.

When submitting written comments to be included as an official record during a public hearing, the following guidelines must be strictly adhered to and **any comments that fail to adequately meet these guidelines will not be read aloud:**

1. Comments must be received by the City Secretary before the deadline stated above.
2. Each citizen is limited to one 3-minute period, which also applies when the City Secretary is reading comments. Therefore, written comments should be limited to approximately 350 words or less.
3. State your name and address before your comments begin.
4. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
5. Show the City Council the same respect that you would like to be shown.

As a reminder, all City Council and Commission meetings can be viewed live on the City's YouTube Channel or the City's Website. Additionally, these videos are bookmarked and archived on the City's Website for convenient on demand viewing.

Please feel free to contact City Hall at 210-651-6632 if you need additional information.

Respectfully,

Marisa Spencer
City Secretary

Planning and Zoning Form 2
APPLICATION FOR VARIANCE
 (Type or Print)

1. Date: 7/13/21 Case #: _____
2. Applicant Name: JD Lee Dudley
 (First) (Middle) (Last)
3. Mailing Address: 742 NW Loop 410 Suite 102
 (Street)
San Antonio TX 78216
 (City) (State) (Zip)
 Phone: (469)-766-8331
4. Applicant's relationship to property:
 Sole owner () Part owner () Other; Buyer/Applicant
 (Specify)
 (If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
5. Property location: SEC of FM 2252 & FM 3009
 (Street address or street property front)
6. Legal description:
 Plat: Lot(s) N/A Block(s) N/A
 Subdivision; N/A
 Acreage: 2.236 (If acreage, provide separate metes and bounds description as attachment 2.)
 Property Deed recorded in Comal County Volume # N/A Page # N/A
7. Cite City Ordinance number, page and paragraph from which variance is needed: Water tower spacing Ordinance 13, Section 6.4 Aquifer Protection (AP) District - 6.2 Neighborhood Service District, Impervious cover 6.2.4.5 - Sign Regulations, Ordinance 13-122018 Paragraph 3, sections a. and c., pages 56-57.
8. State what you want to do instead: Please see attached letter of intent.
9. Give reason why a variance should be granted (cost alone is not acceptable): Please see attached letter of intent.
10. If you are requesting a variance from City Ordinance 13 requirements, give a dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.
11. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property for which variance is requested, on another map of larger scale, as attachment 5.

12. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: N/A

13. The undersigned hereby requests that the variance identified in this application are granted, in accordance with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand that the information provided herein might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

14. Applicant Signature: _____

X Attachments:

1. Owner(s) letters of authorization, if applicable
2. Metes and Bounds description of property, if applicable
3. Map of property
4. List of adjacent property owners
5. Site plan
6. Check for variance fee per Garden Ridge City Ordinance 11.

----- CITY USE ONLY -----
VARIANCE REQUEST

		Date
City Admin.:	Application received	_____
	Application verified	_____
	Fee received \$_____ Check #_____	_____
	Application sent to P&Z	_____
P&Z:	Owners' acceptance of application	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
	P&Z decision on variance	_____
City Council:	P&Z recommendation to City Council	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
City Admin.:	Public hearing conducted, if required	_____
	Applicant notified of Council Decision	_____
	Zoning ordinance change published, if required	_____



QT Variance Requests

Letter of Intent

Purpose: The purpose of this submittal is to allow for the development of a 2.236-acre tract of land for the purpose of constructing a 4,993 SF convenience store with retail motor fuel and diesel sales. The provisions of the B-1 Zoning District and all other applicable regulations as stated in the City of Garden Ridge's Zoning Ordinance shall govern this tract of land.

Proposed Use: The property is currently zoned B-1. QuikTrip is proposing to construct and operate a 4,993 SF 24-hour Convenience Store with Beer and Wine Sales for off-premise consumption only and retail motor fuel sales. The proposed project is consistent with the City's Master Plan and our use is will also compliment the proposed hotel and restaurant developments.

Variances: QuikTrip is respectfully requesting the following variance:

Free Standing Signs-

- MV-E4PGQ-CC – (17' tall and 5.5' wide)
- MV-E3PGQ-CC – (15'-5 ¾" tall and 5.5' wide)
- Apple Creek Station Development Sign
 - Total of 3 free standing signs
 - FM 2252 sign exceeds height restriction by 1'

Building Signs-

- CL60-F – 60 SF Building Sign (Text is only 25 SF)
- IDB-20 – (2) 20 SF Building Signs
 - 100 SF total allowable SF on the building
 - Exceeds allowable square footage

Gasoline Canopy Signs-

- IDC-20 – (2) 20 SF Gas Canopy Signs
 - 40 SF total allowable on the gasoline canopy
 - Exceeds allowable square footage

Impervious Cover:

- QuikTrip is respectfully requesting 88.83% impervious cover
- The development roads for the entire 13 acres to access FM 2252 and FM 3009 are on the QT property which drastically increases the percentage of impervious area
- Our site will not be on septic
- Exceeds allowable impervious cover

Water Tower Spacing:

- 1,500 spacing required from a water tower to underground storage tanks
- The proposed QuikTrip tanks are located 804.33' from the existing water tower
- Tanks were strategically placed to maximize spacing

In closing, I will be pleased to meet with you or your staff to discuss this matter as requested.

Your consideration and support in these matters will be greatly appreciated. We stand ready to assist in your review.

Best regards,



 **QuikTrip | Real Estate**

JD Dudley | Real Estate Project Manager II – ASA

742 NW Loop 410 Suite 102 | San Antonio, TX 78216

O: 210.332.4036 | C: 469.766.8331





City of Garden Ridge
Attn: Nancy Cain
City Administrator
administrator@ci.garden-ridge.tx.us
210-651-6632

Re: Proposed Development of approximately 2.236 acres located at Southeast corner of FM 3009 and FM 2252 in the City of Garden Ridge, TX ("Property")

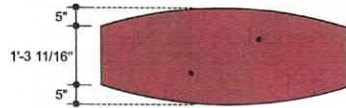
To Whom It May Concern:

At the request of QuikTrip Corporation, applicant for a proposed development of the Property, you are authorized to accept this correspondence as confirmation by Tony Overman, President, of CUSTOM CLINICS, LLC ("Owner"), that JD Dudley and Mike Wooten, of QuikTrip Corporation are authorized and approved to make an application for variances to the City of Garden Ridge for the 2.236 acres that are under contract for the QuikTrip Development.

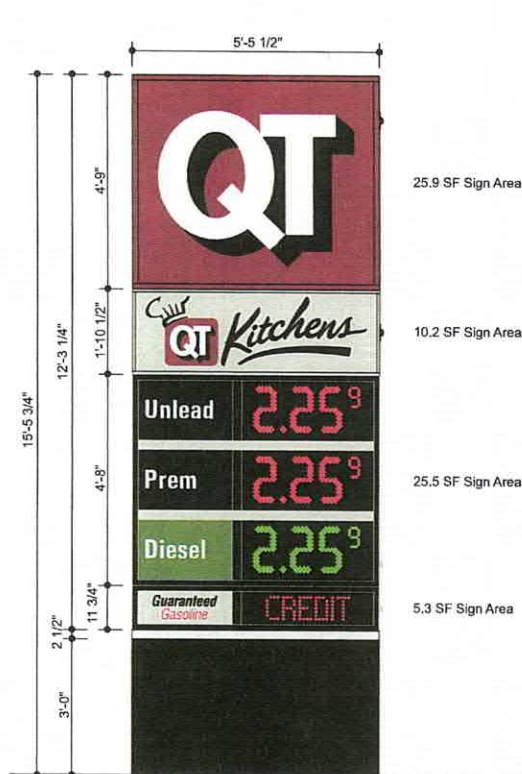
Please do not hesitate to contact the undersigned if you should have any questions.

Sincerely,

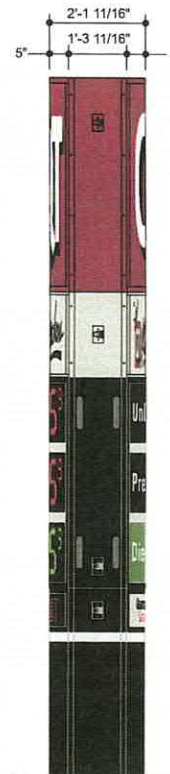

Tony Overman
President



Top View



Front Elevation
Scale: 3/8" = 1'-0"



Side Elevation
Scale: 3/8" = 1'-0"

XXXX-MV-E3PGQ-CC-67 Vertical Monument Sign

- QT Kitchens
- Three (3) Product LED Gas Price Sign with Cash & Credit
- 66.9 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



XXXX-MV-E3PGQ-CC-67

Project Information

Client
QuikTrip
Location

Sales House Design CT Project Manager James Gentry

Date / Description	Rev.
12/03/19	Issue Date
01/13/20	Rev. 1
02/17/20	Rev. 2
02/27/20	Rev. 3

Notes

Store #

XXXX

Declaration

Copyright © 2019 Allen Industries, Inc.
This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

Color Specifications

All Paint Finishes to be Akzo Nobel

	Opaque Silver
	Translucent White
	Black - Low Gloss
	Matte White (Interior of Sign)
	Match 3M Cardinal Red #3632-53
	Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries
ELECTRIC SIGN MANUFACTURERS

UL Listed Electric Sign Complies with UL 48
CSA C22.2 No. 267
E212593 AIT 017510

GROUNDING
ELECTRICAL
CONNECTIONS

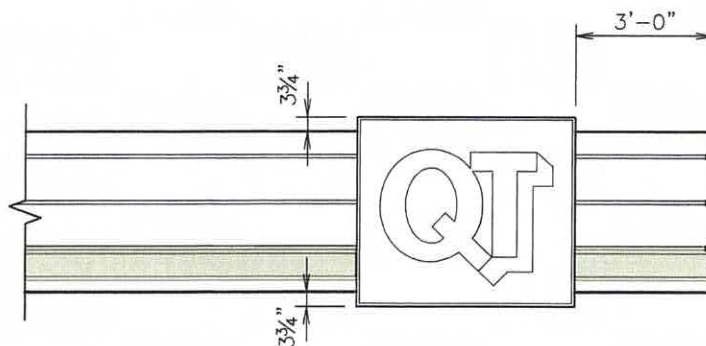
THIS PAGE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 685 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Allen Industries
YOUR BRAND AT ITS BEST™

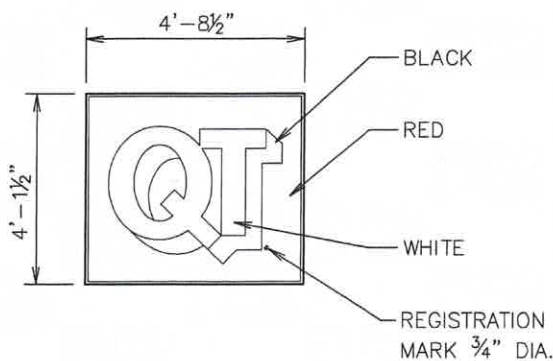
1-800-967-2553
www.allenindustries.com



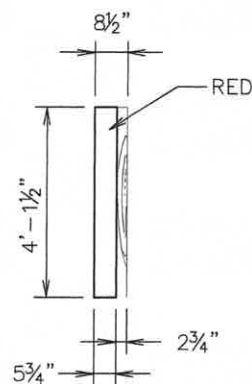
QuikTrip.
4705 S. IIRON LANE - TAMPA, FL 33611-0905
 P.O. BOX 3075 - TAMPA, FL 33611-0905
 813.242.2776



CANOPY ELEVATION



FRONT ELEVATION



SIDE ELEVATION

Canopy ID
IDC-20

NOTES	
DRAWN BY	
ISSUE DATE	11/07/12

SQUARE FOOTAGE	
TYPEFACE	10
INSIDE CAN	
ENTIRE SIGN	20

SPECIFICATIONS:

LOGO

Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.

LOGO Cabinet

Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

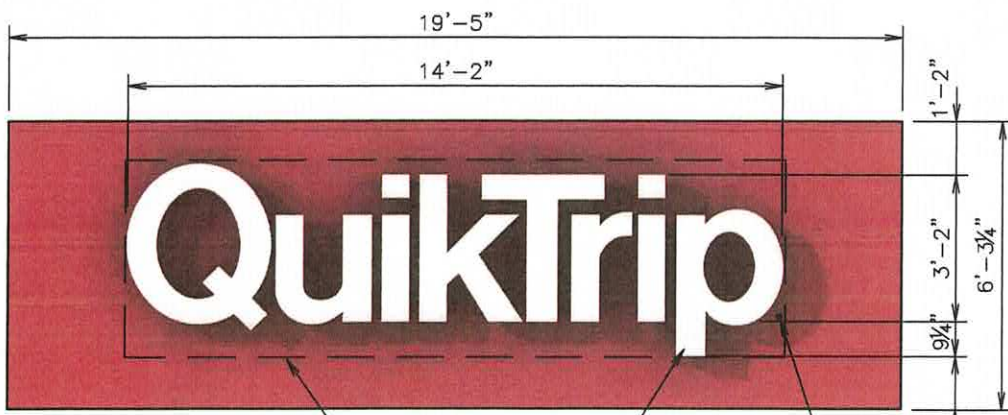
SCALE:

1/4" = 1'-0"

SERIAL NUMBER:

IDC-20

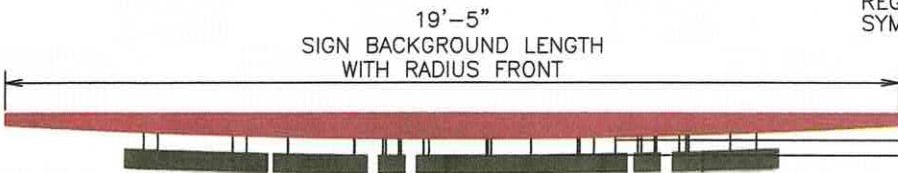
STORE NUMBER:



SCALE: 1/4"=1'-0"

59SF BOUNDING BOX
25SF TEXT ONLY

1 1/2" DIAMETER
BLACK VINYL
REGISTRATION
SYMBOL



SCALE: 1/4"=1'-0"

SPECIFICATIONS:

Letters

6" deep Channel Letters, 3/16" formed Cyro Translucent White face, Aluminum Construction. Letter Returns painted Benjamin Moore 2134-30 Iron Mountain. Internally illuminated with GE Tetra MiniMax 65K White/GE PS12-60 Power Supplies. Halo backlit illuminated with Red GE Tetra MiniMax/GE PS12-60 Power Supplies. Letters are projected 4" off back panel with Lag Bolts.

Red Back Panel

.125 thick Aluminum, painted to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, Satin Finish.

QuikTrip.

4015 S. 120th E. Ave. - Tulsa, OK 74134-2018
P.O. Box 3475 - Tulsa, OK 74110-0347
TULSA, OK



Channel Letters
Wall Sign
CL-60R

NOTES		
DRAWN BY		
ISSUE DATE	11/07/12	

SQUARE FOOTAGE		
TYPEFACE	25	

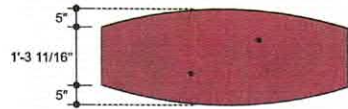
SCALE:

AS NOTED

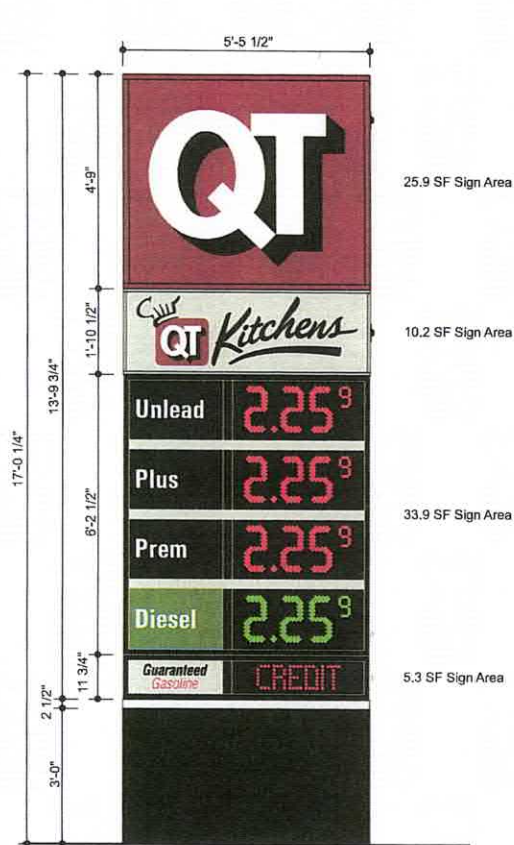
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CL-60R

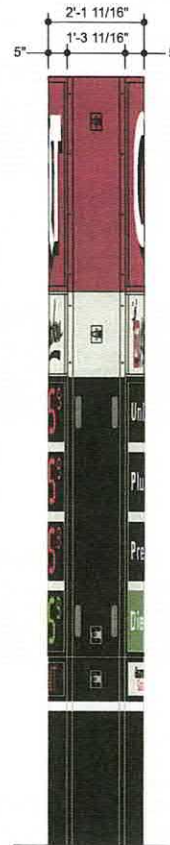
STORE NUMBER:



Top View



Front Elevation
Scale: 3/8" = 1'-0"



Side Elevation
Scale: 3/8" = 1'-0"

XXXX -MV-E4PGQ-CC-76 Vertical Monument Sign

- QT Kitchens
- Four (4) Product LED Gas Price Sign with Cash & Credit
- 75.4 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.

Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries
FILE NUMBER: E212283

THIS DRAWING IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 685 OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

UL Listed Electric Sign Complies with UL 48 CSA C22.2 No. 207 E212283 A11 017510



XXXX-MV-E4PGQ-CC-76

Project Information

Client
QuikTrip
Location

Sales House Design CT Project Manager James Gentry

Date / Description	Issue Date
12/03/19	Issue Date
01/13/20	Rev. 1
02/17/20	Rev. 2

Notes

Store #

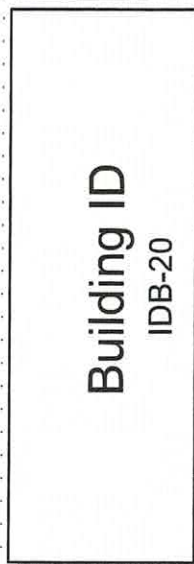
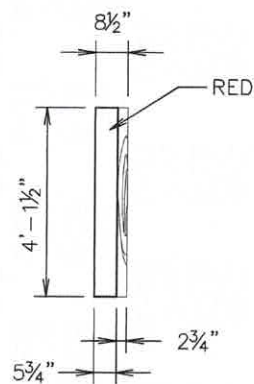
XXXX

Declaration

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Allen Industries
YOUR BRAND AT ITS BEST™

1-800-967-2553
www.allenindustries.com



NOTES
DRAWN BY
ISSUE DATE 11/07/12

SQUARE FOOTAGE	
TYPEFACE	12
INSIDE CAN	
ENTIRE SIGN	20

SCALE:
1/4" = 1'-0"
SERIAL NUMBER:
IDB-20
STORE NUMBER:

Aluminum Construction, Internally Illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

FIELD NOTES FOR A 2.236 ACRE TRACT OF LAND

A **2.236 acre** tract of land, situated in the City of Garden Ridge, located in the George M. Dolson Survey No. 96, Abstract 120, Comal County, Texas and being a portion of a called 13.532 acre tract of land as described in Document No. 201106003877 of the Official Public Records of Comal County, Texas. Said **2.236 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found Texas Department of Transportation (TxDOT) Right-of-Way Monument (R.O.W.), Type III, in the northeast right-of-way line of F.M. 3009, a variable width right-of-way, as shown on the TxDOT R.O.W. Map, CSJ No. 3107-01-036, in the southwesterly line of said 13.532 acre tract, for a point of curvature and the most southerly corner of the tract described herein;

THENCE: With said right-of-way line of the southwesterly lines of said 13.532 acre tract, the following four (4) courses:

1. With a curve to the right having a radius of **5243.00 feet**, an arc length of **159.07 feet**, a delta angle of **001° 44' 18"** and a chord bears, **N 34° 18' 05" W**, a distance of **159.06 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of non-tangency,
2. **N 25° 52' 34" W**, a distance of **98.14 feet** to a set PK nail with a metal washer stamped "Matkin Hoover Eng. & Svy" for a point of curvature,
3. With a non-tangent curve to the right having a radius of **5231.00 feet**, an arc length of **168.06 feet**, a delta angle of **001° 50' 27"** and a chord bears, **N 31° 27' 00" W**, a distance of **168.05 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of non-tangency, and
4. **N 30° 31' 33" W**, a distance of **65.46 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at the south end of a cutback at the intersection of said right-of-way line, and the southerly right-of-way line of F.M. 2252, a called 70' right-of-way, as shown on the TxDOT R.O.W. Map, CSJ No. 1433-02-01, for a westerly corner of said 13.532 acre tract and the tract described herein;

THENCE: **N 13° 07' 34" E**, with said cutback and a northwesterly line of said 13.532 acre tract, a distance of **94.22 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at the north end of said cutback, the northwest corner of said 13.532 acre tract and the tract described herein;

THENCE: **N 56° 10' 24" E**, with the southerly right-of-way line of F.M. 2252 and the northwesterly line of said 13.532 acre tract, at 203.05 feet a found TxDOT R.O.W. Monument, Type III, and continuing for a total distance of **315.53 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the north corner of the tract described herein;

THENCE: Departing the southerly right-of-way line of F.M. 2552 and into and across said 13.532 acre tract, the following four (4) courses:

1. **S 33° 49' 05" E**, a distance of **245.08 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the most easterly corner of the tract described herein,
2. **S 56° 10' 35" W**, a distance of **376.97 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an interior corner and a point of curvature,
3. With a non-tangent curve to the left having a radius of **5214.50 feet**, an arc length of **81.15 feet**, a delta angle of **000° 53' 30"** and a chord bears, **S 32° 13' 50" W**, a distance of **81.15 feet** to a found TxDOT R.O.W. Monument, Type III, for a point of non-tangency,
4. **S 26° 47' 16" E**, a distance of **229.37 feet** to the **POINT OF BEGINNING** and containing **2.236 acres** of land situated in the City of Garden Ridge, Comal County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed the weeks of 02/08/2021 and 02/15/2021.

Job # 21-4008 – 2.236 Acres

Date: February 26, 2021



200' Notification Area:

CCAD Parcel 147738
BNSF RAILWAY COMPANY
2500 LOU MENK DR - AOB-3
FORT WORTH, TX 76131-2828

CCAD Parcel 16972
GARDEN RIDGE 2252 LLC
19710 SECRET CV
GARDEN RIDGE, TX 78266-2163

CCAD Parcel 47885
WISSER STEPHEN A & ASTRID
9902 KATHARINE GLN
GARDEN RIDGE, TX 78266-2301

CCAD Parcel 74500
WETZ MONROE J ET AL
19597 FM 2252
SAN ANTONIO, TX 78266-2616

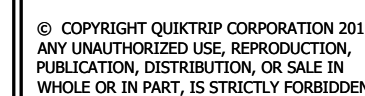
CCAD Parcel 104266
E Z MART STORES INC
2015 GALLERIA OAKS DR
TEXARKANA, TX 75503

CCAD Parcel 74424
E Z MART STORES INC
2015 GALLERIA OAKS DR
TEXARKANA, TX 75503



PROJECT NO.: #####

FM 3009 & FM 2252
GARDEN RIDGE TX



PROTOTYPE: P-105 (02/01/21)

DIVISION:

[illegible]

REF	DATE	DESCRIPTION
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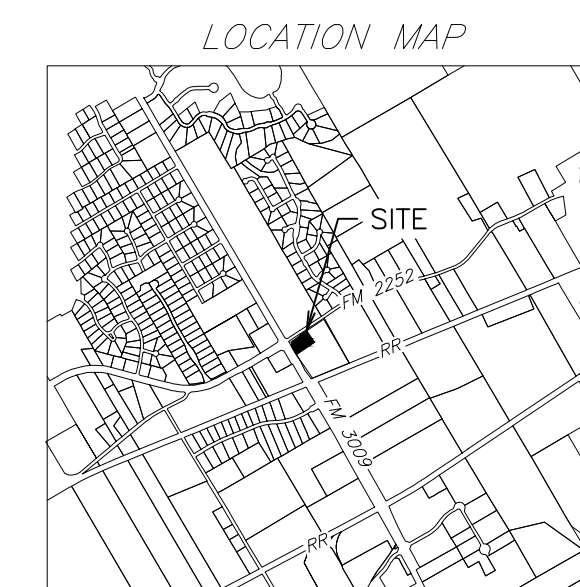
SHEET TITLE: _____

SITE/DEMO PL

SHEET NUMBER

114

(DOCUMENT NO.
201106003877, O.P.R.)



FOR
REVIEW
ONLY

PROJECT NO.: #####

QuikTrip No. 4077

FM 3009 & FM 2252
GARDEN RIDGE TX



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ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION, OR SALE IN
WHOLE OR IN PART IS STRICTLY FORBIDDEN

PROTOTYPE: P-105 (02/01/21)

DIVISION:

VERSION: 00

DESIGNED BY

DRAWN BY:

REVIEWED BY

[illegible]

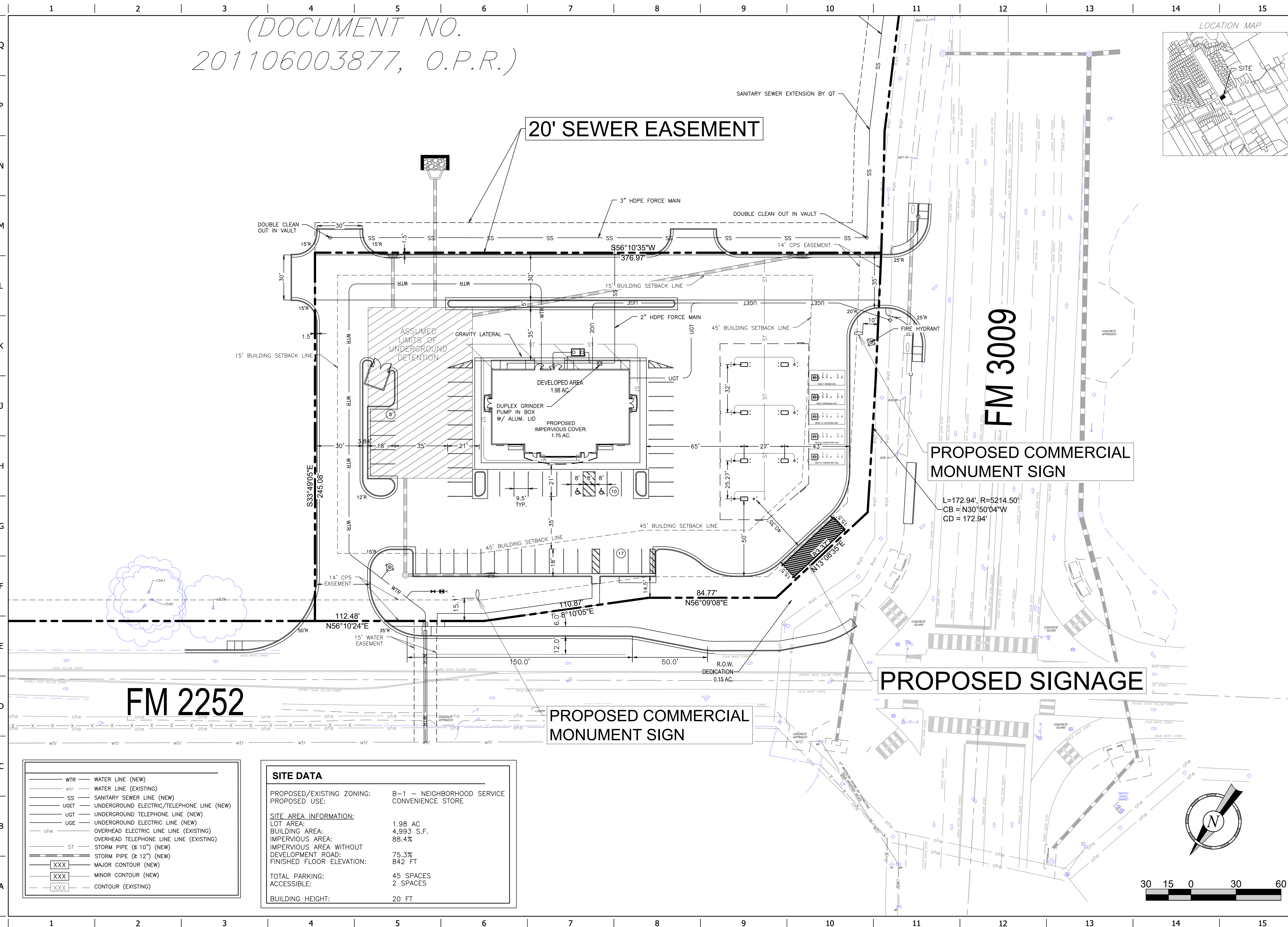
		ORIGINAL ISSUE DATE.
--	--	----------------------

SHEET TITLE:

SITE/DEMO PLAN

SHEET NUMBER

1



City of Garden Ridge
Findings Necessary To Grant A Variance To Zoning Ordinance

INQUIRY		FINDINGS
Is the variance a request for a change in “use”? (Zoning Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Is the need for the variance due to unusual physical, topographic, or geographic features which exist on the property? (Zoning Ordinance) If yes, CONTINUE If no, DENY VARIANCE		If yes, describe the unique circumstances. If no, state so.
Are the unique circumstances merely financial in nature? (Zoning Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Are the unique circumstances due to, or the result of, general conditions in the district where the property is located? (Zoning Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Were the unique circumstances created by the owner of the property? (Zoning Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Will the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? (Should consider adding to the Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Will the variance substantially weaken the general purposes of the Ordinance or the regulations established for the specified district? (Standard Ordinance Construction) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Will the variance adversely affect the public health, safety, or welfare of the public? (Local Gov’t Code 211.009) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Is the variance contrary to public interest? (Local Gov’t Code 211.009) If yes, DENY VARIANCE If no, GRANT VARIANCE		If yes, describe how. If no, state so.



QT Master Development Plan

Letter of Intent

Purpose: The purpose of this submittal is to allow for the development of a 2.236-acre tract of land for the purpose of constructing a 4,993 SF convenience store with retail motor fuel and diesel sales. The provisions of the B-1 Zoning District and all other applicable regulations as stated in the City of Garden Ridge's Zoning Ordinance shall govern this tract of land.

Proposed Use: The property is currently zoned B-1. QuikTrip is proposing to construct and operate a 4,993 SF 24-hour Convenience Store with Beer and Wine Sales for off-premise consumption only and retail motor fuel sales. The proposed project is consistent with the City's Master Plan and our use is will also compliment the proposed hotel and restaurant developments.

Master Development Plan: QuikTrip is respectfully requesting the approval of the proposed 2.236-acre Master Development plan for the QuikTrip development.

Our development will provide a family oriented, clean and modern facility for the citizens of Garden Ridge. We provide many of the items you will find in your larger grocery stores, with very similar pricing. QuikTrip takes great pride in our employees and our stores. We build our facilities to last fifty years and we put in the time and care to ensure that they do. We have an in-house Facility Support team that maintains our stores daily. They are called on to maintain everything from landscaping, coffee/cappuccino machines, paving, and all other aesthetic and mechanical

features of the store. We also have very strict employee appearance and uniform policies and standards. You will never see a QuikTrip employee with facial hair or exposed tattoos.

As previously stated, we are a family-oriented business. QuikTrip does not sell any drug paraphernalia or inappropriate magazines. QuikTrip is a place where you can bring the entire family and you will always receive fast and friendly customer service.

We believe that our application meets all city requirements and that the project achieves very high level of site quality, exceptional architectural building design, and quality landscaping. The building represents the latest architectural design in the convenience store industry. A complete palate of building materials is available if needed. The most impactful upgrade to our facility is our innovative grab and go restaurant components, which we call QuikTrip Kitchens. Our restaurant features a vast and ever-expanding menu. We sell everything from BBQ sandwiches, tacos, pizza, soft pretzels, gourmet grilled cheese and made to order fresh sub sandwiches.

In closing, I will be pleased to meet with you or your staff to discuss this matter as requested. Your consideration and support in these matters will be greatly appreciated. We stand ready to assist in your review.

Best regards,



QT QuikTrip | Real Estate

JD Dudley | Real Estate Project Manager II – ASA

742 NW Loop 410 Suite 102 | San Antonio, TX 78216

O: 210.332.4036 | C: 469.766.8331





City of Garden Ridge
Attn: Nancy Cain
City Administrator
administrator@ci.garden-ridge.tx.us
210-651-6632

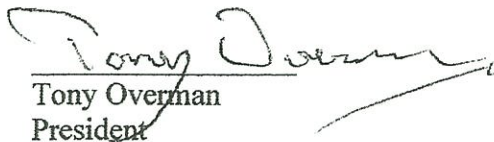
Re: Proposed Development of approximately 2.236 acres located at Southeast corner of FM 3009 and FM 2252 in the City of Garden Ridge, TX ("Property")

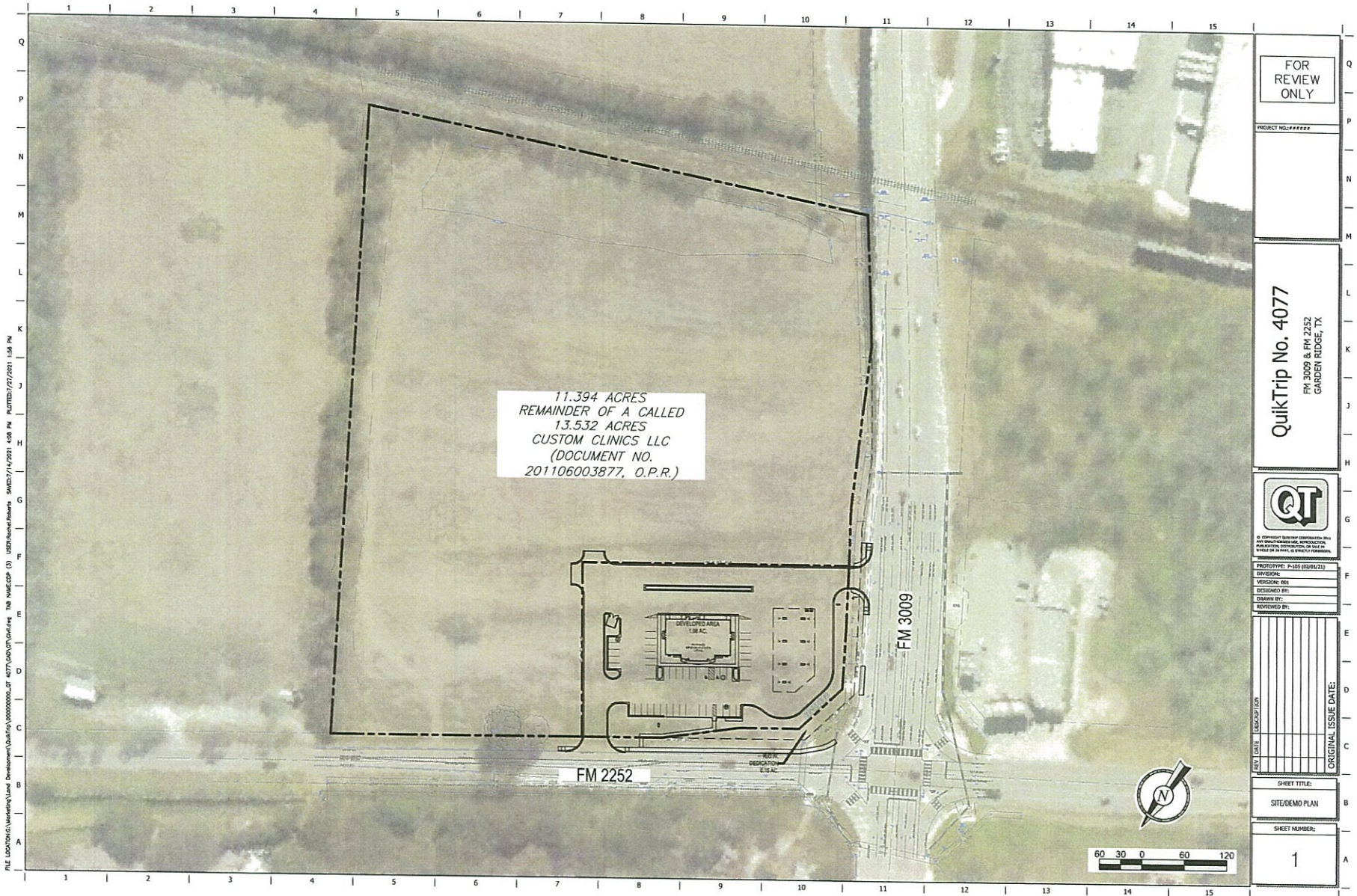
To Whom It May Concern:

At the request of QuikTrip Corporation, applicant for a proposed development of the Property, you are authorized to accept this correspondence as confirmation by Tony Overman, President, of CUSTOM CLINICS, LLC ("Owner"), that JD Dudley and Mike Wooten, of QuikTrip Corporation are authorized and approved to make an application for a Master Development Plan to the City of Garden Ridge for the 2.236 acres that are under contract for the QuikTrip Development.

Please do not hesitate to contact the undersigned if you should have any questions.

Sincerely,


Tony Overman
President





Aerial view looking northeast at site

Store 4077
82-4077-AR03

Garden Ridge, TX
Date: 03.23.21 By:BP



View looking east from FM 2252

Store 4077
82-4077-PE10

Garden Ridge, TX
Date: 03.23.21 By:BP



Aerial view looking southeast at site

Store 4077
82-4077-AR02

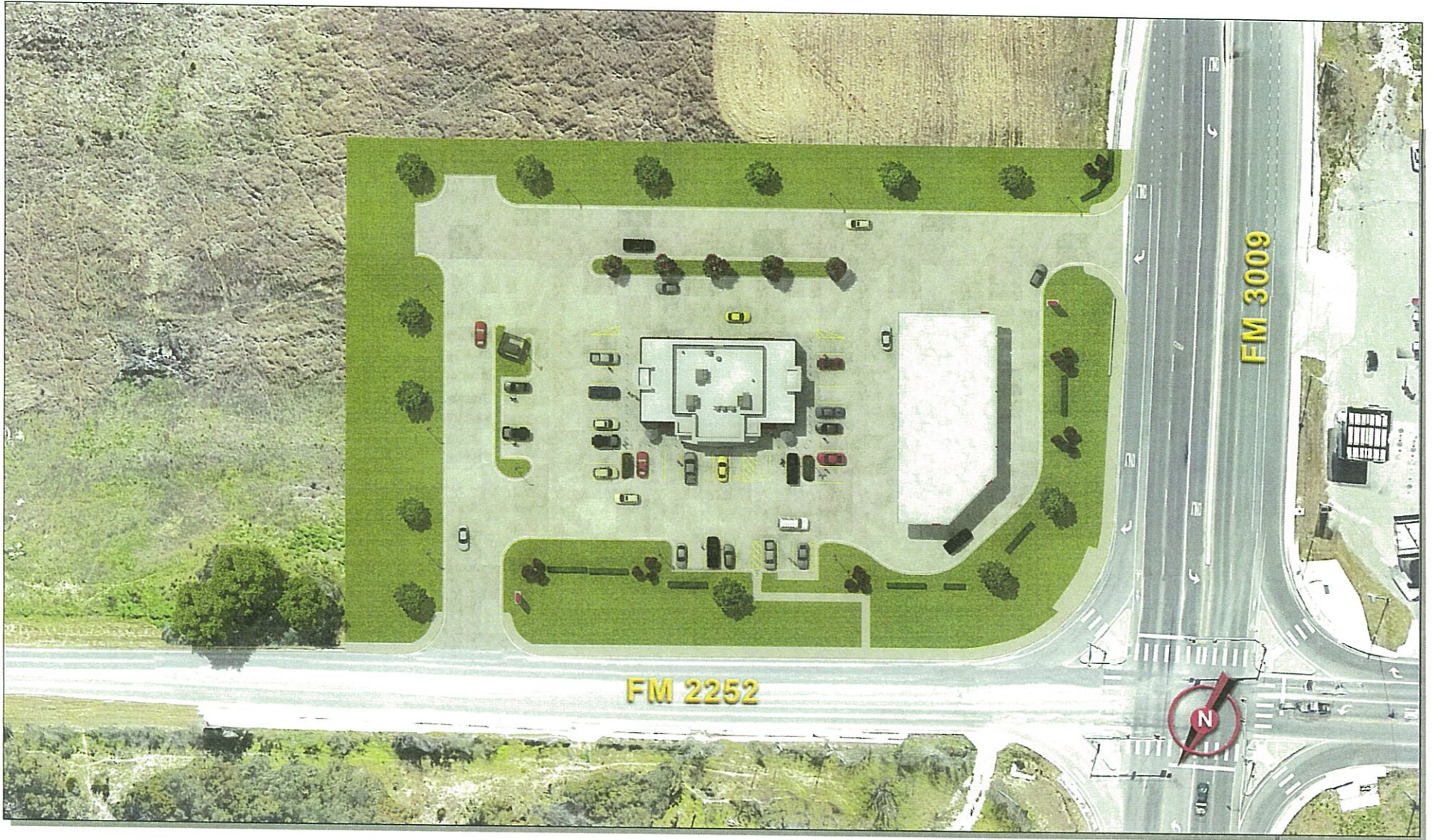
Garden Ridge, TX
Date: 03.23.21 By:BP



View looking south from FM 2252

Store 4077
82-4077-PE08

Garden Ridge, TX
Date: 03.23.21 By:BP



Overall Site Plan

Store 4077
82-4077-SP01

Garden Ridge, TX
Date: 03.23.21 By:BP



QuikTrip Corporation
SAN ANTONIO DIVISION
742 NW Loop 410
Suite 102
San Antonio, TX 78216
(210) 332-4035

September 29th, 2021

Mike Wooten
Real Estate Manager

Custom Clinics, LLC
Attn: Tony Overman, President
18965 FM 2252
Garden Ridge, TX 78266
Email: tony@overmanproperties.com

Re: Public Sewer Easement

Dear: Mr. Overman

As you know, QT South, LLC ("QuikTrip") desires to develop the real property located at the southeast corner of FM 3009 and FM 2252 in the City of Garden Ridge, Comal County, Texas (the "QT Property") as a fueling station and convenience store and this QT Property is a part of a larger tract of real property owned by Custom Clinics, LLC ("Custom Clinics") shown on the enclosed **Exhibit A** (the "CC Property"). The purpose of this letter is to memorialize Custom Clinics' obligation to satisfy a ten-foot (10') sewer easement requirement of the City of Garden Ridge (the "City") by executing a public sewer easement burdening the CC Property to allow sewer service the QT Property.

QuikTrip represents that it desires to develop the QT Property as a QuikTrip fueling station and convenience store with a design, overall building site and location, building massing and parking, in substantial compliance with the Site Plan enclosed as **Exhibit B** ("QT Site Plan"). QuikTrip and Custom Clinics both acknowledge and agree that the final QT Site Plan will be subject to City and other governmental requirements and approvals. Further, Custom Clinics acknowledges that one such City requirement is that Custom Clinics will grant a ten-foot (10') sewer easement in the area shown on the enclosed **Exhibit C** (the "Sewer Easement") on a City-approved sewer easement form. As necessary, QuikTrip, Custom Clinics and the City will be a party to the Sewer Easement, and it shall be recorded in the real property records of Comal County.

Please acknowledge Custom Clinics' agreement and approval as to the subject matter above by executing this letter below and returning it to QuikTrip. Following execution, this letter shall be a legal, valid and binding agreement as between QuikTrip and Custom Clinics.

Sincerely,


Mike Wooten
Real Estate Manager
QT South, LLC

Acknowledged and agreed:

Custom Clinics, LLC

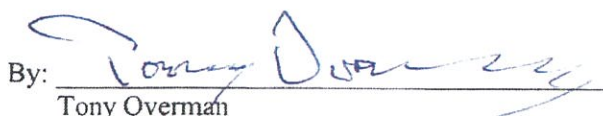
By:  Date: 10/7/21
Tony Overman

Exhibit A
CC Property

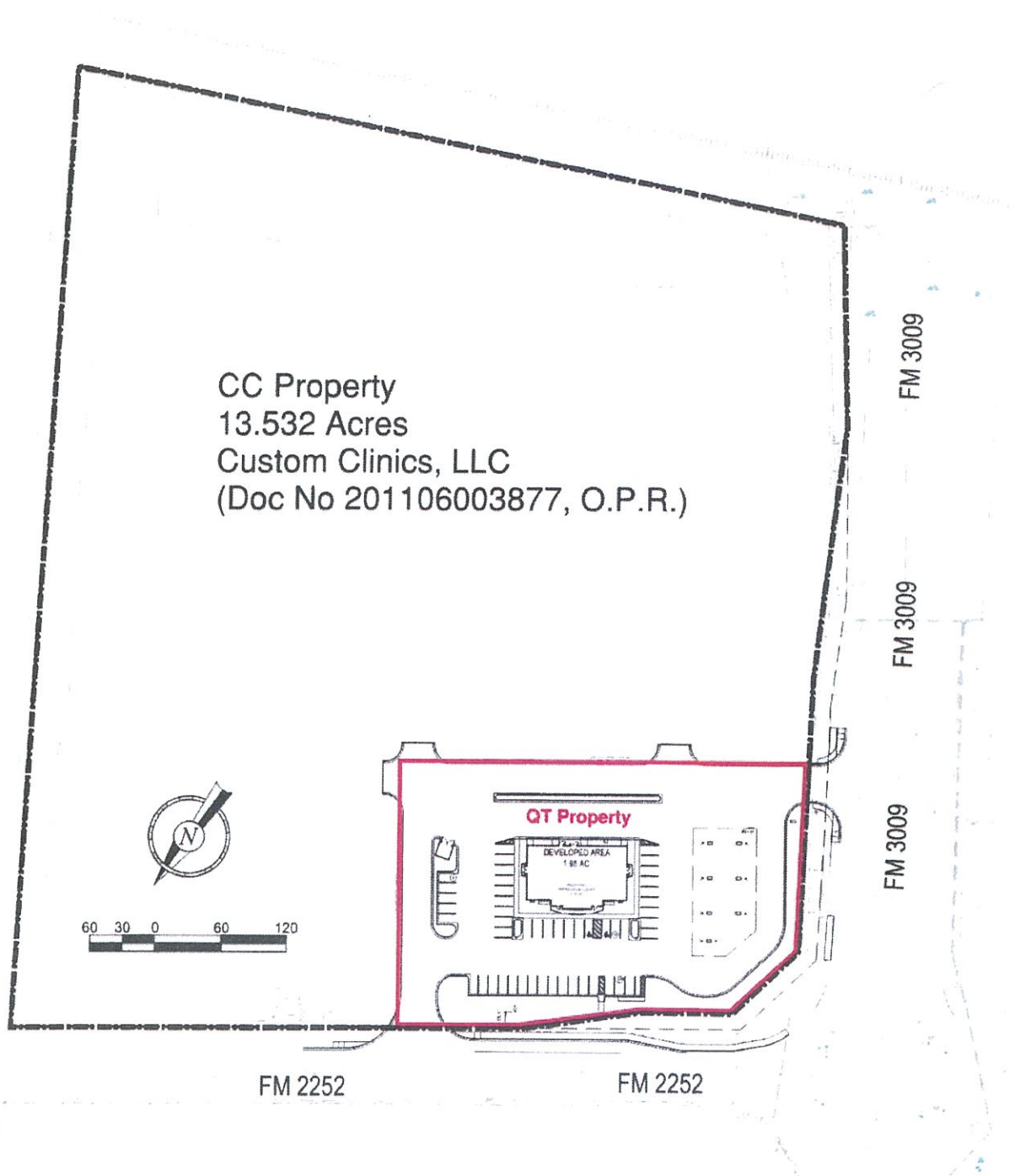


Exhibit B
QT Site Plan

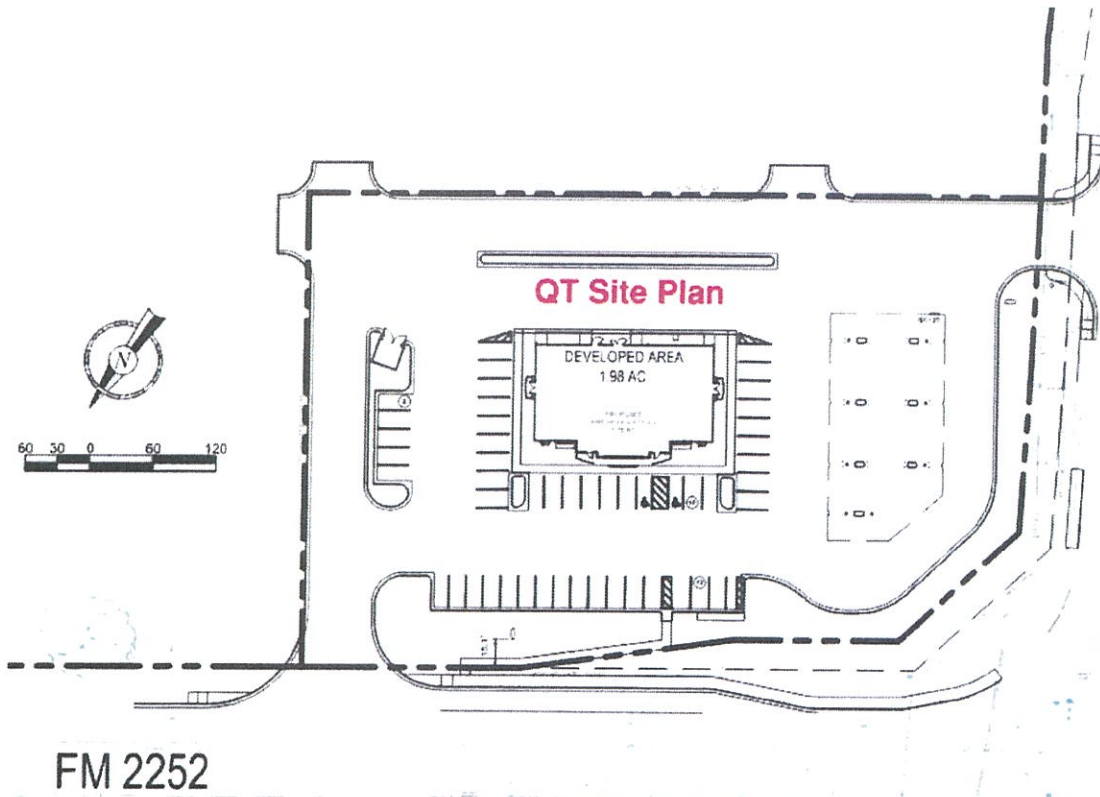
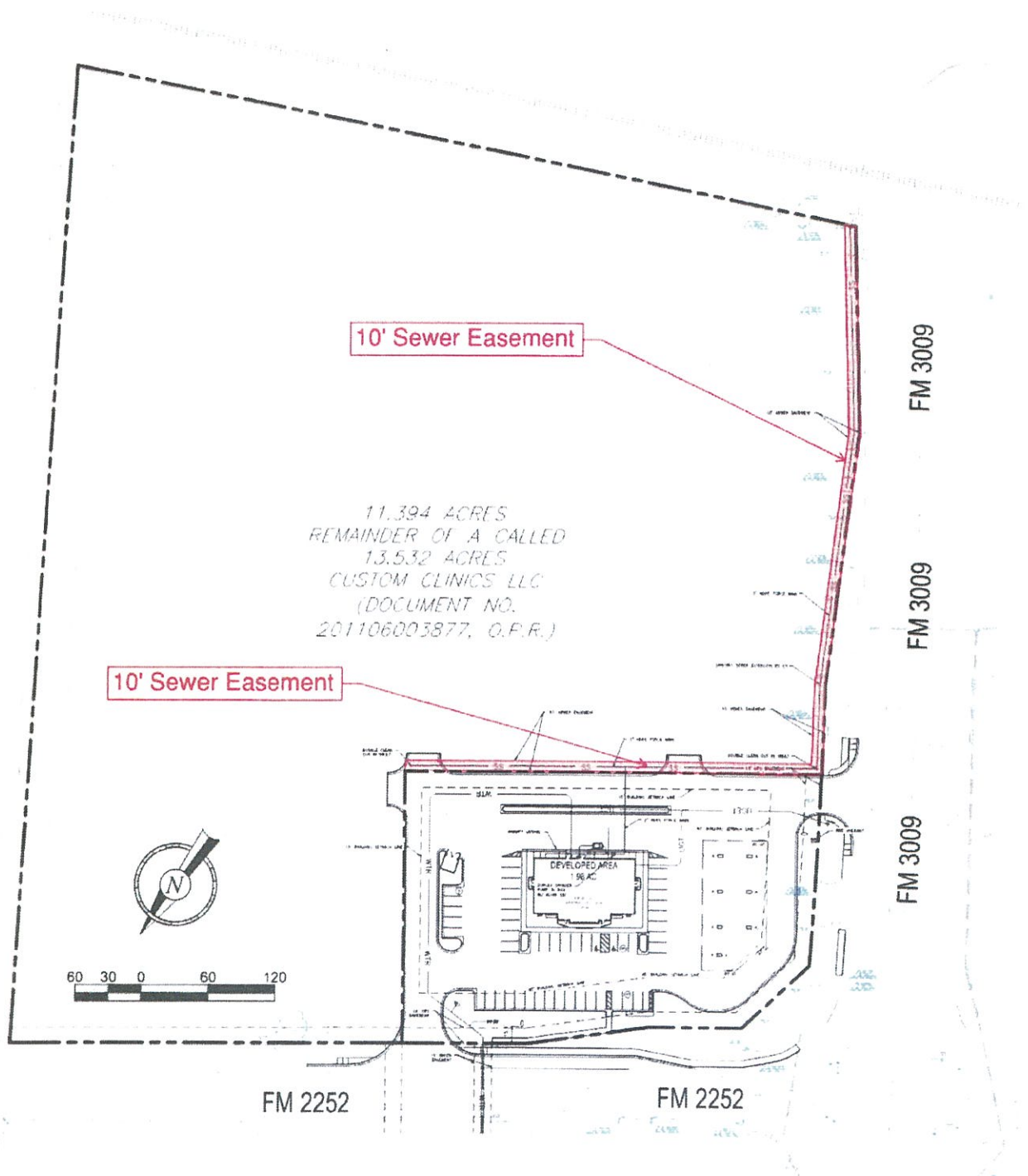


Exhibit C
Sewer Easement



City Secretary

From: City Administrator
Sent: Thursday, November 18, 2021 10:13 AM
To: City Secretary
Subject: FW: [EXTERNAL] FW: Gen 3S Proto with Extended Back Room - 5312 sq ft

Please place this in the Council packet for the QT Master Plan item.

Nancy Cain
City Administrator
City of Garden Ridge
administrator@ci.garden-ridge.tx.us
210-651-6632

From: City Administrator
Sent: Wednesday, November 10, 2021 1:45 PM
To: 'Dudley, JD'
Subject: RE: [EXTERNAL] FW: Gen 3S Proto with Extended Back Room - 5312 sq ft

The information that was presented to Planning and Zoning was for 4,993 sf and there was question last night concerning the building size. I recommend when you appear before the City Council you should let them know that the building size has changed since the Planning and Zoning Commission considered the Master Plan, reason for the change, and the effect on the impervious cover percentage. I would let them know of the change early on that evening so that they have the information when considering the Master Plan.

Thanks,
Nancy Cain
City Administrator
City of Garden Ridge
administrator@ci.garden-ridge.tx.us
210-651-6632

From: Dudley, JD
Sent: Wednesday, November 10, 2021 1:30 PM
To: City Administrator <administrator@ci.garden-ridge.tx.us>
Subject: RE: [EXTERNAL] FW: Gen 3S Proto with Extended Back Room - 5312 sq ft

5,312.

Thank you,

 **QuikTrip | Real Estate**

JD Dudley | Real Estate Project Manager II – ASA

From: City Administrator <administrator@ci.garden-ridge.tx.us>
Sent: Wednesday, November 10, 2021 1:29 PM

To: Dudley, JD <
Subject: RE: [EXTERNAL] FW: Gen 3S Proto with Extended Back Room - 5312 sq ft

[WARNING]: External Email

What is the new building size?

Nancy Cain
City Administrator
City of Garden Ridge
administrator@ci.garden-ridge.tx.us
210-651-6632

From: Dudley, JD
Sent: Wednesday, November 10, 2021 1:21 PM
To: City Administrator <administrator@ci.garden-ridge.tx.us>
Subject: [EXTERNAL] FW: Gen 3S Proto with Extended Back Room - 5312 sq ft

Nancy,

We are looking at increasing our standard building by a few hundred feet. It would not impact the payout or impervious area, but I want to make sure we aren't married to the SF on the MDP. Can you please confirm?

Thank you,

 **QuikTrip | Real Estate**

JD Dudley | Real Estate Project Manager II – ASA

From: Wooten, Mike
Sent: Wednesday, November 10, 2021 12:47 PM
To: Dudley, JD
Subject: RE: Gen 3S Proto with Extended Back Room - 5312 sq ft

Building square footage can change?

Thank you,

Mike

From: Dudley, JD <
Sent: Wednesday, November 10, 2021 12:34 PM
To: Wooten, Mike <
Subject: RE: Gen 3S Proto with Extended Back Room - 5312 sq ft

All they do is modify the sidewalks around the building if the lot size can't change. It will not impact our impervious area.

Thank you,

From: Wooten, Mike <
Sent: Wednesday, November 10, 2021 11:41 AM
To: Dudley, JD <
Subject: FW: Gen 3S Proto with Extended Back Room - 5312 sq ft

Do you have Store 4077 protected in this group of 50 stores or will we need to swap out buildings and start the master plan again?

Thank you,

Mike

From: Stanford, Chad
Sent: Wednesday, November 10, 2021 8:46 AM
To: DG - DRE Group < >; DG - REM Group < > DG - REPM Group
Subject: FW: Gen 3S Proto with Extended Back Room - 5312 sq ft

FYI



Chad M. Stanford | Vice President of Real Estate
O. (918) 615.7545
4705 South 129th East Ave, Tulsa, OK 74134-7008

From: Ostmeyer, Kelli
Sent: Wednesday, November 10, 2021 8:42 AM
To: Winkler, Chris < >; Wright, Damon < > Potter, Josh
Jacques, Trevo < > McCarty, Austin < > Morin,
Paulette
Cc: Stevens, Ron < > Stanford, Chad
Subject: Gen 3S Proto with Extended Back Room - 5312 sq ft

I wanted to this team to know that we have made the decision to NOT keep the original Gen 3S in rotation (once we get thru the ~50 stores in development that will open with the 4993 sq ft proto).

Based on the information we have received from RE and Design, there will be a very small # of stores (if any) that will need to be under 5,000 sq ft per jurisdictional requirements.

If we have site constraints due to size, we always have the Mini as an option.

Trevor and Chris – please move forward with the info that you have after working with Paulette.
Engineering any brand new sites that hit your desk for ISPs, etc., need to be the new extended back room proto or one of the other protos (Mini, TCNK, RTC) that we have in play.

Thx!



City of Garden Ridge

"A way of life, not just a place to live"

November 2, 2021

To: Chair Mueller and Water Commission

From: City Administrator Cain 

Re: QuikTrip - Transferable Water Rights

QuikTrip has provided the City with estimated water consumption for a proposed QuikTrip site in Garden Ridge. The water consumption estimates are based on water consumption from several QuikTrip stores located in the surrounding area. The monthly estimate is 45,000 gallons of internal usage and 32,000 gallons of external usage. The external usage is based on a location with xeriscape landscaping which QuikTrip has indicated would be installed in Garden Ridge. Based on the information provided the amount of water that would be used internally and externally equates to 2.83 acre feet.

Garden Ridge Ordinance 7 requires that the developer provide the City with transferable water rights to support their development and ensure an adequate supply of water is maintained for existing customers. The transferable water rights will need to be Edwards water rights. It is recommended that QuikTrip transfer at minimum 2.83 acre feet of Edwards water rights to the City of Garden Ridge prior to the filing of a final plat for the proposed project.



QT Water Commission Request

Letter of Intent

Purpose: The purpose of this submittal is to allow for the development of a 2.236-acre tract of land for the purpose of constructing a 4,993 SF convenience store with retail motor fuel and diesel sales. The provisions of the B-1 Zoning District and all other applicable regulations as stated in the City of Garden Ridge's Zoning Ordinance shall govern this tract of land.

Proposed Use: The property is currently zoned B-1. QuikTrip is proposing to construct and operate a 4,993 SF 24-hour Convenience Store with Beer and Wine Sales for off-premise consumption only and retail motor fuel sales. The proposed project is consistent with the City's Master Plan and our use is will also compliment the proposed hotel and restaurant developments.

Water Commission: QuikTrip is respectfully requesting to be placed on the next Water Commission Agenda in order to determine how many transferable water rights will need to be gifted to the city for the 2.236-acre QuikTrip Development.

In closing, I will be pleased to meet with you or your staff to discuss this matter as requested. Your consideration and support in these matters will be greatly appreciated. We stand ready to assist in your review.

Best regards,

JD Dudley

 **QuikTrip** | *Real Estate*

JD Dudley | Real Estate Project Manager II – ASA

742 NW Loop 410 Suite 102 | San Antonio, TX 78216

O: 210.332.4036 | 





City of Garden Ridge
Attn: Nancy Cain
City Administrator
administrator@ci.garden-ridge.tx.us
210-651-6632

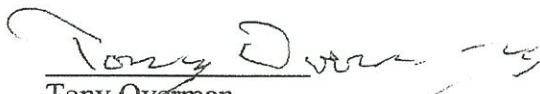
Re: Proposed Development of approximately 2.236 acres located at Southeast corner of FM 3009 and FM 2252 in the City of Garden Ridge, TX ("Property")

To Whom It May Concern:

At the request of QuikTrip Corporation, applicant for a proposed development of the Property, you are authorized to accept this correspondence as confirmation by Tony Overman, President, of CUSTOM CLINICS, LLC ("Owner"), that JD Dudley and Mike Wooten, of QuikTrip Corporation are authorized and approved to make an application to the Water Commission for the 2.236 acres that are under contract for the QuikTrip Development.

Please do not hesitate to contact the undersigned if you should have any questions.

Sincerely,



Tony Overman
President

City Administrator

From: Dudley, JD [REDACTED]
Sent: Monday, October 25, 2021 11:45 AM
To: City Administrator
Subject: RE: [EXTERNAL] FW: [External] Garden Ridge Water Commission

There are a total of 6 faucets. We do not do lot washing in this market.

Thank you,

 **QuikTrip. | Real Estate**

JD Dudley | Real Estate Project Manager II – ASA
[REDACTED]

From: City Administrator <administrator@ci.garden-ridge.tx.us>
Sent: Monday, October 25, 2021 11:32 AM
To: Dudley, JD [REDACTED]
Subject: RE: [EXTERNAL] FW: [External] Garden Ridge Water Commission

[WARNING]: External Email

Mr. Dudley,

Could you provide me with a number of water consuming fixtures there will be in restrooms and the kitchen prep area of the location proposed for Garden Ridge? Will there be any outdoor use of water other than for landscaping, such as washing of the impervious area?

Thanks,
Nancy Cain
City Administrator
City of Garden Ridge
administrator@ci.garden-ridge.tx.us
210-651-6632

From: Dudley, JD [REDACTED]
Sent: Friday, October 22, 2021 3:13 PM
To: City Administrator <administrator@ci.garden-ridge.tx.us>
Subject: RE: [EXTERNAL] FW: [External] Garden Ridge Water Commission

Good Afternoon,

I got with my Facility Support Department and we checked several stores in the surrounding area. We use on average about 45,000 gallons inside and 60,000 gallons outside per month. However, this will be a xeriscape store. The average xeriscape store runs 45,000 gallons inside and 32,000 gallons per month outside.

For this site I would use the 45,000 and 32,000.

Thank you,



JD Dudley | Real Estate Project Manager II – ASA

From: Wooten, Mike <[REDACTED]>
Sent: Thursday, October 21, 2021 12:27 PM
To: Dudley, JD <[REDACTED]>
Subject: FW: [External] Garden Ridge Water Commission

FYI

Thank you,

Mike

From: City Administrator <administrator@ci.garden-ridge.tx.us>
Sent: Thursday, October 21, 2021 12:14 PM
To: Wooten, Mike <[REDACTED]>
Subject: [External] Garden Ridge Water Commission

[WARNING]: External Email

Mr. Wooten,

Received your voicemail concerning a conflict with the November 23, 2021 Water Commission meeting. The Water Commission will be considering changing their meeting date in November at their October 26 meeting. After the meeting I will let you know if the meeting date is changed and what the new date will be if changed. Also I am still awaiting information from QuikTrip concerning the amount of water that QuikTrip anticipates to be using for both internal and external uses before your request can go before the Water Commission. I will need this information at least 2 weeks prior to the Water Commission meeting so that the information provided can be reviewed by the City and the City Engineer.

Thanks,
Nancy Cain
City Administrator
City of Garden Ridge
administrator@ci.garden-ridge.tx.us
210-651-6632

ORDINANCE NO. 7-112017 AMENDMENT #5

AN ORDINANCE AMENDING ORDINANCE 7-042006, 7-062017 AMENDMENT #4 AND ALL AMENDMENTS THEREAFTER ADOPTED, RELATED TO THE RULES AND REGULATIONS GOVERNING PLATS, PLANS AND SUBDIVISIONS OF LAND WITHIN THE INCORPORATED AREA AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF GARDEN RIDGE, TEXAS; ESTABLISHING A REQUIREMENT TO PROVIDE TRANSFERABLE WATER RIGHTS OR OTHER WATER RESOURCE ACCEPTABLE TO THE CITY AS AN ALTERNATE WATER SOURCE TO ADD T TO THE WATER SYSTEM INFRASTRUCTURE, TO ALLOW AMPLE WATER SUPPLY TO THE SUBDIVISION, APPLICABLE TO ALL SUBDIVISIONS OF LAND AS PROVIDED; INCORPORATING SIGN REGULATIONS HEREIN; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the provisions of the Constitution and laws of the State of Texas, including particularly Chapter 212 of the Local Government Code, as heretofore or hereafter amended, the owner of a tract of land within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts, must have a plat of the subdivision prepared and have the plat approved by the City;

WHEREAS, pursuant to the Ordinances of the City of Garden Ridge, which require the provision of an adequate water supply when subdividing land, including Ordinance 7-042006, 7-062017 Amendment #4 and any amendment thereto; and pursuant to the requirements contained in Chapter 212 of the Texas Local Government Code requiring that a plat conform with the municipality's access to and extension of water mains and the instrumentalities of public utilities, a plat proposed for final approval is not considered to conform with these requirements and the application for plat approval is not considered complete for purposes of consideration by the City Council for approval unless the subdivision is also shown to comply with this Ordinance and any other Ordinance and/or Rule promulgated by the City under its authority provided by §212.002 of the Texas Local Government Code.

WHEREAS, Ordinance No. 7-042006, 07-062017 Amendment #4 and all amendments thereafter adopted, prescribing the rules and regulations governing plats and subdivisions of land, must be amended to adequately promote and protect the general health, safety, and welfare of persons residing in and adjacent to the City of Garden Ridge, Texas; and,

WHEREAS, the City of Garden Ridge, Texas, held a public hearing on the subject matter of this ordinance:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, THAT ORDINANCE 7-042006, 7-062017 AMENDMENT #4 AND ALL AMENDMENTS THEREAFTER ADOPTED, IS HEREBY FURTHER AMENDED TO READ AS FOLLOWS:

DEFINITIONS APPLICABLE TO THIS AMENDMENT:

Alley: A minor public right-of-way not intended to provide the primary means of access to abutting **lots**, which is used primarily for vehicular service access to the back or sides of properties otherwise abutting on a **street**.

Lot: An undivided tract or parcel of land having frontage on a public **street** or an approved open space having direct **street** access, and which is, or in the future may be, offered for sale, conveyance, transfer, or improvement, which is designated as a distinct and separate tract, and which is identified by a tract number, lot number, or other symbol in a duly approved **subdivision plat** which has been properly filed of record.

Private Street: A **street** that is not a public thoroughfare.

Subdivider: Any person or any agent thereof, dividing or proposing to divide land so as to constitute a **subdivision** as that term is defined herein. In any event, the term "subdivider" shall be restricted to include only the owner, equitable owner or authorized agent of such owner or equitable owner, of land sought to be subdivided.

Subdivision: A division of any tract of land situated within the corporate limits, or within the extraterritorial jurisdiction of the City of Garden Ridge, in two or more parts to lay out a subdivision of the tract, including an addition to the municipality, to lay out suburban, building, or other **lots**, or to lay out **streets**, **alleys**, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of **lots** fronting on or adjacent to the **streets**, **alleys**, squares, parks, or other parts. "Subdivision" includes a division of a tract regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. "Subdivision" includes **resubdivision**, but it does not include a division of land for agricultural purposes into parts greater than five acres where each part has **street** access and no public improvement is being dedicated.

Street: A public right-of-way, however designated, other than an **alley**, which carries vehicular traffic or provides vehicular access to adjacent land. All streets are classified by other definitions in this section.

Resubdivision: The division of an existing **subdivision**, together with any change of **lot** size therein, or with the relocation of any **street** lines.

TRANSFERABLE WATER RIGHTS - REQUIREMENT:

In addition to any and all other obligations provided by local ordinance, or other law, the **subdivider** of property must provide transferable water rights or accessible water rights or sources for use by the City of Garden Ridge, Texas to ensure ample water supply necessary to support the **subdivision**. Such source must meet or exceed all standards, requirements and specifications applicable to a water source used by an approved public water supply system pursuant to Texas law and regulations.

The City of Garden Ridge, based on use and intensity of water consumption reasonably anticipated through the examination of the subdivision and land use project as presented in the master planning process, annexation process or request for extension of service within the extraterritorial jurisdiction of the City, shall define the ample water supply necessary for the proposed subdivision or land use project. The amount of accessible or transferable water rights necessary to ensure ample water supply for the City, considering and including the additional water demands placed on the system by the subdivision or land use project shall be determined by the City of Garden Ridge at the time of master plan or land use project approval or upon obtaining service through a voluntary annexation agreement, or upon obtaining service within the extraterritorial jurisdiction of the City, which is within the City's existing or proposed extension of the Certificated of Convenience and Necessity (CCN) establishing the water service area.

In defining the ample water supply necessary for a proposed subdivision or land use project the City of Garden Ridge shall use as the minimum for calculating the ample water supply necessary to support the subdivision or land use project at 1.6 acre feet of water per each connection planned for a project. The City of Garden Ridge may as it deems in the best interest of the city adjust the amount of water necessary for any project that includes schools, churches, hospitals, medical facilities, landscape nurseries, agricultural or livestock activities, commercial or industrial activities or for any project for which a master meter is requested or will be installed and utilized and/or if it is anticipated that water usage will exceed the minimum amount of water based on 1.6 acre feet of water per connection.

All subdividers or property owners requesting water service from the City of Garden Ridge for new residential development or commercial development, to include annexation of property into the city limits or extension of the city's existing CCN must submit a master plan for the property before the City Water Commission prior to submission of such plan is complete for consideration by the Planning and Zoning Commission. The City Water Commission shall determine the use and intensity of water consumption reasonably anticipated through the examination of the land use project presented. After such determination has been made the City Water Commission shall make recommendation to the City Council of the amount of accessible or transferable water rights necessary to ensure ample water supply to the subdivision, land use project, annexation or CCN extension. The City Council shall make the final finding on the City Water Commission recommendation prior to submission of the master plan, land use project or annexation request to the Planning and Zoning Commission. Any extension of CCN that does not involve subdivision, platting or annexation of property or the extension of any city infrastructure or services other than water may not require Planning and Zoning consideration therefore the finding by the City Council shall be final.

SUBDIVISION SIGN – REQUIREMENTS

Subdivision Signs (advertising lots for sale): Two (2) ground signs, not exceeding twenty-four (24) feet (each) in perimeter and ten (10) feet in height may be erected to announce a legally approved subdivision or land development and must be removed when eighty percent (80%) of the lots or parcels are sold. While subdivision-signs may have indirect lighting, flashing lights, or moving parts are not permitted. A parcel of land must be at least ten (10) acres in size

or have at least ten (10) separately platted lots in order to qualify as a subdivision for the purposes of sign regulations.

SEVERABILITY CLAUSE:

If any section, paragraph, subdivision, clause or phrase of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part of any provision thereof other than the part so decided to be invalid or unconstitutional.

EFFECTIVE DATE:

This Ordinance shall take effect immediately upon passage and the publication of its caption, as required by state law.

PUBLICATION:

The caption of this ordinance shall be published as required by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, this, the 1st day of November, 2017.



Larry Thompson, Mayor

ATTEST:



Shelley Goodwin, City Secretary

City of Garden Ridge 2021 Water Rate Study

Presented by
City Water Commission
to
City Council
November 3, 2021

Executive Summary

The annual water rate study determined that a water rate increase for FY 2022 will be necessary. The study found that the current rate structure does not generate sufficient revenue to cover Water Department expenses for FY2022 and replenish Water Fund Reserves to the target of 12 months of M&O plus debt service within 5 years. Twenty-one (21) options were considered.

Five (5) options were presented to the Water Commission for consideration by City Staff and the Water Rate subcommittee. Water Commission recommends Option C, which increases the base rate for $\frac{3}{4}$ " meters inside and outside the City by \$2.50, and sets rates for 1", 1 $\frac{1}{2}$ ", and 2" meters at 10%, 75%, and 100% above the $\frac{3}{4}$ " rates respectively. While each tier continues to include 10K gallons and rates do not change, tiers are shifted so that customers pay volume charges for all water consumed. Tier 1 becomes 1 - 10,000 gal, Tier 2 becomes 10,001 – 20,000 gal, etc. A customer using 5K gal in a month would pay \$16.60 more (60%). A 15K gal customer would pay \$26.25 more (47%). A 35K gal customer would pay \$46.10 more (27%), and a 70K gal customer would pay \$77.35 more (14%). Option C generates sufficient revenue and adds revenue stability by extending volume charges to all users. Option C retains a strong conservation incentive.

Two alternates are also provided for City Council's consideration. Option F includes the new tier structure, but requires seven (7) years to build reserves, accepting risk. Option 14 preserves the current tier structure by an equivalent increase to the base rate.

Overview

- Background
- Rate Design Objective
- Current Rates, Comparisons, and Operating Results
- Update Model Data
- Proposed Water Rates
 - Options - Base Rates and Volumetric Rate Structure
 - Results – Model Predictions Feasible Cases
- Recommendation
- Alternate Considerations

Background

- Water & Wastewater Rates Analysis Model
 - Provided by University of North Carolina, Chapel Hill Environmental Finance Center
 - Used by Water Markets
- November 2019
 - Council approved 14% water rate increase for CY2020, annual rate study
 - 2019 rate study estimated a 16% increase for CY2021
- January 2020
 - New rates for billing period 12/20/19 – 1/21/20 for 1/31/20 billing date
- January 2021 – Council approved new rates for CY2021
 - New rates in effect for 1/31/21 billing date
 - RI base rate increased 10%, 3% T1/T2 increase
 - For T3 and above, additional 2% marginal rate increase
 - Included AMI project, projected FY2021 fund balance \$1.201M
 - FY2021 Amended Budget Fund Balance \$1.235M

Water Rate Design Objectives

- Full cost recovery (revenue sufficiency)
 - Operations & Maintenance
 - Debt service
 - Replenish Reserves – 12 months M&O, 1 year debt service
- Revenue stability
- Cost of service principles – “no free water”
- Encouraging water conservation
- Note: Replaced “Minimize impact to low-volume users” with “Consistency with cost of service principles”

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Current Rate Structure

Base Rates		
Meter Size	Inside City Limits	Outside City Limits
3/4"	\$ 27.50	\$ 43.75
1"	\$ 30.25	\$ 46.50
1-1/2"	\$ 48.13	\$ 64.38
2"	\$ 55.00	\$ 71.25

Volumetric Tier Rate Structure			
Start	End	Inside City Limits	Outside City Limits
5,001	15,000	\$ 2.82	\$ 4.55
15,001	25,000	\$ 4.75	\$ 6.89
25,001	35,000	\$ 6.71	\$ 9.27
35,001	45,000	\$ 8.72	\$ 12.07
45,001	55,000	\$ 10.76	\$ 14.82
55,001	65,000	\$ 12.85	\$ 17.54
65,001	75,000	\$ 14.97	\$ 19.37
75,001	85,000	\$ 17.14	\$ 21.92
85,001	95,000	\$ 19.35	\$ 24.61
95,001	and over	\$ 21.61	\$ 27.34

Water Consumption by Billing Tier

Inside City Limits (1585 accts at EOY)

Tier	Start	End	Gallons/month			
			FY 2018	FY 2019	FY 2020	FY 2021
0	1	5,000		4,998,750	5,493,750	7,167,583
1	5,001	15,000	8,349,167	6,947,833	8,393,167	8,763,833
2	15,001	25,000	4,862,250	4,034,833	4,985,333	4,544,583
3	25,001	35,000	2,698,833	2,445,667	2,821,750	2,253,333
4	35,001	45,000	1,480,583	1,446,667	1,492,000	1,084,000
5	45,001	55,000	821,417	876,000	791,833	525,750
6	55,001	65,000	459,167	503,750	429,083	262,250
7	65,001	75,000	271,167	299,000	185,250	140,083
8	75,001	85,000	160,333	195,500	141,583	78,667
9	85,001	95,000	100,750	135,583	90,333	56,917
10	95,001	and up	248,167	305,000	185,417	173,000
Total			19,451,834	22,188,583	25,009,500	25,050,000

Mean Total – 22,924,979 gal/month σ – 2,316,568 gal/month (+/- 10%)

Water Consumption by Billing Tier

Outside City Limits (83 accts by EOY)

Tier	Start	End	Gallons/month			
			FY 2018	FY 2019	FY 2020	FY 2021
0	1	5,000	No data	197,500	226,250	358,750
1	5,001	15,000	271,500	199,000	245,333	240,917
2	15,001	25,000	82,917	68,333	70,000	69,667
3	25,001	35,000	26,750	30,333	23,583	19,500
4	35,001	45,000	10,583	11,667	6,583	5,000
5	45,001	55,000	1,583	5,167	2,417	1,250
6	55,001	65,000	833	1,750	1,083	667
7	65,001	75,000	-	833	833	-
8	75,001	85,000	-	833	833	-
9	85,001	95,000	-	833	833	-
10	95,001	and up	-	-	250	-
Total			394,166	516,250	578,000	695,750

Mean Total – 546,042 gal/month σ – 108,844 gal/month (+/- 20%)

Water Consumption

Demand Characteristics, FY2021

Residential Inside City Limits					Residential Outside City Limits				
Tier	Start	End	Consumption	Users	Tier	Start	End	Consumption	Users
			% total gallons	% total bills				% total gallons	% total bills
0	0	5,000	5.2%	26.5%	0	0	5,000	19.6%	46.5%
1	5,001	15,000	22.0%	35.5%	1	5,001	15,000	43.3%	40.5%
2	15,001	25,000	24.2%	19.0%	2	15,001	25,000	20.8%	8.8%
3	25,001	35,000	18.3%	9.6%	3	25,001	35,000	10.8%	3.1%
4	35,001	45,000	12.5%	4.9%	4	35,001	45,000	3.7%	0.8%
5	45,001	55,000	7.3%	2.3%	5	45,001	55,000	1.1%	0.2%
6	55,001	65,000	4.0%	1.1%	6	55,001	65,000	0.8%	0.1%
7	65,001	75,000	2.2%	0.5%	7	65,001	75,000	0.0%	0.0%
8	75,001	85,000	1.2%	0.2%	8	75,001	85,000	0.0%	0.0%
9	85,001	95,000	0.7%	0.1%	9	85,001	95,000	0.0%	0.0%
10	95,001	and up	2.5%	0.3%	10	95,001	and up	0.0%	0.0%
Totals			100.0%	100.0%	Totals			100.0%	100.0%
			300,600 kgal	19,145				8,349 kgal	998
Average per account, gal/month			15,804					8,383	

Benchmark Cities – Cost Comparison

Inside Cities – FY2021 (as of 9/20/21)

Base Rate including 5,000 gallons	
Converse	\$ 27.05
Garden Ridge – Current	\$ 27.50
SAWS**	\$ 33.24
Schertz	\$ 36.77
Shavano Park*	\$ 42.20

Average Consumption – 10,000 gallons	
Garden Ridge – Current	\$ 41.60
Converse	\$ 42.10
Schertz	\$ 55.46
SAWS**	\$ 58.39
Shavano Park*	\$ 62.27

Average Consumption - 50k gallons	
Converse	\$ 178.10
Shavano Park*	\$ 206.87
Schertz	\$ 238.35
Garden Ridge - Current	\$ 311.30
SAWS**	\$ 591.33

Average Consumption – 100k gallons	
Converse	\$ 358.60
Schertz	\$ 478.85
Shavano Park*	\$ 487.17
Garden Ridge – Current	\$ 1116.25
SAWS**	\$ 1346.58

Water cost only * Incl debt service fee ** Incl water supply fee

Benchmark Cities – Cost Comparison

Inside Cities – FY2021 (as of 9/20/21)

9/20/2021	Selma**	Converse*	Garden Ridge*	Schertz*	Universal City	NBU***	NBU 2022	SAWS****	Cibolo	Shavano Pk*****	Fair Oaks Ranch*****
1,000	\$ 11.16	\$ 17.41	\$ 27.50	\$ 27.65	\$ 25.86	\$ 27.03	\$ 29.19	\$ 19.30	\$ 25.00	\$ 32.99	\$ 55.36
2,000	\$ 11.16	\$ 19.82	\$ 27.50	\$ 30.69	\$ 27.98	\$ 28.90	\$ 31.21	\$ 21.62	\$ 30.50	\$ 36.06	\$ 55.36
3,000	\$ 12.92	\$ 22.23	\$ 27.50	\$ 33.73	\$ 30.10	\$ 30.77	\$ 33.23	\$ 23.95	\$ 36.00	\$ 39.13	\$ 55.36
4,000	\$ 14.68	\$ 24.64	\$ 27.50	\$ 36.77	\$ 32.22	\$ 32.64	\$ 35.25	\$ 28.01	\$ 41.50	\$ 42.20	\$ 55.36
5,000	\$ 16.44	\$ 27.05	\$ 27.50	\$ 39.81	\$ 34.34	\$ 34.51	\$ 37.27	\$ 33.24	\$ 47.00	\$ 45.27	\$ 55.36
10,000	\$ 30.84	\$ 42.10	\$ 41.60	\$ 55.46	\$ 47.04	\$ 55.82	\$ 60.29	\$ 58.39	\$ 79.00	\$ 62.27	\$ 74.40
15,000	\$ 44.64	\$ 57.15	\$ 55.70	\$ 72.97	\$ 64.91	\$ 82.65	\$ 89.27	\$ 85.89	\$ 114.00	\$ 79.27	\$ 98.20
20,000	\$ 58.44	\$ 72.20	\$ 79.45	\$ 94.05	\$ 94.11	\$ 119.60	\$ 129.17	\$ 138.18	\$ 156.50	\$ 96.27	\$ 122.00
25,000	\$ 77.19	\$ 87.85	\$ 103.20	\$ 118.10	\$ 135.76	\$ 160.18	\$ 172.99	\$ 213.70	\$ 199.00	\$ 113.27	\$ 145.80
30,000	\$ 95.94	\$ 105.90	\$ 136.75	\$ 142.15	\$ 177.41	\$ 215.28	\$ 232.49	\$ 289.23	\$ 241.50	\$ 130.27	\$ 181.50
35,000	\$ 114.69	\$ 123.95	\$ 170.30	\$ 166.20	\$ 219.06	\$ 270.38	\$ 291.99	\$ 364.75	\$ 291.50	\$ 149.42	\$ 217.20
40,000	\$ 152.59	\$ 142.00	\$ 213.90	\$ 190.25	\$ 260.71	\$ 325.48	\$ 351.49	\$ 440.28	\$ 341.50	\$ 168.57	\$ 252.90
45,000	\$ 190.49	\$ 160.05	\$ 257.50	\$ 214.30	\$ 343.76	\$ 380.58	\$ 410.99	\$ 515.80	\$ 391.50	\$ 187.72	\$ 288.60
50,000	\$ 244.09	\$ 178.10	\$ 311.30	\$ 238.35	\$ 426.81	\$ 435.68	\$ 470.49	\$ 591.33	\$ 441.50	\$ 206.87	\$ 324.30
55,000	\$ 297.69	\$ 196.15	\$ 365.10	\$ 262.40	\$ 509.86	\$ 490.78	\$ 529.99	\$ 666.85	\$ 504.00	\$ 229.77	\$ 374.32
60,000	\$ 351.29	\$ 214.20	\$ 429.35	\$ 286.45	\$ 592.91	\$ 545.88	\$ 589.49	\$ 742.38	\$ 566.50	\$ 252.67	\$ 427.92
65,000	\$ 404.89	\$ 232.25	\$ 493.60	\$ 310.50	\$ 675.96	\$ 600.98	\$ 648.99	\$ 817.90	\$ 629.00	\$ 275.57	\$ 481.52
70,000	\$ 458.49	\$ 250.30	\$ 568.45	\$ 334.55	\$ 759.01	\$ 656.08	\$ 708.49	\$ 893.43	\$ 691.50	\$ 298.47	\$ 535.12
75,000	\$ 512.09	\$ 268.35	\$ 643.30	\$ 358.60	\$ 842.06	\$ 711.18	\$ 767.99	\$ 968.95	\$ 754.00	\$ 329.92	\$ 588.72
80,000	\$ 565.69	\$ 286.40	\$ 729.00	\$ 382.65	\$ 925.11	\$ 766.28	\$ 827.49	\$ 1,044.48	\$ 816.50	\$ 361.37	\$ 669.07
85,000	\$ 619.29	\$ 304.45	\$ 814.70	\$ 406.70	\$ 1,008.16	\$ 821.38	\$ 886.99	\$ 1,120.00	\$ 879.00	\$ 392.82	\$ 749.42
90,000	\$ 672.89	\$ 322.50	\$ 911.45	\$ 430.75	\$ 1,091.21	\$ 876.48	\$ 946.49	\$ 1,195.53	\$ 941.50	\$ 424.27	\$ 829.77
95,000	\$ 726.49	\$ 340.55	\$ 1,008.20	\$ 454.80	\$ 1,174.26	\$ 931.58	\$ 1,005.99	\$ 1,271.05	\$ 1,004.00	\$ 455.72	\$ 910.12
100,000	\$ 780.09	\$ 358.60	\$ 1,116.25	\$ 478.85	\$ 1,257.31	\$ 986.68	\$ 1,065.49	\$ 1,346.58	\$ 1,066.50	\$ 487.17	\$ 990.47

*Inside City Limits

**Peak Rates

***Peak Rates / 1" Meters

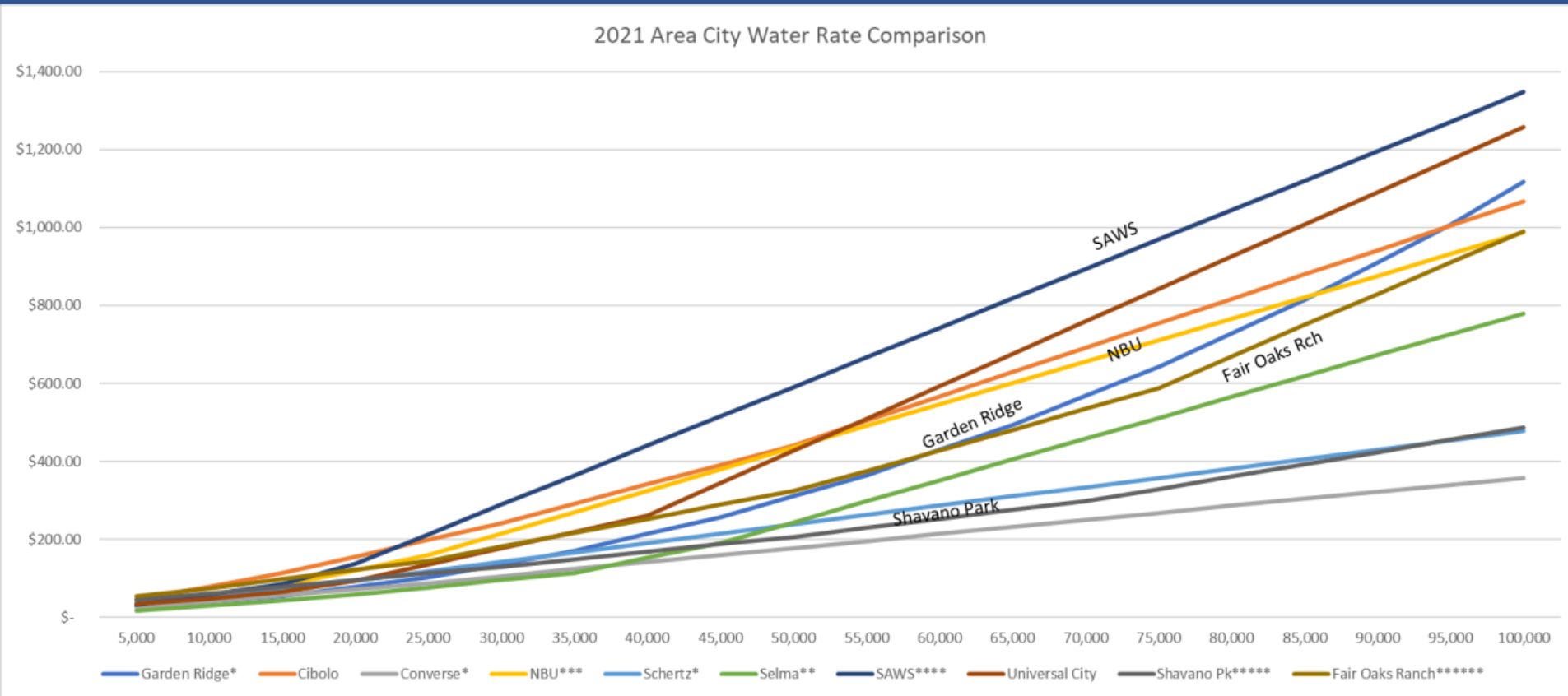
****Included Water Supply Fee

*****Included Debt Service Fee

*****Multiple Special Fees Included

Benchmark Cities – Cost Comparison

Inside Cities – FY2021 (as of 9/20/21)



Operating Results

Forecast Model vs. Most Current Values

*Fund balance adj to incl
req res contribution

** 1Q at prior year rates

Item	Model Forecast, \$	FY2021 Amd Budget, \$	Delta, \$	EOY Utility Report, \$
Revenue from Base Rates	568,605	-		565,369
Revenue from Volume Sales	1,254,871	-		1,042,467**
Total Revenue (adj for uncollected bills and fees)	1,821,653	1,779,400	(42,253) (2.3%)	1,633,236 est
M&O Expenses	1,048,623	1,052,492	3,869	-
Debt Service Expenses	663,355	663,355	-	-
Total Expenses	1,711,978	1,715,847	3,869	-
Net Revenue	109,675	63,553	(46,122)	-
-Req Reserve Contribution*	102,235	-	-	-
One-time Charge (AMI)	628,695	650,000	21,305	-
Gain (Loss) to Fund Balance	(519,020)	(586,447)	(67,427)	-
Fund Balance*	1,310,470	1,234,948	(75,522)	--
Months of Reserve***	7.1	6.5***	(0.6)	

***FY2022 Budget Debt Service \$711,920, resulting in 6.0 months reserve

Overview

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- Alternate Considerations

Update Model Data

Changes to Model from FY2021

- Updated water consumption using FY2021 EOY data
 - Total consumption increased 160K gallons per month (0.6%)
- Number of accounts up 4
- Assumptions
 - Growth Rate: no change at 0.5%/yr for ¾" and 1" meters, added 10% for large meters (+8 small meters, +2 large meters)
 - Projected Change in Avg Consumption: no change -1.0%/yr
 - Modeled Reduction in Avg Consumption after 10% rate increase: no change at -2.0/yr
- Water Fund Expenses
 - Applied FY2021 Amended Budget and FY2022 Proposed Budget
- Water Fund Reserve
 - Goal to replenish fund to 12 months O&M + Debt Service in 5 years (\$116,516 per year)

Overview

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Proposed Water Rates

Developing Options – Cost of Service

FY2022 Water Fund Budget Expenditures:

Operating & Maintenance \$ 1,105,580
 Debt Serv. Payment (100%) \$ 711,920 **> \$ 1,817,500**

Average cost per account per month:

Total accounts - 1668

Operating & Maintenance \$ 55.23
 Debt Serv. Payment \$ 35.57 **> \$90.80**

Average cost per 1,000 gallons:

Total gallons sold - 309,828 k

Tier 2 – \$4.75

Tier 3 – \$6.71

\$ 5.87

Gallons	Inside City Limits Bill	Outside City Limits Bill
1,000	\$ 27.50	\$ 43.75
2,000	\$ 27.50	\$ 43.75
3,000	\$ 27.50	\$ 43.75
4,000	\$ 27.50	\$ 43.75
5,000	\$ 27.50	\$ 43.75
6,000	\$ 30.32	\$ 48.30
7,000	\$ 33.14	\$ 52.85
8,000	\$ 35.96	\$ 57.40
9,000	\$ 38.78	\$ 61.95
10,000	\$ 41.60	\$ 66.50
11,000	\$ 44.42	\$ 71.05
12,000	\$ 47.24	\$ 75.60
13,000	\$ 50.06	\$ 80.15
14,000	\$ 52.88	\$ 84.70
15,000	\$ 55.70	\$ 89.25
16,000	\$ 60.45	\$ 96.14
17,000	\$ 65.20	\$ 103.03
18,000	\$ 69.95	\$ 109.92
19,000	\$ 74.70	\$ 116.81
20,000	\$ 79.45	\$ 123.70
21,000	\$ 84.20	\$ 130.59
22,000	\$ 88.95	\$ 137.48
23,000	\$ 93.70	\$ 144.37
24,000	\$ 98.45	\$ 151.26
25,000	\$ 103.20	\$ 158.15

Average RO usage

Average RI usage

Proposed Water Rates

Developing Options – Cost of Service

Water Consumption – Total “Discounted” Water

	Gallons/year			3 Year Total
	FY 2019	FY 2020	FY 2021	
Inside City Limits	59,985,000	65,925,000	86,010,996	211,920,996
Outside City Limits	2,370,000	2,715,000	4,305,000	9,390,000
Total	62,355,000	68,640,000	90,315,996	221,310,996

Water included in base rates represents a minimum charge.

Current base rate does not cover the cost of this water.

- 31% and 35% of total revenue inside/outside city limits respectively
- 27% and 47% of bills inside/outside city limits respectively

Garden Ridge Water Department can not sustain current base tier discount

Proposed Water Rates

Developing Options – Case Studies Considered

- Maintaining Current Tiers
 - Vary base and tier rates to achieve positive net revenue
 - Adjust for reserve recovery rates – 5 yr, 7 yr, none
 - Cases are indicated with numbers, i.e. Case 1, Case 2, etc
- Adopt New Tier Structure Beginning at 0 gallons
 - Vary base and tier rates to achieve positive net revenue
 - Adjust for reserve recovery rates – 5 yr, 7 yr, none
 - Cases are indicated by letters, i.e., Case A, Case B, etc
- Baseline case – maintain current rates and tiers

Proposed Water Rates

Developing Options - Case Studies Considered

Options #	Base Rate Increase	Tier 1 Range	% Increase to Tier Rates	Buildup Reserve to "x" months of M&O	Buildup Reserve in "y" years	Net Income
0	\$ -	6-15	0%	N/A	N/A	-\$ 149,494
2	\$ 2.50	6-15	3/2%	12	5	-\$ 193,600
4	\$ 5.00	6-15	3/2%	N/A	N/A	-\$ 32,849
7	\$ 5.00	6-15	6/2%	N/A	N/A	-\$ 5,699
8	\$ 7.50	6-15	4/2%	N/A	N/A	\$ 11,386
10	\$ 7.50	6-15	6/2%	N/A	N/A	\$ 38,343
11	\$ 10.00	6-15	7/2%	12	7	\$ 8,025
13	20% incr all	6-15	20% incr all	12	5	\$ 12,343
14	\$ 15.00	6-15	0%	12	5	\$ 546
A	\$ -	1-10	0%	12	5	-\$ 5,333
C	\$ 2.50	1-10	0%	12	5	\$ 6,425
D	\$ 5.00	1-10	0%	12	5	\$ 42,432
F	\$ -	1-10	0%	12	7	\$ 5,115
G	\$ -	1-10	0%	9	4	\$ 11,795

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- Alternate Considerations

Recommendation – Case C

Base Rates		
Meter Size	Inside City Limits	Outside City Limits
3/4"	\$ 30.00	\$ 46.25
1"	\$ 33.00	\$ 49.25
1-1/2"	\$ 52.50	\$ 68.75
2"	\$ 60.00	\$ 76.25

Base Rates: add \$2.50 to ¾" Meters,
For larger meter sizes follow last
year's method.

Effective
Billing Period: Dec 2021 – Jan 2022
Billing Date: Jan 31, 2022

Volumetric Tier Rate Structure			
Start	End	Inside City Limits	Outside City Limits
1	10,000	\$ 2.82	\$ 4.55
10,001	20,000	\$ 4.75	\$ 6.89
20,001	30,000	\$ 6.71	\$ 9.27
30,001	40,000	\$ 8.72	\$ 12.07
40,001	50,000	\$ 10.76	\$ 14.82
50,001	60,000	\$ 12.85	\$ 17.54
60,001	70,000	\$ 14.97	\$ 19.37
70,001	80,000	\$ 17.14	\$ 21.92
80,001	90,000	\$ 19.35	\$ 24.61
90,001	and over	\$ 21.61	\$ 27.34

Tier Rates: same value as FY2021,
except drop each Tier 5,000 gallons

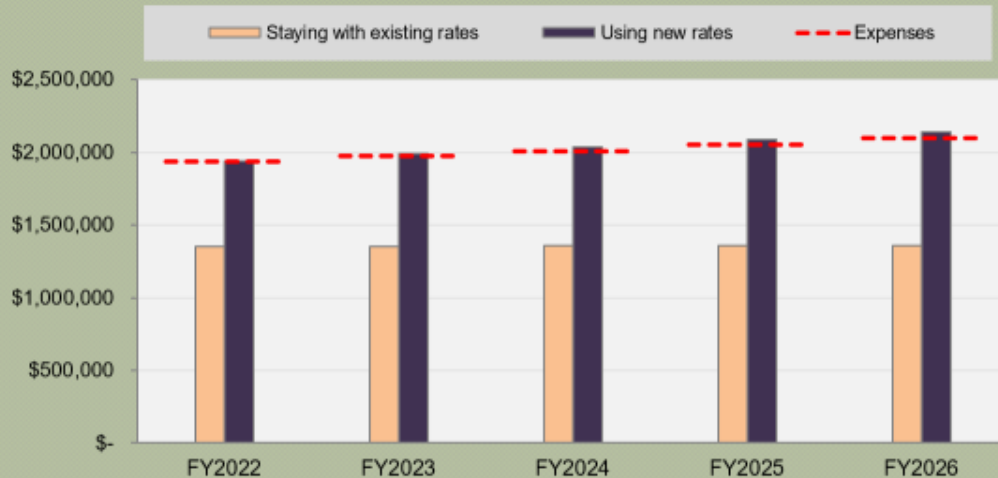
Recommendation – Financial Analysis

Case C; +\$2.50 base, +0% tier, 12 /5 reserve

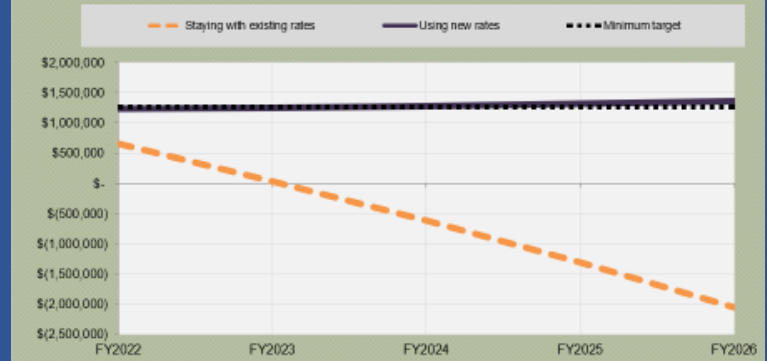
Quick View

With the 'New' rates you selected, the model is projecting that the net revenue in FY2022 will be:
\$6,425

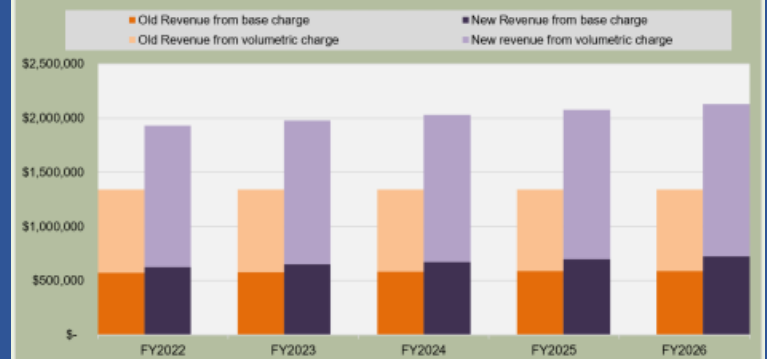
Projected Total Annual Revenues in the Next Five Fiscal Years



Projected End-of-Year Fund Balance in the Next Five Fiscal Years



Base Charge Revenue versus Volumetric Revenue



	FY2022	FY2023	FY2024	FY2025	FY2026
Net revenues without changing rates (existing rates)	-\$578,445	-\$621,380	-\$655,445	-\$694,968	-\$741,973
Net revenues after changing rates (new rates)	\$6,425	\$12,251	\$27,356	\$37,755	\$41,428
Net Revenues Gained (Lost) Using the New Rates	\$584,870	\$633,631	\$682,801	\$732,723	\$783,401

FY2023 – 2026 Assume 3% rate increase year over year for reference only

Representative Water Bills – ¾” Inside City

Case C Base Rates Increase - \$2.50

Water Usage, gallons	Inside City Limits		Delta
	FY 2021	FY 2022	
1,000	\$ 27.50	\$ 32.82	\$ 5.32
2,000	\$ 27.50	\$ 35.64	\$ 8.14
3,000	\$ 27.50	\$ 38.46	\$ 10.96
4,000	\$ 27.50	\$ 41.28	\$ 13.78
5,000	\$ 27.50	\$ 44.10	\$ 16.60
10,000	\$ 41.60	\$ 58.20	\$ 16.60
15,000	\$ 55.70	\$ 81.95	\$ 26.25
20,000	\$ 79.45	\$ 105.70	\$ 26.25
25,000	\$ 103.20	\$ 136.75	\$ 36.05
30,000	\$ 136.75	\$ 172.80	\$ 36.05
35,000	\$ 170.30	\$ 216.40	\$ 46.10
40,000	\$ 213.90	\$ 260.00	\$ 46.10
45,000	\$ 257.50	\$ 313.80	\$ 56.30
50,000	\$ 311.30	\$ 367.60	\$ 56.30
55,000	\$ 365.10	\$ 431.85	\$ 66.75
60,000	\$ 429.35	\$ 496.10	\$ 66.75
65,000	\$ 493.60	\$ 570.95	\$ 77.35
70,000	\$ 568.45	\$ 645.80	\$ 77.35
75,000	\$ 643.30	\$ 731.50	\$ 88.20
80,000	\$ 729.00	\$ 817.20	\$ 88.20
85,000	\$ 814.70	\$ 913.95	\$ 99.25
90,000	\$ 911.45	\$ 1,010.70	\$ 99.25
95,000	\$ 1,008.20	\$ 1,118.75	\$ 110.55
100,000	\$ 1,116.25	\$ 1,226.80	\$ 110.55

Benchmark Cities – Cost Comparison

Inside Cities – FY2022 (as of 9/20/21)

Base Rate including 5,000 gallons

Converse	\$ 27.05
SAWS**	\$ 33.24
Schertz	\$ 36.77
Shavano Park*	\$ 42.20
Garden Ridge – Case C	\$ 44.10

Average Consumption – 10,000 gallons

Converse	\$ 42.10
Schertz	\$ 55.46
Garden Ridge – Case C	\$ 58.20
SAWS**	\$ 58.39
Shavano Park*	\$ 62.27

Average Consumption - 50k gallons

Converse	\$ 178.10
Shavano Park*	\$ 206.87
Schertz	\$ 238.35
Garden Ridge – Case C	\$ 367.60
SAWS**	\$ 591.33

Average Consumption – 100k gallons

Converse	\$ 358.60
Schertz	\$ 478.85
Shavano Park*	\$ 487.17
Garden Ridge – Case C	\$ 1226.80
SAWS**	\$ 1346.58

Water cost only * Incl debt service fee ** Incl water supply fee

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Alternate Considerations

Options #	Base Rate Increase	Tier 1 Range	% Increase to Tier Rates	Buildup Reserve to "x" months of M&O	Buildup Reserve in "y" years	Net Income
0	\$ -	6-15	0%	N/A	N/A	-\$ 149,494
2	\$ 2.50	6-15	3/2%	12	5	-\$ 193,600
4	\$ 5.00	6-15	3/2%	N/A	N/A	-\$ 32,849
7	\$ 5.00	6-15	6/2%	N/A	N/A	-\$ 5,699
8	\$ 7.50	6-15	4/2%	N/A	N/A	\$ 11,386
10	\$ 7.50	6-15	6/2%	N/A	N/A	\$ 38,343
11	\$ 10.00	6-15	7/2%	12	7	\$ 8,025
13	20% incr all	6-15	20% incr all	12	5	\$ 12,343
14	\$ 15.00	6-15	0%	12	5	\$ 546
A	\$ -	1-10	0%	12	5	-\$ 5,333
C	\$ 2.50	1-10	0%	12	5	\$ 6,425
D	\$ 5.00	1-10	0%	12	5	\$ 42,432
F	\$ -	1-10	0%	12	7	\$ 5,115
G	\$ -	1-10	0%	9	4	\$ 11,795

Alternate Considerations – Case F

Base Rates		
Meter Size	Inside City Limits	Outside City Limits
3/4"	\$ 27.50	\$ 43.75
1"	\$ 30.25	\$ 46.50
1-1/2"	\$ 48.13	\$ 64.38
2"	\$ 55.00	\$ 71.25

No change to Base Rates

Volumetric Tier Rate Structure			
Start	End	Inside City Limits	Outside City Limits
1	10,000	\$ 2.82	\$ 4.55
10,001	20,000	\$ 4.75	\$ 6.89
20,001	30,000	\$ 6.71	\$ 9.27
30,001	40,000	\$ 8.72	\$ 12.07
40,001	50,000	\$ 10.76	\$ 14.82
50,001	60,000	\$ 12.85	\$ 17.54
60,001	70,000	\$ 14.97	\$ 19.37
70,001	80,000	\$ 17.14	\$ 21.92
80,001	90,000	\$ 19.35	\$ 24.61
90,001	and over	\$ 21.61	\$ 27.34

Tier Rates: same value as FY2021, except drop each Tier 5,000 gallons

Alternate Considerations – Financial Analysis

Case F: +\$0 base, +0% tier, 12 /7 reserve

Quick View

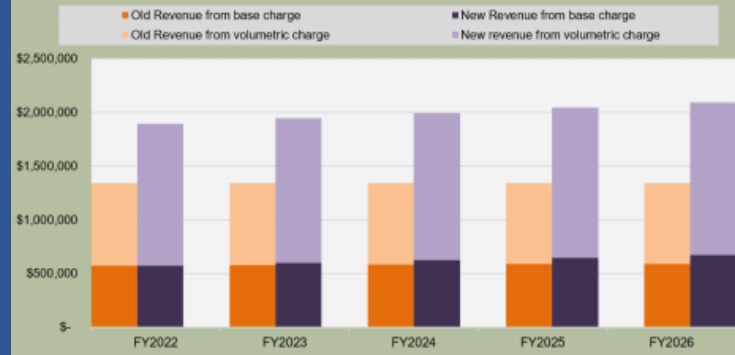
With the 'New' rates you selected, the model is projecting that the net revenue in FY2022 will be:

\$5,115

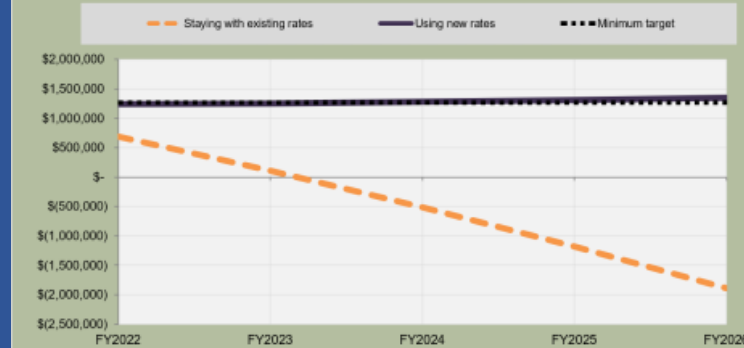
Projected Total Annual Revenues in the Next Five Fiscal Years



Base Charge Revenue versus Volumetric Revenue



Projected End-of-Year Fund Balance in the Next Five Fiscal Years



	FY2022	FY2023	FY2024	FY2025	FY2026
Net revenues without changing rates (existing rates)	-\$544,215	-\$587,160	-\$621,234	-\$660,766	-\$707,780
Net revenues after changing rates (new rates)	\$5,115	\$10,640	\$25,440	\$35,543	\$38,930
Net Revenues Gained (Lost) Using the New Rates	\$549,330	\$597,800	\$646,674	\$696,309	\$746,711

FY2023 – 2026 Assume 3% rate increase year over year for reference only

Representative Water Bills – ¾” Inside City

Case F No Base Rate Increase

Vs.

Case C Base Rates Increase - \$2.50

Water Usage, gallons	Inside City Limits		Delta
	FY 2021	FY 2022	
1,000	\$ 27.50	\$ 30.32	\$ 2.82
2,000	\$ 27.50	\$ 33.14	\$ 5.64
3,000	\$ 27.50	\$ 35.96	\$ 8.46
4,000	\$ 27.50	\$ 38.78	\$ 11.28
5,000	\$ 27.50	\$ 41.60	\$ 14.10
10,000	\$ 41.60	\$ 55.70	\$ 14.10
15,000	\$ 55.70	\$ 79.45	\$ 23.75
20,000	\$ 79.45	\$ 103.20	\$ 23.75
25,000	\$ 103.20	\$ 136.75	\$ 33.55
30,000	\$ 136.75	\$ 170.30	\$ 33.55
35,000	\$ 170.30	\$ 213.90	\$ 43.60
40,000	\$ 213.90	\$ 257.50	\$ 43.60
45,000	\$ 257.50	\$ 311.30	\$ 53.80
50,000	\$ 311.30	\$ 365.10	\$ 53.80
55,000	\$ 365.10	\$ 429.35	\$ 64.25
60,000	\$ 429.35	\$ 493.60	\$ 64.25
65,000	\$ 493.60	\$ 568.45	\$ 74.85
70,000	\$ 568.45	\$ 643.30	\$ 74.85
75,000	\$ 643.30	\$ 729.00	\$ 85.70
80,000	\$ 729.00	\$ 814.70	\$ 85.70
85,000	\$ 814.70	\$ 911.45	\$ 96.75
90,000	\$ 911.45	\$ 1,008.20	\$ 96.75
95,000	\$ 1,008.20	\$ 1,116.25	\$ 108.05
100,000	\$ 1,116.25	\$ 1,224.30	\$ 108.05

Water Usage, gallons	Inside City Limits		Delta
	FY 2021	FY 2022	
1,000	\$ 27.50	\$ 32.82	\$ 5.32
2,000	\$ 27.50	\$ 35.64	\$ 8.14
3,000	\$ 27.50	\$ 38.46	\$ 10.96
4,000	\$ 27.50	\$ 41.28	\$ 13.78
5,000	\$ 27.50	\$ 44.10	\$ 16.60
10,000	\$ 41.60	\$ 58.20	\$ 16.60
15,000	\$ 55.70	\$ 81.95	\$ 26.25
20,000	\$ 79.45	\$ 105.70	\$ 26.25
25,000	\$ 103.20	\$ 136.75	\$ 36.05
30,000	\$ 136.75	\$ 172.80	\$ 36.05
35,000	\$ 170.30	\$ 216.40	\$ 46.10
40,000	\$ 213.90	\$ 260.00	\$ 46.10
45,000	\$ 257.50	\$ 313.80	\$ 56.30
50,000	\$ 311.30	\$ 367.60	\$ 56.30
55,000	\$ 365.10	\$ 431.85	\$ 66.75
60,000	\$ 429.35	\$ 496.10	\$ 66.75
65,000	\$ 493.60	\$ 570.95	\$ 77.35
70,000	\$ 568.45	\$ 645.80	\$ 77.35
75,000	\$ 643.30	\$ 731.50	\$ 88.20
80,000	\$ 729.00	\$ 817.20	\$ 88.20
85,000	\$ 814.70	\$ 913.95	\$ 99.25
90,000	\$ 911.45	\$ 1,010.70	\$ 99.25
95,000	\$ 1,008.20	\$ 1,118.75	\$ 110.55
100,000	\$ 1,116.25	\$ 1,226.80	\$ 110.55

Benchmark Cities – Cost Comparison

Inside Cities – FY2022 (as of 9/20/21)

Base Rate including 5,000 gallons

Converse	\$ 27.05
SAWS**	\$ 33.24
Schertz	\$ 36.77
Garden Ridge – Case F	\$ 41.60
Shavano Park*	\$ 42.20

Average Consumption – 10,000 gallons

Converse	\$ 42.10
Schertz	\$ 55.46
Garden Ridge – Case F	\$ 55.70
SAWS**	\$ 58.39
Shavano Park*	\$ 62.27

Average Consumption - 50k gallons

Converse	\$ 178.10
Shavano Park*	\$ 206.87
Schertz	\$ 238.35
Garden Ridge - Case F	\$ 365.10
SAWS**	\$ 591.33

Average Consumption – 100k gallons

Converse	\$ 358.60
Schertz	\$ 478.85
Shavano Park*	\$ 487.17
Garden Ridge – Case F	\$ 1224.30
SAWS**	\$ 1346.58

Water cost only * Incl debt service fee ** Incl water supply fee

Alternate Considerations – Case 14

Base Rates		
Meter Size	Inside City Limits	Outside City Limits
3/4"	\$ 42.50	\$ 58.75
1"	\$ 46.75	\$ 64.63
1-1/2"	\$ 74.38	\$ 102.81
2"	\$ 85.00	\$ 117.50

Base Rates: add \$15.00 to ¾" Meters, For larger meter sizes follow last year's method.

Volumetric Tier Rate Structure			
Start	End	Inside City Limits	Outside City Limits
-	5,000	\$ -	\$ -
5,001	15,000	\$ 2.82	\$ 4.55
15,001	25,000	\$ 4.75	\$ 6.89
25,001	35,000	\$ 6.71	\$ 9.27
35,001	45,000	\$ 8.72	\$ 12.07
45,001	55,000	\$ 10.76	\$ 14.82
55,001	65,000	\$ 12.85	\$ 17.54
65,001	75,000	\$ 14.97	\$ 19.37
75,001	85,000	\$ 17.14	\$ 21.92
85,001	95,000	\$ 19.35	\$ 24.61
95,001	& up	\$ 21.61	\$ 27.34

No change to Tier Structure or Rates

Alternate Considerations – Financial Analysis

Case 14: +\$15 base, +0% tier, 12 /5 reserve

Quick View

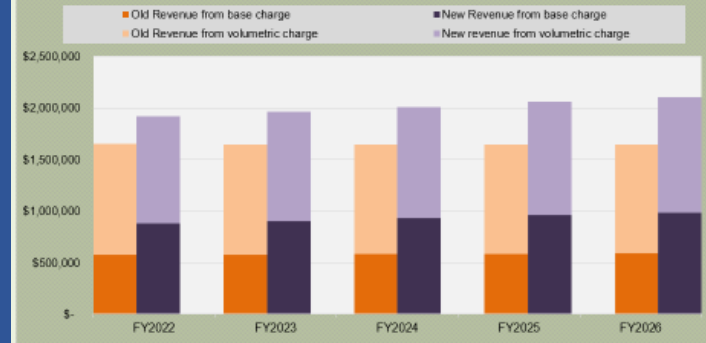
With the 'New' rates you selected, the model is projecting that the net revenue in FY2022 will be:

\$546

Projected Total Annual Revenues in the Next Five Fiscal Years



Base Charge Revenue versus Volumetric Revenue



Projected End-of-Year Fund Balance in the Next Five Fiscal Years



	FY2022	FY2023	FY2024	FY2025	FY2026
Net revenues without changing rates (existing rates)	-\$269,010	-\$313,534	-\$349,187	-\$390,296	-\$438,887
Net revenues after changing rates (new rates)	\$546	\$3,860	\$16,496	\$24,317	\$25,306
Net Revenues Gained (Lost) Using the New Rates	\$269,556	\$317,395	\$365,683	\$414,614	\$464,193

FY2023 – 2026 Assume 3% rate increase year over year for reference only

Representative Water Bills – ¾” Inside City

Case C Base Rates Increase - \$2.50

Vs.

Case 14 Base Rates Increase - \$15.00

Water Usage, gallons	Inside City Limits		Delta
	FY 2021	FY 2022	
1,000	\$ 27.50	\$ 32.82	\$ 5.32
2,000	\$ 27.50	\$ 35.64	\$ 8.14
3,000	\$ 27.50	\$ 38.46	\$ 10.96
4,000	\$ 27.50	\$ 41.28	\$ 13.78
5,000	\$ 27.50	\$ 44.10	\$ 16.60
10,000	\$ 41.60	\$ 58.20	\$ 16.60
15,000	\$ 55.70	\$ 81.95	\$ 26.25
20,000	\$ 79.45	\$ 105.70	\$ 26.25
25,000	\$ 103.20	\$ 136.75	\$ 36.05
30,000	\$ 136.75	\$ 172.80	\$ 36.05
35,000	\$ 170.30	\$ 216.40	\$ 46.10
40,000	\$ 213.90	\$ 260.00	\$ 46.10
45,000	\$ 257.50	\$ 313.80	\$ 56.30
50,000	\$ 311.30	\$ 367.60	\$ 56.30
55,000	\$ 365.10	\$ 431.85	\$ 66.75
60,000	\$ 429.35	\$ 496.10	\$ 66.75
65,000	\$ 493.60	\$ 570.95	\$ 77.35
70,000	\$ 568.45	\$ 645.80	\$ 77.35
75,000	\$ 643.30	\$ 731.50	\$ 88.20
80,000	\$ 729.00	\$ 817.20	\$ 88.20
85,000	\$ 814.70	\$ 913.95	\$ 99.25
90,000	\$ 911.45	\$ 1,010.70	\$ 99.25
95,000	\$ 1,008.20	\$ 1,118.75	\$ 110.55
100,000	\$ 1,116.25	\$ 1,226.80	\$ 110.55

Water Usage, gallons	Inside City Limits		Delta
	FY2021	FY2022	
1,000	\$ 27.50	\$ 42.50	\$ 15.00
2,000	\$ 27.50	\$ 42.50	\$ 15.00
3,000	\$ 27.50	\$ 42.50	\$ 15.00
4,000	\$ 27.50	\$ 42.50	\$ 15.00
5,000	\$ 27.50	\$ 42.50	\$ 15.00
10,000	\$ 41.60	\$ 56.60	\$ 15.00
15,000	\$ 55.70	\$ 70.70	\$ 15.00
20,000	\$ 79.45	\$ 94.45	\$ 15.00
25,000	\$ 103.20	\$ 118.20	\$ 15.00
30,000	\$ 136.75	\$ 151.75	\$ 15.00
35,000	\$ 170.30	\$ 185.30	\$ 15.00
40,000	\$ 213.90	\$ 228.90	\$ 15.00
45,000	\$ 257.50	\$ 272.50	\$ 15.00
50,000	\$ 311.30	\$ 326.30	\$ 15.00
55,000	\$ 365.10	\$ 380.10	\$ 15.00
60,000	\$ 429.35	\$ 444.35	\$ 15.00
65,000	\$ 493.60	\$ 508.60	\$ 15.00
70,000	\$ 568.45	\$ 583.45	\$ 15.00
75,000	\$ 643.30	\$ 658.30	\$ 15.00
80,000	\$ 729.00	\$ 744.00	\$ 15.00
85,000	\$ 814.70	\$ 829.70	\$ 15.00
90,000	\$ 911.45	\$ 926.45	\$ 15.00
95,000	\$ 1,008.20	\$ 1,023.20	\$ 15.00
100,000	\$ 1,116.25	\$ 1,131.25	\$ 15.00

Benchmark Cities – Cost Comparison

Inside Cities – FY2022 (as of 9/20/21)

Base Rate including 5,000 gallons

Converse	\$ 27.05
SAWS**	\$ 33.24
Schertz	\$ 36.77
Shavano Park*	\$ 42.20
Garden Ridge – Case 14	\$ 42.50

Average Consumption – 10,000 gallons

Converse	\$ 42.10
Schertz	\$ 55.46
Garden Ridge – Case 14	\$ 56.60
SAWS**	\$ 58.39
Shavano Park*	\$ 62.27

Average Consumption - 50k gallons

Converse	\$ 178.10
Shavano Park*	\$ 206.87
Schertz	\$ 238.35
Garden Ridge - Case 14	\$ 326.30
SAWS**	\$ 591.33

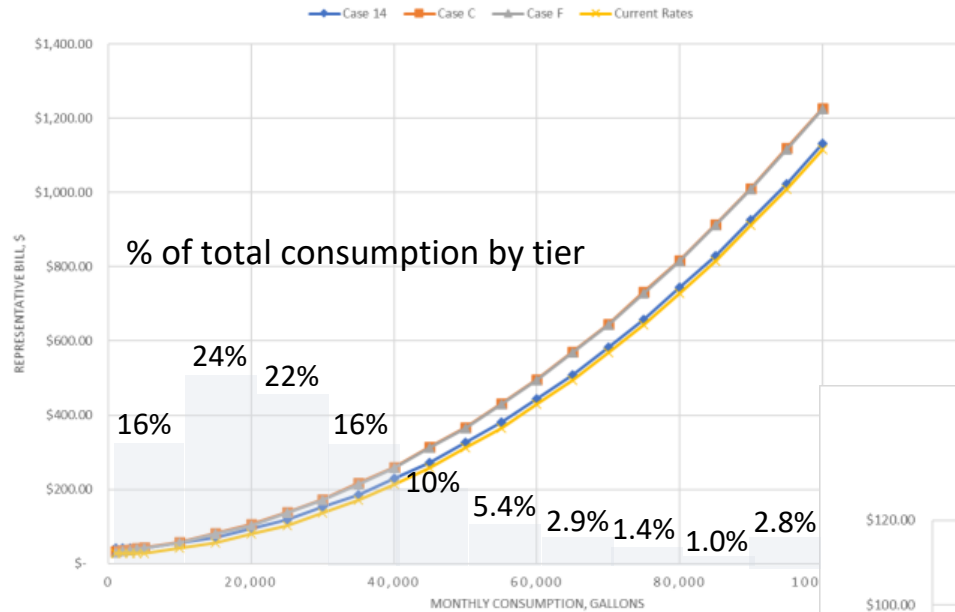
Average Consumption – 100k gallons

Converse	\$ 358.60
Schertz	\$ 478.85
Shavano Park*	\$ 487.17
Garden Ridge – Case 14	\$ 1131.25
SAWS**	\$ 1346.58

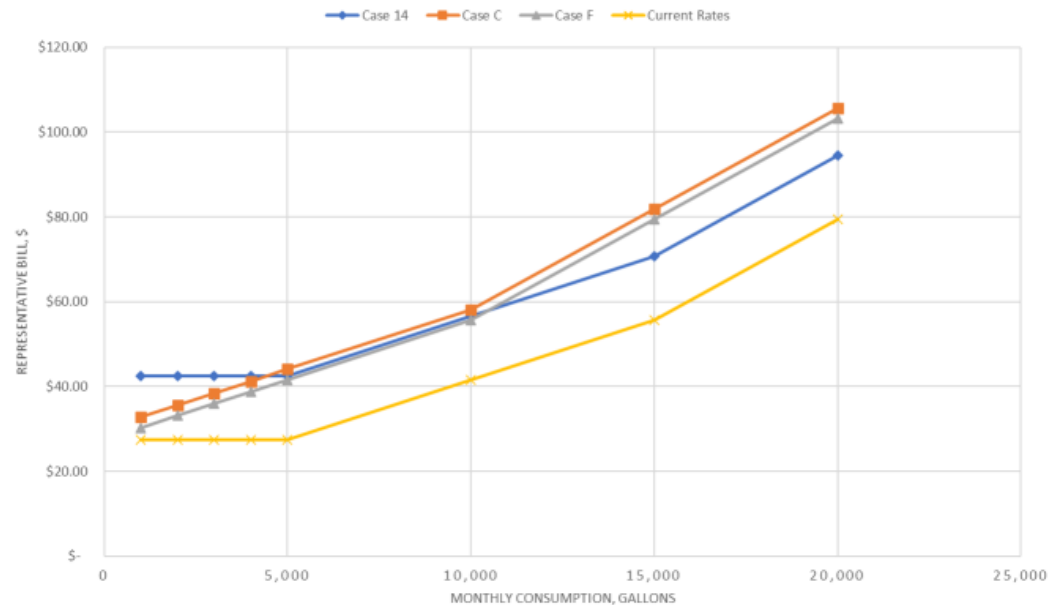
Water cost only * Incl debt service fee ** Incl water supply fee

Comparison of Alternate Rates

COMPARISON OF RATE OPTIONS, 0 - 100K GAL/MO
INSIDE CITY LIMITS, 3/4" METER



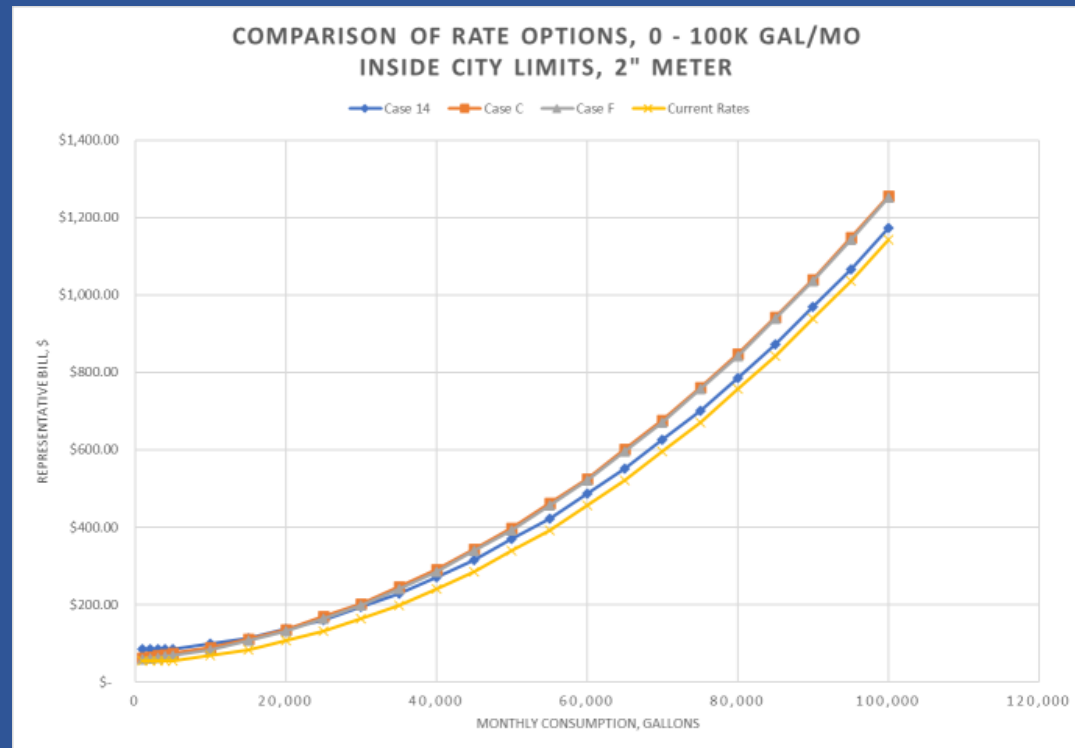
COMPARISON OF RATE OPTIONS, 0 - 20K GAL/MO
INSIDE CITY LIMITS, 3/4" METER



Potential Impact on Commercial Development

2" Meters, Inside City Limits

Water Usage,	Current	Case 14	Case C	Case F
	FY2021	FY2022	FY2022	FY2022
1,000	\$ 55.00	\$ 85.00	\$ 62.82	\$ 57.82
2,000	\$ 55.00	\$ 85.00	\$ 65.64	\$ 60.64
3,000	\$ 55.00	\$ 85.00	\$ 68.46	\$ 63.46
4,000	\$ 55.00	\$ 85.00	\$ 71.28	\$ 66.28
5,000	\$ 55.00	\$ 85.00	\$ 74.10	\$ 69.10
10,000	\$ 69.10	\$ 99.10	\$ 88.20	\$ 83.20
15,000	\$ 83.20	\$ 113.20	\$ 111.95	\$ 106.95
20,000	\$ 106.95	\$ 136.95	\$ 135.70	\$ 130.70
25,000	\$ 130.70	\$ 160.70	\$ 169.25	\$ 164.25
30,000	\$ 164.25	\$ 194.25	\$ 202.80	\$ 197.80
35,000	\$ 197.80	\$ 227.80	\$ 246.40	\$ 241.40
40,000	\$ 241.40	\$ 271.40	\$ 290.00	\$ 285.00
45,000	\$ 285.00	\$ 315.00	\$ 343.80	\$ 338.80
50,000	\$ 338.80	\$ 368.80	\$ 397.60	\$ 392.60
55,000	\$ 392.60	\$ 422.60	\$ 461.85	\$ 456.85
60,000	\$ 456.85	\$ 486.85	\$ 526.10	\$ 521.10
65,000	\$ 521.10	\$ 551.10	\$ 600.95	\$ 595.95
70,000	\$ 595.95	\$ 625.95	\$ 675.80	\$ 670.80
75,000	\$ 670.80	\$ 700.80	\$ 761.50	\$ 756.50
80,000	\$ 756.50	\$ 786.50	\$ 847.20	\$ 842.20
85,000	\$ 842.20	\$ 872.20	\$ 943.95	\$ 938.95
90,000	\$ 938.95	\$ 968.95	\$ 1,040.70	\$ 1,035.70
95,000	\$ 1,035.70	\$ 1,065.70	\$ 1,148.75	\$ 1,143.75
100,000	\$ 1,143.75	\$ 1,173.75	\$ 1,256.80	\$ 1,251.80



Summary

- Water Department reserves are at a minimum
- With added M&O and debt service expenses, Water Department faces a substantial shortfall
- UNC Forecasting Model has generally performed well over the past three years
- Water Commission recommends Council approve Case C as the CY2022 water rate structure
 - Revenue sufficiency, stability, and cost of service
- Cases F and 14 are viable alternatives
 - Case 14 raises base rate but preserves volume tier structure
 - Case F assumes added risk with reserves in near term

Reference Slides

Water Rate Design Objectives

- Define rate or pricing goals and objectives-first step
- Typical objectives may include:
 - Revenue sufficiency
 - Revenue stability
 - Simplicity – ease of customer understanding
 - Ease of administration
 - Affordability
 - Resource efficiency – price signals, conservation
 - Legal
 - Consistency with cost-of-service principles
 - Equity/Fairness

Source: Developing Rates for Small Systems, M54. AWWA, 2017

Prior Water Rate Study Objectives

- Full cost recovery / revenue stability
 - Operations & Maintenance
 - Debt service
 - Replenish Reserves
- Minimizes impact to low-volume users
- Encouraging water conservation
- Follows a logical process and pattern
- Revenue = Expenditures + Reserve

Benchmark Cities – Rate Structures

Area City Water Rate Overview – Sept 2021

		Alamo Heights*	Cibola	Converse	Fair Oaks Ranch	Garden Ridge	New Braunfels	SAWS	Schertz	Selma	Shavano Park	Universal City
BASE RATES	One Base Rate		X							X		
	Base Rate covers 'X' gallons	0	1.2	0	6	5k	0	0	0	2K	0	0
	Base Rate Vary by Meter Size	X			X	X	X	X	X		X	X
	Base Rate Varies by Inside or Outside City Limits			X		X		X	X			X
TIER RATES	Tier Rates for Inside or Outside City Limits			X		X		X	X			X
	Same Tier Rate Table for Inside & Outside City Limits	X	X				X			X	X	
	Commerical Rates Same as Residential			X		X						
	Tier Rates for Residential & Commerical				X							
	Tier Rates for off-peak & Peak seasons						X			X		
	Tier rate begins at	0	0	0	6	5	0	0	0	2	0	0
	Tier flat at X kgals	17	50	25	100	95	25	20	18	45	100	40
OTHER	Water Supply Fee**							X				
	Debt Service Fee				X						X	
	Capital Reserve Fee				X							
	Surface Water Fee				X							

* Alamo Heights - removed from analysis due rates were per 100 cubic feet

*SAWS Water Supply Fee - directly funds the acquisition of new water supplies to reduce San Antonio's dependence on the Edwards Aquifer and shall be assessed to all potable water service.

Water Rate Analysis Model

- University of North Carolina, Chapel Hill Environmental Finance Center
- Multi-factor model creates “balance sheet” forecasts for planning

Step 1

Input the year before and input up to 12 rate structures (e.g. water, wastewater, residential, commercial, inside, outside, etc.) in the dark green cells.
Input existing rates in the first column and the [new] rates in the next five years.

Rate Structure(s)	Fiscal Year:	2021	FY2022	FY2023	FY2024	FY2025	FY2026
Rate Structure 1	316" Inside City Limits						
Monthly Base Charge		\$27.50	\$38.00	\$31.00	\$32.00	\$32.00	\$34.00
Consumption allowance included with the base charge (gallons/month)		0	0	0	0	0	0
Block 1 sales		\$0.98	\$2.32	\$2.39	\$2.39	\$2.39	\$3.17
Block 2 sales		\$2.82	\$4.75	\$4.85	\$5.84	\$5.19	\$5.34
Block 3 sales		\$4.75	\$6.71	\$6.91	\$7.32	\$7.34	\$7.56
Block 4 sales		\$6.71	\$8.72	\$8.85	\$9.29	\$9.52	\$9.81
Block 5 sales		\$8.72	\$10.76	\$11.00	\$11.42	\$11.76	\$12.11
Block 6 sales		\$10.76	\$12.89	\$13.23	\$13.53	\$14.86	\$16.46
Block 7 sales		\$12.89	\$14.97	\$15.42	\$15.89	\$16.36	\$16.85
Block 8 sales		\$14.97	\$17.14	\$17.65	\$18.19	\$18.72	\$19.29
Block 9 sales		\$17.14	\$19.35	\$19.93	\$20.53	\$21.05	\$21.70
Final block sales		\$19.35	\$21.61	\$22.26	\$22.93	\$23.61	\$24.32
Final block sales							

Step 2

Input customer water use that was charged volumetric rates in the dark green cells corresponding to all rate structure in analysis.

Monthly Consumption that was Charged Volumetric Rates	All Volume Above Consumption Allowance in FY2021, by Blocks
316" Inside City Limits	
Block 1 sales	\$2,246,566
Block 2 sales	6,329,586
Block 3 sales	3,295,687
Block 4 sales	1,575,700
Block 5 sales	731,167
Block 6 sales	367,333
Block 7 sales	198,333
Block 8 sales	188,586
Block 9 sales	68,937
Final block sales	188,333
Total	25,052,001

Step 3

Input number of accounts, growth rate, trends in water use, and connection fees for all applicable rate structures.

Accounts and Uncollected Bills	Number of Accounts in FY2021	Growth Rate (per year)	Uncollected Bills
316" Inside City Limits	1,500	0.5%	0.1%
316" Outside City Limits	50	0.0%	0.1%
1" Meter Size - Inside City Limits	1	0.0%	0.1%
1.5" Meter Size - Inside City Limits	1	0.0%	0.1%
2" Meter Size - Inside City Limits	10	0.0%	0.1%
Rate Structure 6		0.0%	0.0%
Rate Structure 7		0.0%	0.0%
Rate Structure 8		0.0%	0.0%
Rate Structure 9		0.0%	0.0%
Rate Structure 10		0.0%	0.0%
Rate Structure 11		0.0%	0.0%
Rate Structure 12		0.0%	0.0%

Average Monthly Consumption	Approx. average per account (gallons/month) in FY2021	Projected Change in Average Consumption Based on Trends	Modelled Increase in Average Consumption after a 10% increase in
316" Inside City Limits	1,667	-0.5%	-0.4%
316" Outside City Limits	4,800	-0.0%	-0.0%
1" Meter Size - Inside City Limits	0	-0.0%	-0.0%
1.5" Meter Size - Inside City Limits	0	-0.0%	-0.0%
2" Meter Size - Inside City Limits	0	-0.0%	-0.0%
Rate Structure 6		0.0%	0.0%
Rate Structure 7		0.0%	0.0%
Rate Structure 8		0.0%	0.0%
Rate Structure 9		0.0%	0.0%
Rate Structure 10		0.0%	0.0%
Rate Structure 11		0.0%	0.0%
Rate Structure 12		0.0%	0.0%

Step 4

Enter debt service (principal + interest) and all other capital and non-capital expenses that are known for each individual year in the future and are excluded from the 'Additional Utility Expenses' box.

Debt Service and Other Known Annual Expenses for Next 20 Years	Year	Expected Expenses
FY2021	\$	663,268
FY2022	\$	711,950
FY2023	\$	716,209
FY2024	\$	710,244
FY2025	\$	708,336
FY2026	\$	712,461
FY2027	\$	710,256
FY2028	\$	711,167
FY2029	\$	707,800
FY2030	\$	712,437
FY2031	\$	427,308
FY2032	\$	429,914
FY2033	\$	238,801
FY2034	\$	239,533
FY2035	\$	237,871
FY2036	\$	46,821
FY2037	\$	-
FY2038	\$	-
FY2039	\$	-
FY2040	\$	-
FY2041	\$	-
FY2042	\$	-

Step 5

Enter all other expenses in FY2021 that are not listed in the 'Debt Service and Other Known Annual Expenses' box. All expenses in this box are assumed to grow linearly at a constant rate. You can change the 99s for the expenses and use up to 11 categories.

Additional Utility Expenses that Grow Every Year (\$ per year)	In FY2021
Personnel Services	\$ 464,000
Professional Services	\$ 134,300
Fees	\$ 63,768
City Support Services	\$ 3,671
Staff Support	\$ 14,106
Operational Support	\$ 99,903
Supplies	\$ 7,729
Utilities Services	\$ 192,174
Maintenance Services	\$ 72,000
Operating Equipment	\$ 2,338
TCEQ Testing & Water Acquisition Leases & Bad Debt	\$ 14,203
Total	\$ 1,068,193
All expenses in this box are assumed to grow linearly every year at a constant rate	
Inflation of Utility Expenses (%/year)	3.50%

Step 6

If you are using rates to generate more revenue to build up your reserves (after paying for all expenses in the 'Debt Service...' and 'Additional Utility Expenses' boxes), enter your reserve build-up requirements.

Building Up Reserves from Rates	Revenue Needs to Adjust Reserves
Year	
FY2021	\$ -
FY2022	\$ 116,516
FY2023	\$ 116,516
FY2024	\$ 116,516
FY2025	\$ 116,516
FY2026	\$ 116,516
FY2027	\$ -
FY2028	\$ -
FY2029	\$ -
FY2030	\$ -
FY2031	\$ -
FY2032	\$ -
FY2033	\$ -
FY2034	\$ -
FY2035	\$ -
FY2036	\$ -
FY2037	\$ -
FY2038	\$ -
FY2039	\$ -
FY2040	\$ -
FY2041	\$ -
FY2042	\$ -

Step 7

Input how much cash (fund balance) was available for the wastewater fund at the start of FY2021 and what the minimum fund balance should be every year.

Fund Balance	
Fund balance at the beginning of FY2021 (or end of FY2020)	\$ -
OR - fund balance estimated at the end of FY2021	\$ 1,234,948
End of year fund balance should always exceed (minimum target)	\$ 1,268,999

View Results

Financial forecast of the next few years under 'Existing' rates versus 'New' rates (graphs of cost recovery and end-of-year fund balance)

How new rates compare to existing rates (graphs of monthly bills)

Cash flow of next 20 years if do not change rates (using 'Existing' rates only)

Cash flow of next 20 years if change rates to the 'New' rates listed

Updated Water Consumption by Tier

Tier	Start	End	Inside City Limits Gal/Mo	Outside City Limits Gal/Mo
			FY 2021	FY 2021
0	1	5,000	7,167,583	358,750
1	5,001	15,000	8,763,833	240,917
2	15,001	25,000	4,544,583	69,667
3	25,001	35,000	2,253,333	19,500
4	35,001	45,000	1,084,000	5,000
5	45,001	55,000	525,750	1,250
6	55,001	65,000	262,250	667
7	65,001	75,000	140,083	-
8	75,001	85,000	78,667	-
9	85,001	95,000	56,917	-
10	95,001	and up	173,000	-
Total			25,050,000	695,750
			1585 accts	83 accts

**Monthly Average Outside
City Limits water
consumption < 2% of total**

Accounts and Uncollected Bills	Number of Accounts in FY 2021
3/4" Inside City Limits	1,565
3/4" Outside City Limits	83
1" Meter Size - Inside City Limits	1
1-1/2" Meter Size - Inside City Limits	9
2" Meter Size - Inside City Limits	10

**Total Consumption
increased by 160K gallons
per month**

Update Model Data

Water Consumption - Assumptions

- Growth Rate
 - New home construction expected to remain low
 - New commercial construction on FM2252 beginning
 - $\frac{3}{4}$ " and 1" meters - 0.5%/year inside and 0% outside (+8)
 - Added 1 $\frac{1}{2}$ " and 2" meters – 10.0%/year inside only (+2)
- Projected Change in Average Consumption
 - No Change at -1.0%/year
- Modeled Reduction in Average Consumption after 10% rate increase
 - No Change at -2.0%/year
- Connection fees manually set to match budget projection

Update Model Data

Water Fund Budgeted Expenditures

WATER FUND		FY 2020 AUDITED	FY 2021 AMENDED BUDGET	FY 2022 PROPOSED BUDGET
EXPENDITURE SUMMARY				
PERSONNEL SERVICES	\$	383,711	\$ 442,294	\$ 480,240
PROFESSIONAL SERVICES		318,592	778,800	139,000
FEES		78,031	65,550	66,000
CITY SUPPORT SERVICES		0	3,800	3,800
STAFF SUPPORT		7,973	13,350	14,600
OPERATIONAL SUPPORT		100,155	98,659	103,400
SUPPLIES		6,197	8,000	8,000
UTILITY SERVICES		165,805	200,340	198,900
MAINTENANCE SERVICES		56,130	68,650	74,520
OPERATING EQUIPMENT		0	3,289	2,420
OTHER COST		18,777	18,260	13,200
DEBT SERVICE & LOAN PAYMENTS		666,102	663,355	711,920
FUND CHANGES/TRANSFERS		12,000	1,500	1,500
TOTAL EXPENDITURES		\$ 1,813,472	\$ 2,365,847	\$ 1,817,500

Assume 3.50% - Inflation

Update Model Data

- Step 4 – Updated with current debt service schedule for FY2021 – FY2036
 - Does not forecast future projects
- Step 1 - Rate Structure is primary variable in case studies
- Maintained current volume tiers for “numbered” cases
- Changed tier structure for “lettered” cases
 - 0 - 10,000 gal/month
 - 10,001 – 20,000 gal/month
 - Etc
- Adjusted base and tier rates as needed

Water Fund Reserve

FY2022 Water Fund Budget Expenditures :

12 Months of Operations \$ 1,105,580

Debt Serv. Payment (100%) \$ 711,920 > \$ 1,817,500

Step 7 - Reserve level FY 2021 YE \$ 1,234,948

Shortfall of Water Fund Reserve Goal \$ 582,552

Step 6 - Adjust model based on replenishment rate

Ex: to replenish fund in 5 years \$ 116,516/yr

Proposed Water Rates

Developing Options – Cost of Service

FY2022 Water Fund Budget Expenditures:

Operating & Maintenance	\$ 1,105,580	>	\$ 1,817,500
Debt Serv. Payment (100%)	\$ 711,920		

Number of Accounts:

Residential Inside – ¾"	1565	>	1668
Residential Inside – 1"	1		
Residential Inside – 1 ½"	9		
Residential Inside – 2"	10		
Residential Outside – ¾"	83		

Average cost per account per month:

Operating & Maintenance	\$ 55.23	>	\$90.80
Debt Serv. Payment	\$ 35.57		

Proposed Water Rates

Developing Options

Current
Total Water Bill

Average RO usage →

Average RI usage →

Gallons	Inside City Limits Bill	Outside City Limits Bill
1,000	\$ 27.50	\$ 43.75
2,000	\$ 27.50	\$ 43.75
3,000	\$ 27.50	\$ 43.75
4,000	\$ 27.50	\$ 43.75
5,000	\$ 27.50	\$ 43.75
6,000	\$ 30.32	\$ 48.30
7,000	\$ 33.14	\$ 52.85
8,000	\$ 35.96	\$ 57.40
9,000	\$ 38.78	\$ 61.95
10,000	\$ 41.60	\$ 66.50
11,000	\$ 44.42	\$ 71.05
12,000	\$ 47.24	\$ 75.60
13,000	\$ 50.06	\$ 80.15
14,000	\$ 52.88	\$ 84.70
15,000	\$ 55.70	\$ 89.25
16,000	\$ 60.45	\$ 96.14
17,000	\$ 65.20	\$ 103.03
18,000	\$ 69.95	\$ 109.92
19,000	\$ 74.70	\$ 116.81
20,000	\$ 79.45	\$ 123.70
21,000	\$ 84.20	\$ 130.59
22,000	\$ 88.95	\$ 137.48
23,000	\$ 93.70	\$ 144.37
24,000	\$ 98.45	\$ 151.26
25,000	\$ 103.20	\$ 158.15

Proposed Water Rates

Developing Options – Cost of Service

FY2022 Water Fund Budget Expenditures:

Operating & Maintenance	\$ 1,105,580	>	\$ 1,817,500
Debt Serv. Payment (100%)	\$ 711,920		

Total Gallons of Water Sold:

Residential Inside	302,799 k	>	309,828 k
Residential Outside	7,029 k		

Average cost per 1,000 gallons:

Tier 2 – \$4.75

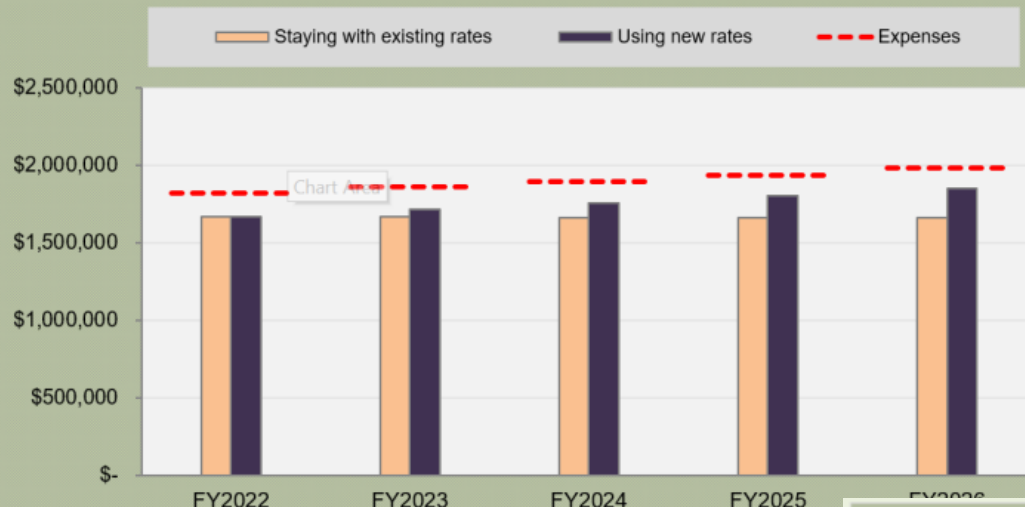
Tier 3 – \$6.71

\$ 5.87

Proposed Water Rates

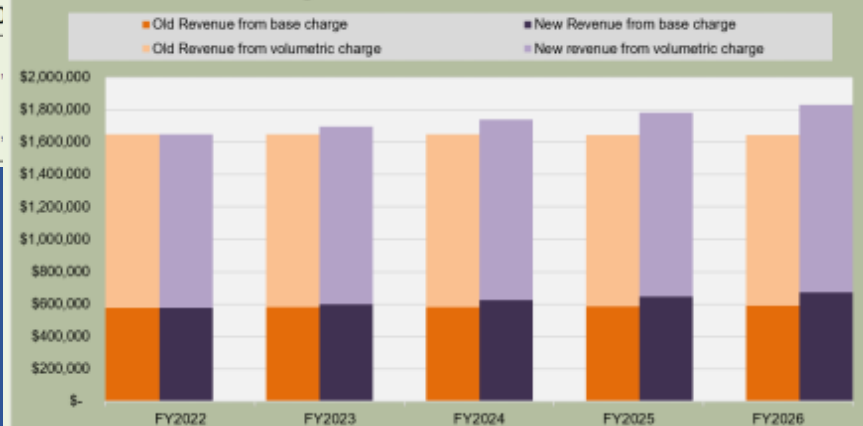
Results - Case 0, “Do Nothing Option”

Projected Total Annual Revenues in the Next Five Fiscal Years



	FY2022	FY2023	FY2024
Net revenues without changing rates (existing rates)	-\$152,494	-\$197,018	-\$232,000
Net revenues after changing rates (new rates)	-\$149,494	-\$148,569	-\$138,000

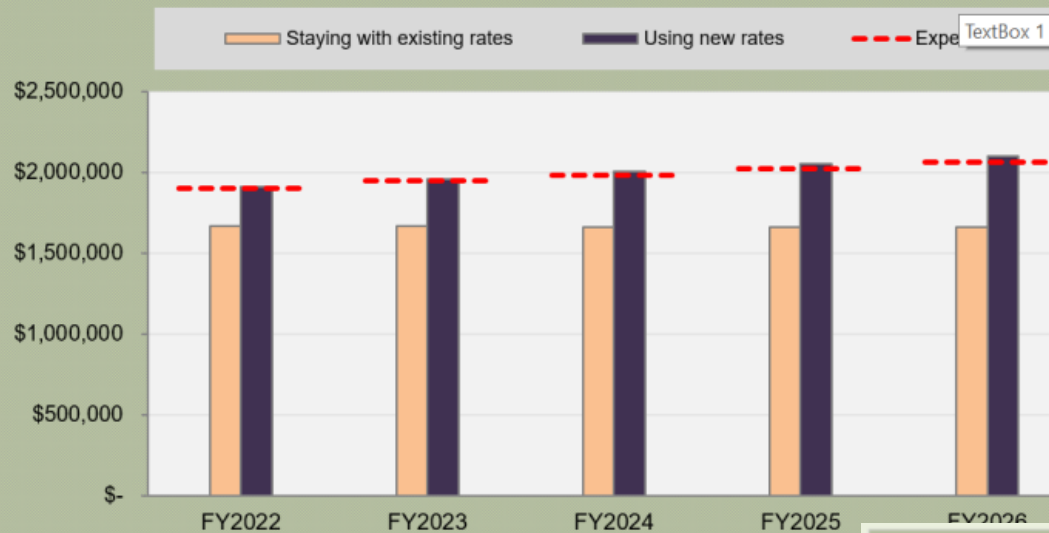
Base Charge Revenue versus Volumetric Revenue



Proposed Water Rates

Results - Case 11; +\$10 base, 7/ 2% tier, 12 /7 reserve

Projected Total Annual Revenues in the Next Five Fiscal Years



Fiscal Year: 2021 FY2022
Existing New

3/4" Inside City Limits

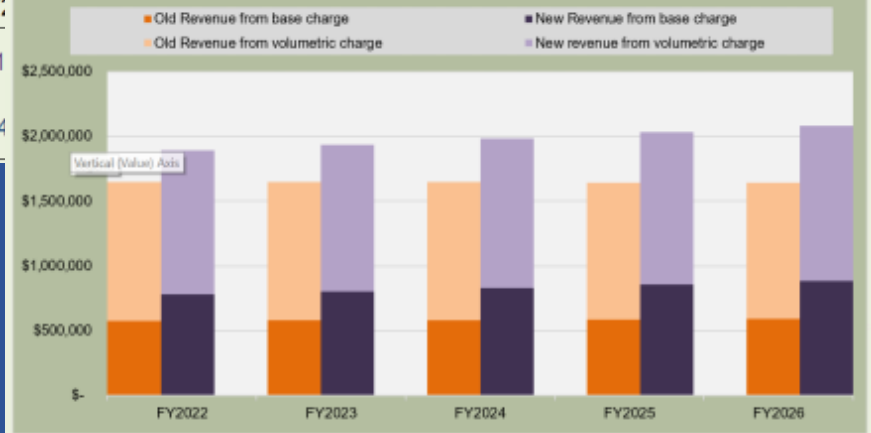
ded with the base charge (gallons/month):	\$27.50	\$37.50
	5,000	5,000

Block Start:

Block End:

5,000 gal/mo	15,000 gal/mo	\$2.82	\$3.02
15,001 gal/mo	25,000 gal/mo	\$4.75	\$5.08
25,001 gal/mo	35,000 gal/mo	\$6.71	\$7.19
35,001 gal/mo	45,000 gal/mo	\$8.72	\$9.34
45,001 gal/mo	55,000 gal/mo	\$10.76	\$11.53
55,001 gal/mo	65,000 gal/mo	\$12.85	\$13.76
65,001 gal/mo	75,000 gal/mo	\$14.97	\$16.04
75,001 gal/mo	85,000 gal/mo	\$17.14	\$18.37
85,001 gal/mo	95,000 gal/mo	\$19.35	\$20.74
95,001 gal/mo and beyond		\$21.61	\$23.16

Base Charge Revenue versus Volumetric Revenue



	FY2022	FY2023	FY2024
Net revenues without changing rates (existing rates)	-\$235,720	-\$280,244	-\$310,000
Net revenues after changing rates (new rates)	\$8,025	\$11,799	\$24,000

Proposed Water Rates

Results - Case 13; +20% base, +20% tier, 12 /5 reserve

Projected Total Annual Revenues in the Next Five Fiscal Years



Fiscal Year: 2021 FY2022

Existing New

3/4" Inside City Limits

		\$27.50	\$33.00
ded with the base charge (gallons/month):	5,000	5,000	

Block Start:

Block End:

5,000 gal/mo	15,000 gal/mo	\$2.82	\$3.39
15,001 gal/mo	25,000 gal/mo	\$4.75	\$5.70
25,001 gal/mo	35,000 gal/mo	\$6.71	\$8.06
35,001 gal/mo	45,000 gal/mo	\$8.72	\$10.46
45,001 gal/mo	55,000 gal/mo	\$10.76	\$12.91
55,001 gal/mo	65,000 gal/mo	\$12.85	\$15.41
65,001 gal/mo	75,000 gal/mo	\$14.97	\$17.97
75,001 gal/mo	85,000 gal/mo	\$17.14	\$20.57
85,001 gal/mo	95,000 gal/mo	\$19.35	\$23.22
95,001 gal/mo and beyond		\$21.61	\$25.93

FY2022

FY2023

Net revenues without changing rates
(existing rates)

-\$269,010

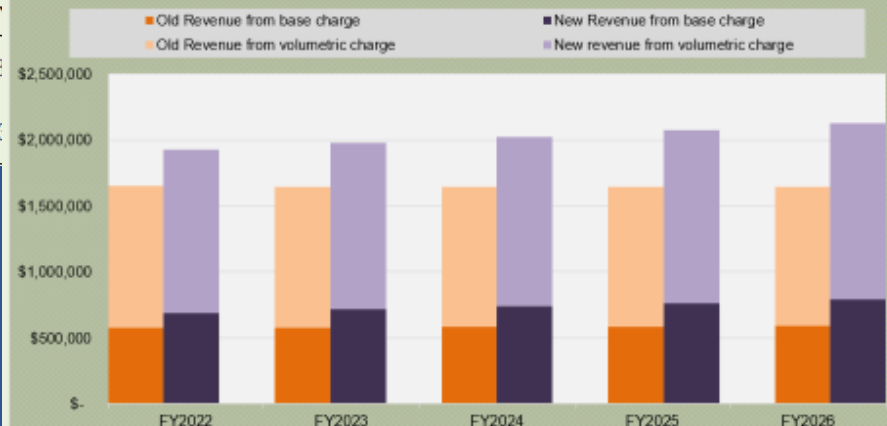
-\$313,534

Net revenues after changing rates
(new rates)

\$12,343

\$17,329

Base Charge Revenue versus Volumetric Revenue



Proposed Water Rates

Results - Case 14; +\$15 base, +0% tier, 12 /5 reserve

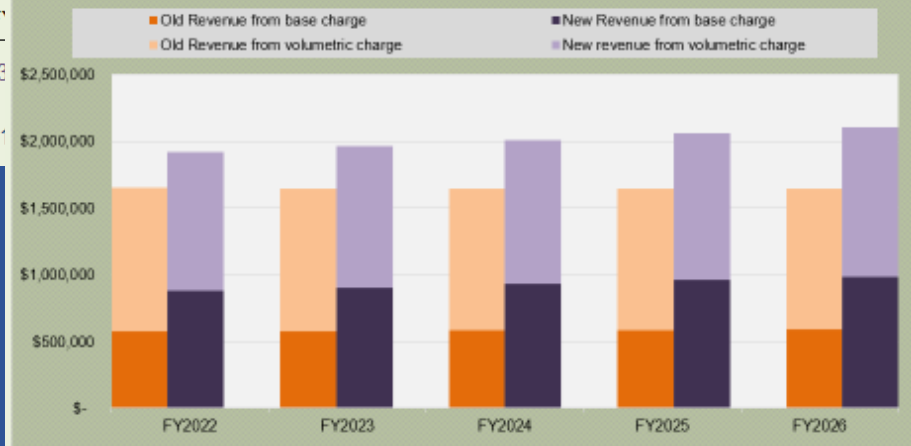
Projected Total Annual Revenues in the Next Five Fiscal Years



Fiscal Year: 2021 FY2022
Existing New

3/4" Inside City Limits		Existing	New
ed with the base charge (gallons/month):		\$27.50 5,000	\$42.50 5,000
Block Start:	Block End:		
5,000 gal/mo	15,000 gal/mo	\$2.82	\$2.82
15,001 gal/mo	25,000 gal/mo	\$4.75	\$4.75
25,001 gal/mo	35,000 gal/mo	\$6.71	\$6.71
35,001 gal/mo	45,000 gal/mo	\$8.72	\$8.72
45,001 gal/mo	55,000 gal/mo	\$10.76	\$10.76
55,001 gal/mo	65,000 gal/mo	\$12.85	\$12.85
65,001 gal/mo	75,000 gal/mo	\$14.97	\$14.97
75,001 gal/mo	85,000 gal/mo	\$17.14	\$17.14
85,001 gal/mo	95,000 gal/mo	\$19.35	\$19.35
95,001 gal/mo	and beyond	\$21.61	\$21.61

Base Charge Revenue versus Volumetric Revenue

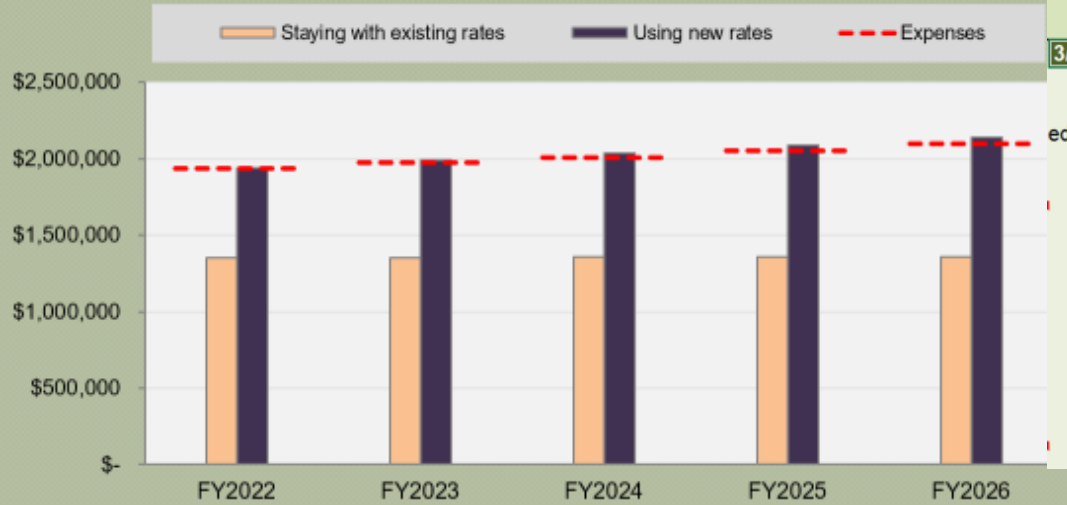


	FY2022	FY2023	FY2024
Net revenues without changing rates (existing rates)	-\$269,010	-\$313,534	-\$357,049
Net revenues after changing rates (new rates)	\$546	\$3,860	\$7,719

Proposed Water Rates

Results - Case C; +\$2.50 base, +0% tier, 12 /5 reserve

Projected Total Annual Revenues in the Next Five Fiscal Years



Fiscal Year: 2021 FY2022

Existing New

3/4" Inside City Limits

ed with the base charge (gallons/month):

	\$27.50	\$30.00
	0	0

Block Start:

Block End:

- gal/mo	10,000 gal/mo	\$0.00	\$2.82
10,001 gal/mo	20,000 gal/mo	\$2.82	\$4.75
20,001 gal/mo	30,000 gal/mo	\$4.75	\$6.71
30,001 gal/mo	40,000 gal/mo	\$6.71	\$8.72
40,001 gal/mo	50,000 gal/mo	\$8.72	\$10.76
50,001 gal/mo	60,000 gal/mo	\$10.76	\$12.85
60,001 gal/mo	70,000 gal/mo	\$12.85	\$14.97
70,001 gal/mo	80,000 gal/mo	\$14.97	\$17.14
80,001 gal/mo	90,000 gal/mo	\$17.14	\$19.35
90,001 gal/mo	and beyond	\$19.35	\$21.61

FY2022

FY2023

FY2024

Net revenues without changing rates
(existing rates)

-\$578,445

-\$621,380

-\$621,380

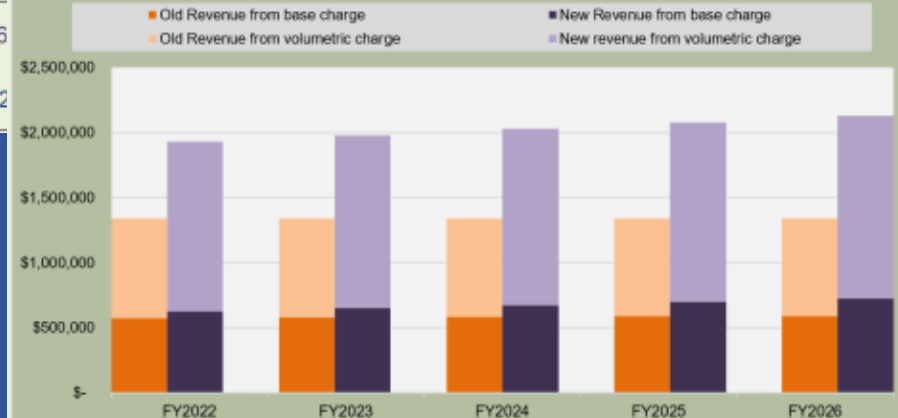
Net revenues after changing rates
(new rates)

\$6,425

\$12,251

\$12,251

Base Charge Revenue versus Volumetric Revenue



3/4" Inside City Limits

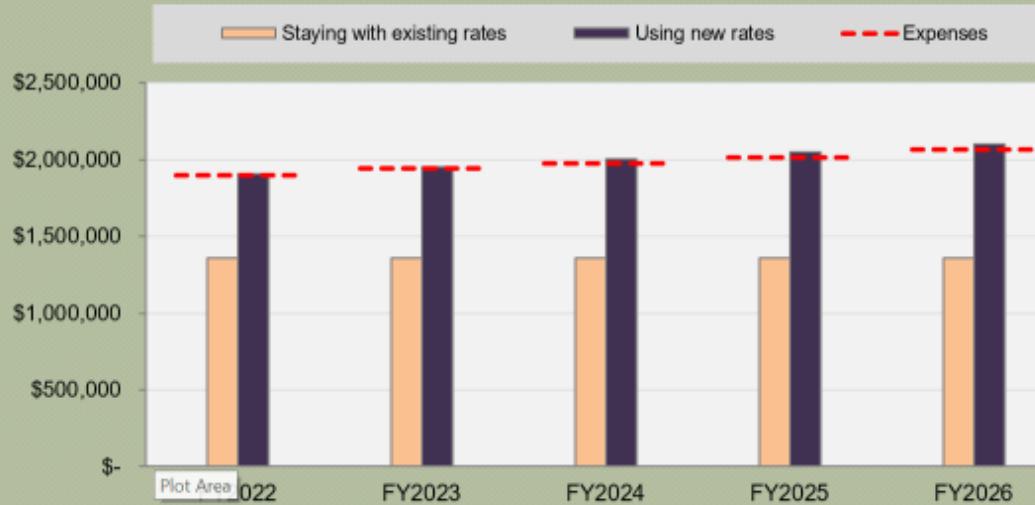
Gallons/month in FY2021

Block 1 sales	12,266,250
Block 2 sales	6,325,500
Block 3 sales	3,205,667
Block 4 sales	1,575,750
Block 5 sales	751,167
Block 6 sales	367,333
Block 7 sales	190,333
Block 8 sales	100,500
Block 9 sales	68,167
Final block sales	199,333
Total:	25,050,000

Proposed Water Rates

Results - Case F; +\$0 base, +0% tier, 12 /7 reserve

Projected Total Annual Revenues in the Next Five Fiscal Years



Fiscal Year: 2021 FY2022
Existing New

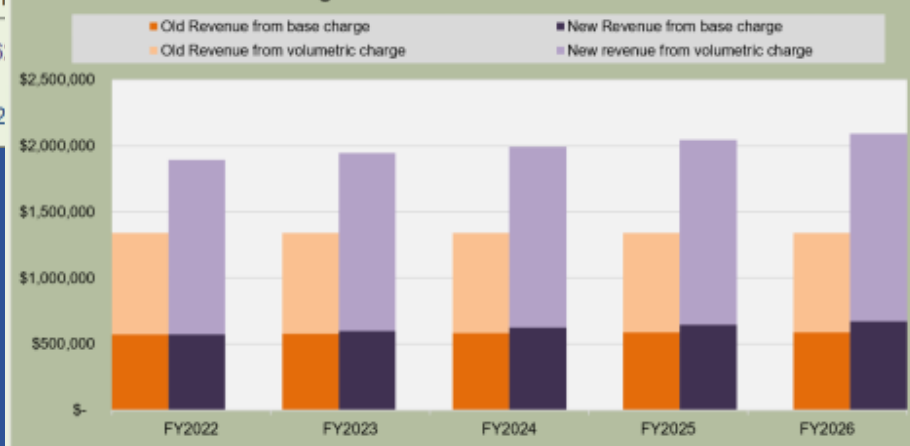
		3/4" Inside City Limits	
		Existing	New
ed with the base charge (gallons/month):		\$27.50	\$27.50
		0	0
Block Start:	Block End:		
- gal/mo	10,000 gal/mo	\$0.00	\$2.82
10,001 gal/mo	20,000 gal/mo	\$2.82	\$4.75
20,001 gal/mo	30,000 gal/mo	\$4.75	\$6.71
30,001 gal/mo	40,000 gal/mo	\$6.71	\$8.72
40,001 gal/mo	50,000 gal/mo	\$8.72	\$10.76
50,001 gal/mo	60,000 gal/mo	\$10.76	\$12.85
60,001 gal/mo	70,000 gal/mo	\$12.85	\$14.97
70,001 gal/mo	80,000 gal/mo	\$14.97	\$17.14
80,001 gal/mo	90,000 gal/mo	\$17.14	\$19.35
90,001 gal/mo	and beyond	\$19.35	\$21.61

	FY2022	FY2023	FY2024
Net revenues without changing rates (existing rates)	-\$544,215	-\$587,160	-\$610,000
Net revenues after changing rates (new rates)	\$5,115	\$10,640	\$21,000

3/4" Inside City Limits

Gallons/month in FY2021	
Block 1 sales	12,266,250
Block 2 sales	6,325,500
Block 3 sales	3,205,667
Block 4 sales	1,575,750
Block 5 sales	751,167
Block 6 sales	367,333
Block 7 sales	190,333
Block 8 sales	100,500
Block 9 sales	68,167
Final block sales	199,333
Total:	25,050,000

Base Charge Revenue versus Volumetric Revenue



Future Agenda Items

City Council

January 5, 2022, Regular Meeting

19 days before Meeting	(12/17/2021)	City Council and Staff items are due.
16 days before Meeting	(12/20/2021)	City Administrator and Mayor review agenda. Mayor sets the agenda. City Attorney is sent agenda.
6 days before Meeting	(12/30/2021)	Post agenda on bulletin board. City Council receives packet (allowing a day for corrections/ request additional information be added)
5 days before Meeting	(12/31/2021)	Post agenda packet to City Website.
Meeting Day	(01/05/2022)	Mayor and City Administrator meet with Department Heads Wednesday @ 10 a.m.

City Council = Red

Planning & Zoning = Green

Water Commission = Blue

Quarry Commission = Purple

Municipal Court = Gray

Events = Yellow (First Friday)

City Holiday = Orange

Sun	Mon	Tues	Wed	Thur	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February 2, 2022, Regular Meeting

14 days before Meeting	(01/19/2022)	City Council and Staff items are due.
9 days before Meeting	(01/24/2022)	City Administrator and Mayor review agenda. Mayor sets the agenda. City Attorney is sent agenda.
8 days before Meeting	(01/25/2022)	Post agenda on bulletin board. City Council receives packet (allowing a day for corrections/ request additional information be added)
7 days before Meeting	(01/26/2022)	Post agenda packet to City Website.
Meeting Day	(02/02/2022)	Mayor and City Administrator meet with Department Heads Wednesday @ 10 a.m.

City Council = Red

Planning & Zoning = Green

Water Commission = Blue

Wildlife Management Advisory Commission = Brown

Municipal Court = Gray

Events = Yellow (First Friday)

City Holiday = Orange

Sun	Mon	Tues	Wed	Thur	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

PENDING FUTURE AGENDA ITEMS

1. Design on Water Tanks at Well Site 9 and 10/Retainer Wall of City Hall...**McCaw**
2. Monitoring Wells in the City of Garden Ridge...**Arvidson**
3. Update on City-funded monument for Paul Davis Park... **Bower**
4. Ethics Ordinance ... **8-30-17 City Council motion**
5. Website and Social Media Policy