



City of Garden Ridge

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

AGENDA CITY COUNCIL REGULAR MEETING WEDNESDAY, JANUARY 5, 2022, 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, January 5, 2022, 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 note from The Burchards to the Library.
- b) Thank you note from Hunt and Megan to Assistant Librarian Wendy Bippert.
- c) Thank you note from Mr. Armstrong to Public Facilities Representatives Ryan Ferguson/Stanley Georg.
- d) Recognition of Employee Service Years with the City of Garden Ridge.
- e) Presentation of July 4th Flag to General Charles "Chuck" Elia.

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 December 1, 2021, City Council Regular Meeting.
- b) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – November 30, 2021.
- c) Ordinance No. 54-012022 An Ordinance of the City Council of the City of Garden Ridge, Texas, adopting a comprehensive water company for the City of Garden Ridge; providing definitions; statement of

organization; establishing a Water Commission; general policies; regulations and rules; rates and billing cycles; providing for a penalty; providing for severability; and declaring an effective date.

- d) Resolution No. 487-012022 A Resolution of the City Council of the City of Garden Ridge, Texas, in compliance with annual review and adoption of the Public Funds Investment Policy for the City of Garden Ridge, Texas, as required by the provisions of Texas Government Code Chapter 2256, the Public Funds Investment Act, as amended.

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. Receive recommendation regarding Master Development Plan for WMMT Ventures Phase 1 project, located on a 14.0836 acre tract on the south side of FM 2252 at the intersection of Arrowood Place in Garden Ridge, Texas.
 - 1.1. Take action on recommendation.
 - 2. Receive monthly activity update as applicable.
- b) Quarry Commission:
 - 1. Receive monthly activity update as applicable.
- c) Water Commission:
 - 1. 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) Reschedule July City Council Regular Meeting.
- b) Update on Preparations for Possible Disasters/Emergencies.

11. Updates

- a) City Council Projects.
 - 1. City of Garden Ridge 50th Anniversary (Erickson and Bower).
 - 2. Bulk Dumpsters/Brush along FM 3009 (Valdez).
 - 3. Commissioner Responsibilities and Expectations (Valdez).

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, Kat Balbi, posted this Agenda at 1:15 p.m. on December 29, 2021, on the bulletin board located at the entrance to Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Kat Balbi
Assistant City Secretary

To:
The Wonderful
Garden Ridge Library
Thank you for feeding &
growing our love for reading.
From: The Burchards
October 24, 2021

Dear Ms. Wendy :)

Thank you so much
for helping us learn. You
give us such a happy
place to come every week
and we are thankful
for you and everyone at
the Garden Ridge Library.
Hunt & Megan

City Secretary

From: City Administrator
Sent: Wednesday, December 8, 2021 3:48 PM
To: City Secretary
Subject: FW: Trap # 402

For Council agenda.

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

From: Water
Sent: Wednesday, December 8, 2021 3:45 PM
To: Public Works <publicworks@ci.garden-ridge.tx.us>
Cc: City Administrator <administrator@ci.garden-ridge.tx.us>
Subject: Trap # 402

Mr. Armstrong would like to extend his gratitude to Ryan and Stanley. He mentioned they were a great help with the opossum and raccoons that he caught using our trap. He really appreciates them.

Michelle Hinojosa
Utility Clerk
9400 Municipal Parkway
Garden Ridge, TX 78266
Water@ci.garden-ridge.tx.us
Phone: 210-651-6632
Fax: 210-651-9638



City of Garden Ridge

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

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

Councilmembers Present:

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

Councilmembers Absent: None

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:

Kerim Jacaman, Vice-Chair, Planning and Zoning Commission
Dr. Jim Miller, Planning and Zoning Commissioner
Roy Leatherberry, Planning and Zoning Commissioner
Jesse Deaver, Planning and Zoning Commissioner
Keven Harshbarger, Vice-Chair, Water Commission
Jerry Barucky, Chair, Quarry 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, December 1, 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. City/Employee Recognitions/Employee Introductions

a) Thank you card from First United Bank to Lt. Bellinger.

City Administrator Nancy Cain stated a thank you card was received from First United Bank to Lt. Bellinger for his assisting with security meetings.

b) Thank you card from the GRCPAAA to the City of Garden Ridge.

City Administrator Nancy Cain stated a thank you card was received from the GRCPAAA to the City of Garden Ridge for allowing the GRCPAAA to use the municipal complex for the Annual Car Show.

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

City Administrator Nancy Cain recognized employees with December anniversary dates for their hard work, dedication, and tenure with the City. This recognition included: Ofc. Jefferson-1 year, Ofc. Hackenberg-6 years, and Lt. Bellinger-19 years.

5. Citizen Comment Period

John Grigsby, 21226 Stams Circle, spoke regarding the proposed QuikTrip development.

Taylor Rogers, 19421 Bat Cave Road, spoke regarding the proposed QuikTrip development.

Gabrielle Leonard, 19421 Bat Cave Road, spoke regarding the proposed QuikTrip development.

Kevin Klueh, 8926 Comanche Path, spoke regarding the proposed QuikTrip development.

Bill Pohl, 21016 Hickory Bend, spoke regarding the proposed QuikTrip development.

Darren Bates, 20103 Regency Run, spoke regarding the proposed QuikTrip development.

6. Consent Agenda

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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.

Motion: A motion was made by Councilmember McCaw, seconded by Councilmember Valdez, to approve Consent Agenda items a)-d). The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

7. Staff Reports

a) City Administrator Monthly Activity Report.

City Administrator Nancy Cain spoke regarding upcoming events and provided City Council with an update regarding the State Infrastructure Bank Loan.

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 spoke regarding continuity of operations related to the Administrative Department.

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.

8. 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.

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.

Vice-Chair Jacaman stated the Commission recommends approval of the petition for rezoning from Residence-Agriculture (RA) District and Neighborhood Service (B-1) District. Eric Thomas Fischer spoke regarding the proposed uses and addressed questions from Councilmembers.

1.2. Hold a public hearing.

Mayor Erickson opened the public hearing at 6:40 p.m.

No one wished to speak, and City Secretary Marisa Spencer stated no written comments were submitted.

Mayor Erickson closed the public hearing at 6:42 p.m.

1.3. Take action on recommendation.

The City Council discussed the petition for rezoning and the proposed uses.

Motion: A motion was made by Councilmember Arvidson, seconded by Mayor Pro-Tem Swint, to approve the Planning and Zoning Commission's recommendation and approve the 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 located adjacent to the north property line of 19204 FM 2252 in Garden Ridge, Texas. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

- 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.

Vice-Chair Jacaman stated the Commission recommends approval of the variances regarding Neighborhood Service (B-1) District Impervious Cover, Business Advertising Signs Regulations, and Master Pylon Signs Regulations as requested in the petition; however, the Commission recommends denial of the variance regarding the Aquifer Protection (AP) District Use Restrictions as requested in the petition.

JD Lee Dudley spoke regarding QuikTrip, the requested variances, and the proposed Master Development Plan.

2.2. Hold a public hearing.

Mayor Erickson opened the public hearing at 7:32 p.m.

Fourteen (14) citizens spoke regarding the petition and City Secretary Marisa Spencer read eleven (11) written comments submitted.

Mayor Erickson closed the public hearing at 8:30 p.m.

2.3. Take action on recommendation.

The City Council discussed the variances to Ordinance No. 13-122018, the City's Master Land Use Plan, Texas Commission on Environmental Quality regulations, and Edwards Aquifer Authority regulations. Councilmembers expressed concerns regarding the number of variances being requested, the proposed development not being consistent with the City's Master Land Use Plan, and setting a precedent for future development.

Motion: A motion was made by Councilmember McCaw, seconded by Councilmember Valdez, to deny the Planning and Zoning Commission's recommendation and deny the variance to Ordinance No. 13-122018 Section 6.2.4.5. Neighborhood Service (B-1) District Impervious Cover as requested in the petition by JD Lee Dudley on behalf of QuikTrip (QT). The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Valdez, seconded by Councilmember McCaw, to approve the Planning and Zoning Commission's recommendation and deny the variance to Ordinance No. 13-122018 Section 6.4.1. Aquifer Protection (AP) District Use Restrictions as requested in the petition by JD Lee Dudley on behalf of QuikTrip (QT). The City Council voted four (4) for and one (1) opposed (Councilmember Arvidson). The motion passed by a vote of 4-1.

Motion: A motion was made by Councilmember Bower, seconded by Councilmember Valdez, to deny the Planning and Zoning Commission's recommendation and deny the variance to Ordinance No. 13-122018 Appendix 2, Sign Regulations, Section 3.a. Business Advertising Signs as requested in the petition by JD Lee Dudley on behalf of QuikTrip (QT). The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Valdez, seconded by Councilmember Bower, to deny the Planning and Zoning Commission's recommendation and deny the variance to Ordinance No. 13-122018 Appendix 2, Sign Regulations, Section 3.c. Master Pylon Signs as requested in the petition by JD Lee Dudley on behalf of QuikTrip (QT). The City Council voted four (4) for and one (1) opposed (Councilmember Arvidson). The motion passed by a vote of 4-1.

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.

Vice-Chair Jacaman stated the Commission recommends approval of the Master Development Plan for QuikTrip (QT), located at the southeast corner of the intersection of FM 3009 and FM 2252, subject to the affirmative vote of at least three-fourths of City Council overruling the Commission's recommendation to deny the variance to Ordinance No. 13-122018 Section 6.4.1. Aquifer Protection (AP) District Use Restrictions as requested in the petition by JD Lee Dudley on behalf of QuikTrip (QT).

3.2. Take action on recommendation.

Motion: A motion was made by Councilmember Valdez, seconded by Mayor Pro-Tem Swint, to deny the Master Development Plan for QuikTrip (QT), located at the southeast corner of the intersection of FM 3009 and FM 2252 as presented due to the plan not being consistent with the City's Master Land Use Plan and the Zoning Ordinance. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

4. Receive monthly activity update as applicable.

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

b) Quarry Commission:

City Administrator Nancy Cain provided City Council with an update on topics discussed at the Commission's meeting.

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.

Vice-Chair Harshbarger provided City Council with a summary of the Commission's discussion regarding this request. He stated the Commission recommends the proposal of a credit in the amount of \$892.84 for approval by City Council, adding the amount is based on calculating the cost of water lost at the second-tier rate.

1.1. Take action on recommendation.

Motion: A motion was made by Mayor Pro-Tem Swint, seconded by Councilmember Arvidson, to approve the Water Commission's recommendation for request for water leak adjustment for 21926 Park View Drive for the billing period of March 23, 2021 – April 23, 2021, and credit the account in the amount of \$892.84. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

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

Vice-Chair Harshbarger provided City Council with a summary of the Commission's discussion regarding the calculation of transferable water rights. He stated the Commission recommends that City Council require the proposed QuikTrip development to provide the City with 2.83 acre feet of Edwards Aquifer water rights.

2.1. Take action on recommendation.

The City Council agreed by consensus that no action is needed at this time since the City Council denied the Master Development Plan for the proposed QuikTrip development.

3. Receive monthly activity update as applicable.

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

d) Wildlife Management Advisory Commission:

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

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 401 hours for the month of November.

10. Approvals and Authorizations

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

a) Water Rate Structure.

1. Citizen Comment Period.

No one wished to speak.

2. Take action on Water Rate Structure.

The City Council discussed the proposed Water Rate Structure including any citizen comments that Councilmembers received. Mayor Pro-Tem Swint expressed concerns regarding the impact on customers of the Water Commission's recommendation of rate option "Case C".

Motion: A motion was made by Councilmember Valdez, seconded by Councilmember Arvidson, to approve the Water Commission's recommendation and approve the rate option "Case C", a \$2.50 increase to the $\frac{3}{4}$ " meter base rate, a percentage increase based on meter size to all other base rates, and a restructuring of the tiers by dropping each tier 5,000 gallons with the first tier rate being 1,000-10,000 gallons. The City Council voted four (4) for and one (1) opposed (Mayor Pro-Tem Swint). The motion carried unanimously.

11. 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.

12. Discussion of Future Agenda Items

Councilmember Valdez requested to discuss bulk dumpsters/brush along FM 3009 and Commissioner responsibilities and expectations.

13. Citizen Comment Period

Dr. Jim Miller, 9910 Marie Meadow, spoke regarding the Planning and Zoning Commission's recommendations.

Darren Bates, 20103 Regency Run, thanked the Mayor and City Council.

Rod Chamberlain, 8807 Cherokee Path, thanked the Mayor and City Council and spoke regarding water rates.

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/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.

Mayor Pro-Tem Swint spoke regarding Davenport High School. Councilmember Bower spoke regarding the Garden Ridge Lions Club and the Garden Ridge Women's Club. Mayor Erickson spoke regarding Families of Garden Ridge Adopt-A-Highway Program, Davenport High School Booster Club Fundraiser, and 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.**

Mayor Erickson announced the City Council will recess at 10:01 p.m. and reconvene into Executive Session at 10:15 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 11:01 p.m.

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.

No action taken.

17. Adjournment

Motion: A motion was made by Councilmember Valdez, seconded by Councilmember Bower, to adjourn. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously. There being no further business, the Wednesday, December 1, 2021, City Council regular meeting was adjourned at 11:02 p.m. by Mayor Erickson.

ATTEST

Robb Erickson
Mayor

Marisa Spencer
City Secretary

SIGN IN TO SPEAK AT THE DECEMBER 1, 2021

CITY COUNCIL REGULAR MEETING

CITIZEN COMMENT PERIOD

Rules for Citizens' Participation:

The City Council welcomes citizen participation and comments at all City Council Meetings. The City Council offers citizens the opportunity to address them by signing up to speak prior to the meeting. If you speak, you must follow these guidelines:

a) Respect and courtesy:

- i. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
- ii. Show the City Council the same respect that you would like to be shown.
- iii. End your speaking at the time allotted below.

b) Speaking:

- i. First citizen comment period
 1. You are required to sign up to speak.
 2. You are limited to one 3-minute period.
- ii. Second citizen comment period
 1. You are not required to sign up.
 2. You are limited to one 2-minute period.
- iii. State your name and address before your comments begin.
- iv. 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

NAME	ADDRESS	TELEPHONE NUMBER (OPTIONAL)	SUBJECT
1. Lee Perry	9703 Kalfarine Glen	210 426 1004	Quick Trip
2. JOHN GRIGSBY	21226 STAMS CIRCE	216 387 6488	GT.
3. Taylor Rogers	19421 Bat Cave Rd	-	Q.T.
4. Gabrielle Leonard	19421 Bat Cave Rd	-	
5. Kevin Klueh	8926 Commanche Pass	-	
6. Bill Pohl	21016 Hickory Bend	240 475 8701	Q.T. ✓
7. Rafael Martil	19693 Bat Cave Rd	817 808-8135	Q.T.
8.			
9.			
10. Tony Overman	18955 JM2252	210-317-1998	Q.T.

Citizen Comment Period

(2)

NAME	ADDRESS	SUBJECT
1. <u>Darren Bates</u>	<u>20103 Regency Run</u>	<u>Address misstatements + addl to the 7 NOV 21 Mtg here.</u>
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DECEMBER 1, 2021, CITY COUNCIL REGULAR MEETING

PUBLIC HEARING – QUIKTRIP VARIANCES TO ORDINANCE NO. 13-122018

PLEASE WRITE YOUR NAME AND ADDRESS.

1. Lee Perry 9903 Catharine Glen Regency Oaks
2. Rafael Marfil 19693 Bat Cave Rd 78266
3. Jeff Brown 10026 Calley Circle
4. Charles L Weeks 19802 Regency Run
5. Jeff Butler 21440 Forest Waters Circle
6. Valerie Faleski 20552 Timber Rose
7. Joe Waloney 20019 Hickory Bend 78266
8. Greg Patterson 9523 Wind Tree Cir 78266
9. Ashli Wisset 9902 Catharine Glen
10. Mark Harker 20914 Misty Arbor
11. DAVIS JMM 19710 Sunset Cove
12. Celina Overman 19433 Bat Cave Rd.
13. Karen L Rehner 8920 Bent Brook Dr
14. Tony Denny 13955 Fairway
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

DECEMBER 1, 2021, CITY COUNCIL REGULAR MEETING

PUBLIC HEARING – QUIKTRIP VARIANCES TO ORDINANCE NO. 13-122018

PLEASE WRITE YOUR NAME AND ADDRESS.

City Secretary Marisa Spencer read comments submitted by the following citizens:

1. Kenisha Ransom 9909 Katharine Glen
2. Martha Gipp 21007 Cedar Branch
3. Pat and Kathy Tracy 22124 Senna Hills Drive
4. Dr. D. Raye Adkins 21469 Water Wood Drive
5. Steven Stedman 20011 Hickory Bend
6. Merlyn and Bourke Lorcoran 9545 Goldenrod Circle
7. Ohm Culpepper 22110 Cristobal Drive
8. Damon Baine 91040 Trophy Oaks
9. Dawn and David Hatch 8377 Twisted Oaks
10. Greta Bates 20103 Regency Run
11. Darren Bates 20103 Regency Run

DECEMBER 1, 2021
CITY COUNCIL REGULAR MEETING
SECOND CITIZEN COMMENT PERIOD

	NAME	ADDRESS	SUBJECT
1.	James Miller	9910 MARIE MEADOW	QT
2.	Dan Borer	20103 Regan Ave	Gratitu
3.	Res Chamberlain	3807 CHONOKE PATH	WATER RATE
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CITY OF GARDEN RIDGE**MONTHLY ACCOUNT BALANCES & INTEREST RATES**

PERIOD ENDED AS OF 11/30/2021

CITY FUNDS	BALANCE	CURRENT INTEREST RATE
GF OPERATING ACCOUNT	\$ 145,849.70	0.00%
GF MONEY MARKET	2,336,687.42	0.55%
PEG CAPITAL FEES	46,438.74	0.50%
TEXPOOL INVESTMENTS	6,603.16	0.04%
2017 I&S	2,161.03	0.45%
2012 I&S	12,046.84	0.50%
2012 REFI	16,279.07	0.50%
2015 I&S	10,768.45	0.50%
TEXPOOL WATER IMPACT FEES	170,594.46	0.04%
TEXPOOL STREET IMPACT FEES	59,039.63	0.04%
AMERICAN RECOVERY ACCT	511,854.64	0.15%
ASSET/FORFEITURE - STATE	99.19	0.00%
ASSET/FORFEITURE - FED	181,346.27	0.55%
TOTAL CITY FUNDS	\$ 3,499,768.60	

WATER FUNDS	BALANCE	CURRENT INTEREST RATE
OPERATING ACCOUNT	1,475,698.76	0.55%
WATER SURCHARGE	148,948.60	0.55%
TEXPOOL WATER INVEST	\$ 2,236.48	0.04%
TOTAL WATER FUNDS	\$ 1,626,883.84	

TOTAL ALL ACCOUNTS	\$ 5,126,652.44	
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CITY OF GARDEN RIDGE
CASH & INVESTMENTS STATEMENT
CURRENT AND YEAR TO DATE AS OF 11/30/2021

GENERAL FUND	BALANCE
GF Operational Checking	\$ 145,849.70
GF Money Market	2,336,687.42
TexPool Investments	6,603.16
Restricted Amounts	(326,032.90)
TOTAL AVAILABLE FUNDS	\$ 2,163,107.38

WATER FUND	BALANCE
Operational Checking	\$ 1,475,698.76
TexPool Water Invest	2,236.48
Water Surcharge	148,948.60
Restricted Amounts	(287,030.74)
TOTAL AVAILABLE FUNDS	\$ 1,339,853.10

CITY OF GARDEN RIDGE
 STATEMENT OF ACTIVITIES
 CURRENT AND YEAR TO DATE AS OF 11/30/2021

GENERAL FUND	Nov-21	YTD	FY 2021 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 314,905.31	\$ 372,534.73	\$ 3,134,286.00	11.9%	\$ 2,761,751.27
EXPENDITURES					
ADMINISTRATION	83,143.06	157,299.33	889,881.00	17.7%	732,581.67
COURT	9,776.86	16,729.28	96,600.00	17.3%	79,870.72
POLICE	101,328.36	240,161.85	1,383,375.00	17.4%	1,143,213.15
PUBLIC FACILITIES	39,469.00	79,156.99	601,535.00	13.2%	522,378.01
COMMUNITY CENTER	4,044.38	7,537.05	60,000.00	12.6%	52,462.95
LIBRARY	7,893.73	17,239.87	102,895.00	16.8%	85,655.13
FARMERS MARKET	-	-	-		-
FUND CHANGES/XFER	-	-	-	0.0%	-
TOTAL EXPENDITURES	245,655.39	518,124.37	3,134,286.00	16.5%	2,616,161.63
NET POSITION	\$ 69,249.92	\$ (145,589.64)	\$ -		\$ 145,589.64

WATER FUND	Nov-21	YTD	FY 2021 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 131,239.97	\$ 272,860.29	\$ 1,893,500.00	14.4%	\$ 1,620,639.71
EXPENDITURES	97,960.06	183,452.10	1,382,555.00	13.3%	1,199,102.90
REVENUE +/- EXPENDITURES	33,279.91	89,408.19	510,945.00		421,536.81

OTHER CASH OUTFLOWS	Nov-21	YTD	FY 2021 BUDGET	% OF BUDGET	BUDGET BALANCE
BOND PRINCIPLE PAYMENTS	-	-	505,385.00	0.0%	505,385.00
XEROX LEASE PRINCIPLE PMTS	452.38	902.88	5,560.00	16.2%	4,657.12
TOTAL OTHER CASH OUTFLOWS	\$ 452.38	\$ 902.88	\$ 510,945.00		\$ 510,042.12

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES - COMMUNITY CENTER
PERIOD ENDED AS OF 11/30/2021

REVENUES	YTD	Budget
RENTALS	\$ 8,770.00	21,000.00
DEPOSITS	1,800.00	13,000.00
CLEAN-UP FEES	1,000.00	1,800.00
DEPOSITS REFUNDED	(1,700.00)	(10,000.00)
DONATIONS	-	-
TOTAL REVENUES	9,870.00	25,800.00
EXPENDITURES		
PAYROLL/TAXES/RETIREMENT	290.66	2,480.00
MANAGER FEES	3,107.25	18,000.00
COMPUTER/INTERNET	277.40	1,680.00
TELEPHONE	100.00	600.00
UTILITIES	805.68	10,820.00
MAINTENANCE	-	8,000.00
SUPPLIES	312.22	1,200.00
CLEANING	810.00	5,720.00
EQUIPMENT	133.84	500.00
MARKETING	-	1,000.00
DONATION EXPENDITURES	-	-
FACILITY ENHANCEMENTS	-	-
TOTAL EXPENDITURES	5,837.05	50,000.00
NET POSITION	\$ 4,032.95	\$ (24,200.00)

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

GENERAL FUND

Cash

Total available funds as of November 30, 2021, are \$2,163.1k.

Revenue

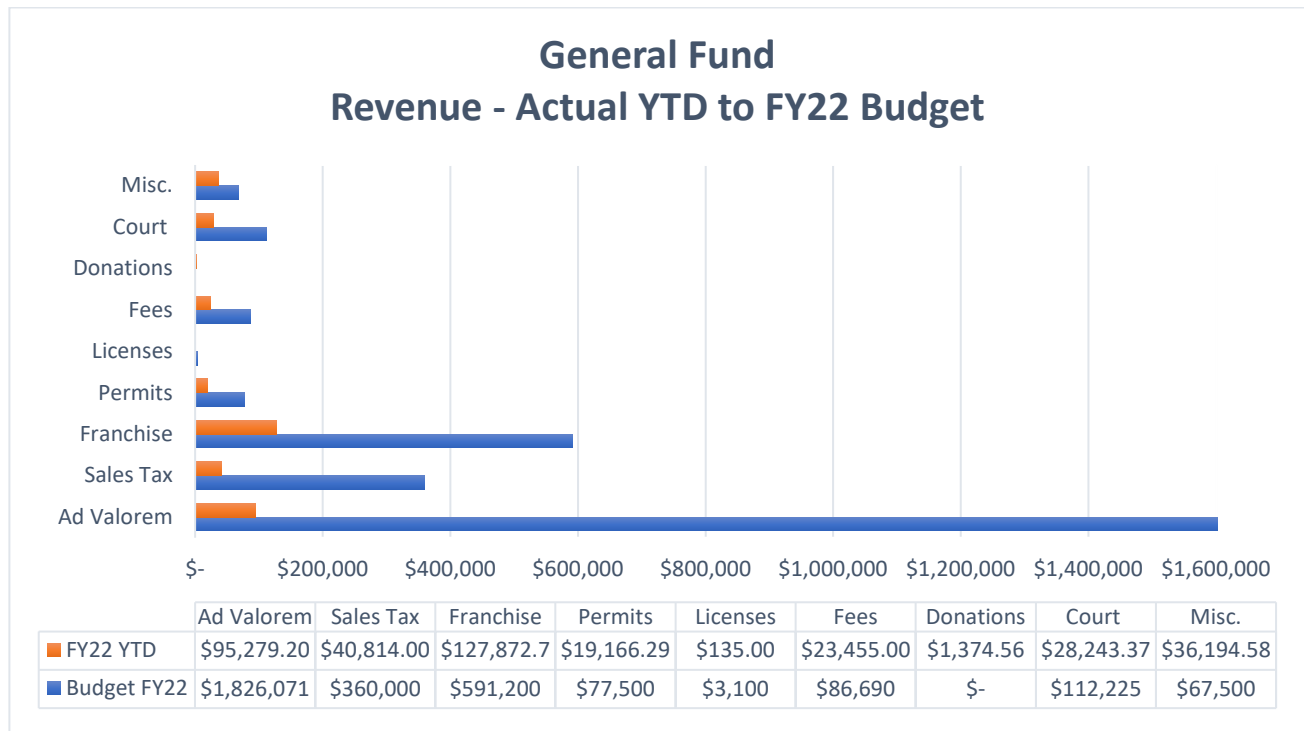
Ad Valorem Tax YTD collections totals \$90.1k. The FY22 budget is \$1.818.1k

Sales Tax Revenue for November totals \$40.8k or 11.3% of the \$360.0k budgeted for FY22.

Annual Building Permits revenue totals \$19.0k or 25.4% of the \$75k budgeted for FY22.

Trash Collections YTD total \$13.6k. The FY22 budget is 82k.

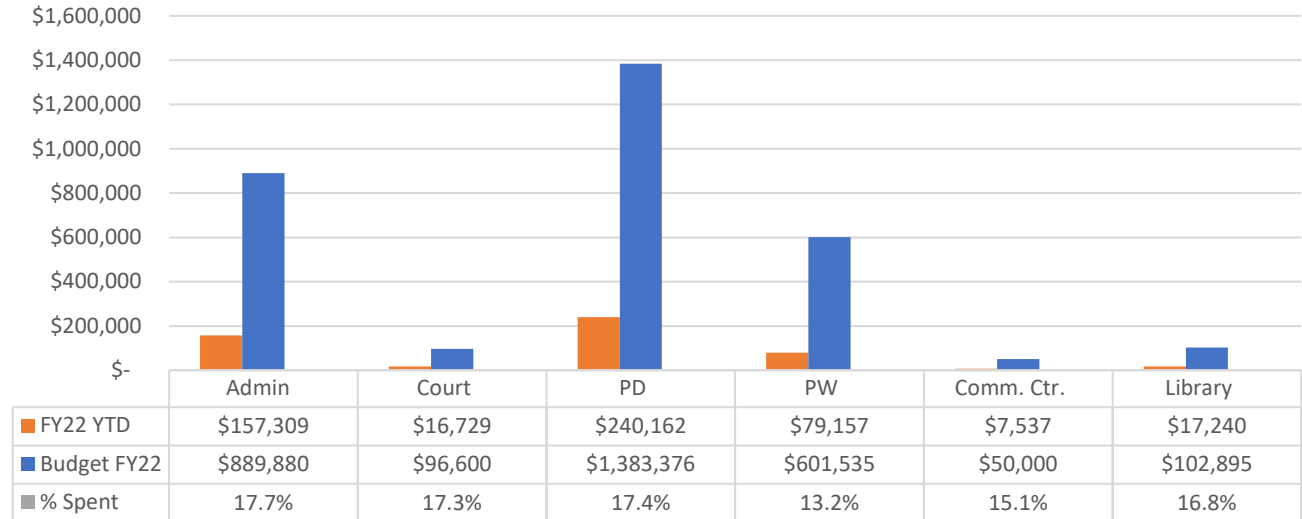
The quarterly electric franchise fee was received in November for \$99.3k. Also \$28.8k was received for the FY22 blasting fee.



Expenditures

All departments are operating within the FY22 budget.

General Fund Expenditures - Actual YTD to FY22 Budget



WATER FUND

Meters

Current meters for November 2021 total 1676 vs 1676 for November 2020.

Cash

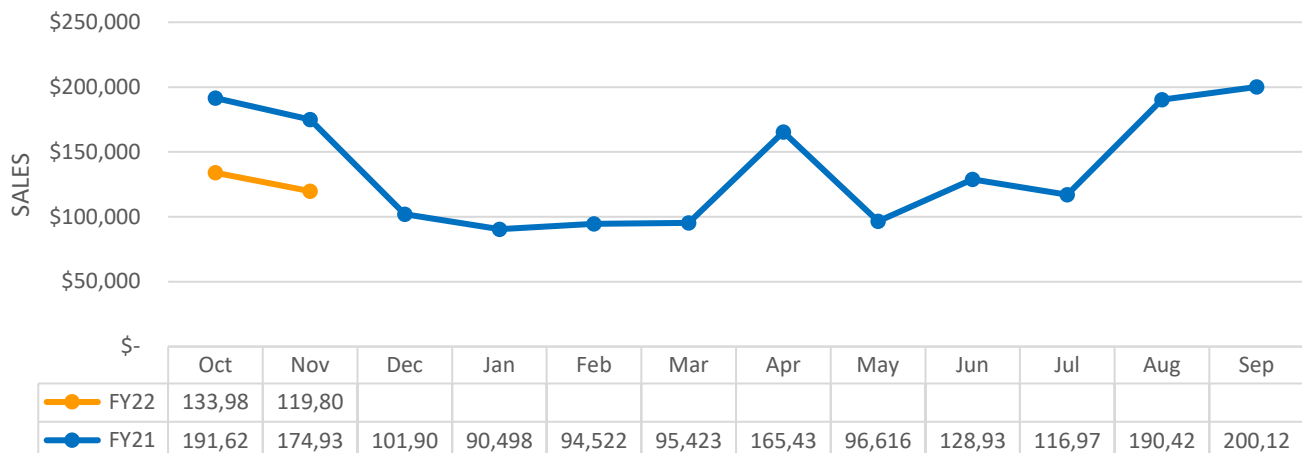
Total available funds as of November 30, 2021, are \$1,339.8k.

Revenue

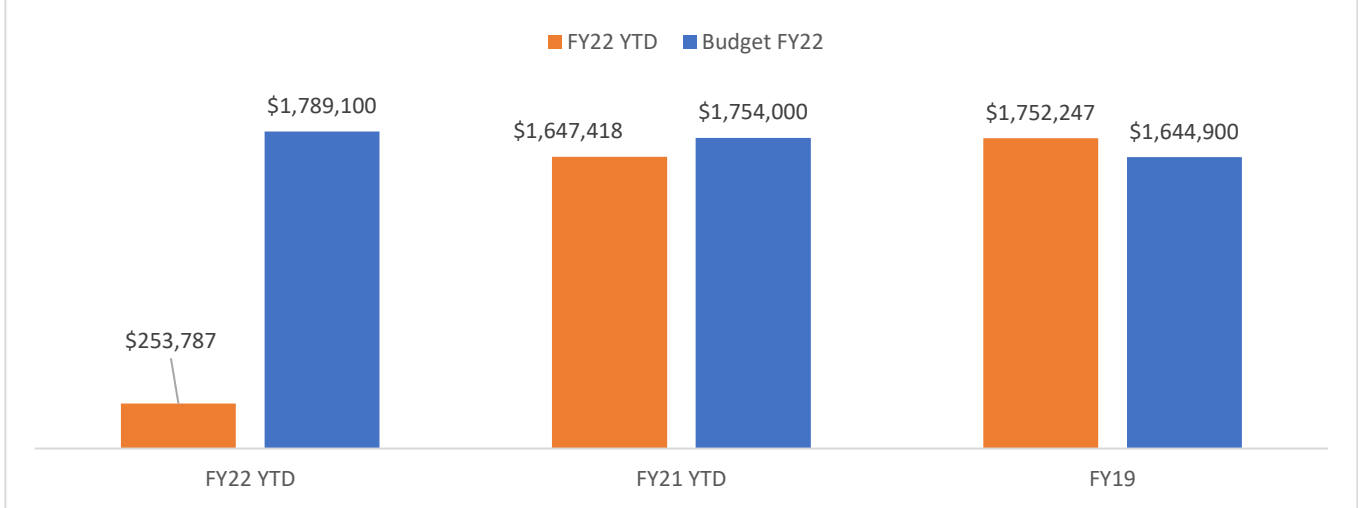
YTD total revenue through November is \$272.9k. The FY22 budget is \$1,893.5k.

Water Sales for the month total \$119.8k, while YTD through November totals \$253.8k. The FY22 budget is \$1,789.1k.

WATER SALES - FY22 VS FY21 VARIANCE \$



Water Sales Actual vs Budget



Meter installation revenue YTD totals \$3.9k.

Expenditures

Expenditures for the month total \$97.9k. YTD expenditures for FY21 total \$183.4k.

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

\$183,452

\$1,382,555

13.3%

Interest & Sinking Fund

Revenue

Ad Valorem Tax collections YTD total \$35.2k of the \$719.0k budgeted 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 November.

Asset Seizure Fund

Cash Balance

The Restricted Fund Balance is \$181.4k.

Revenue

No revenue reported for November.

Expenditures

No purchases were made in November.

Summary

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



MEMORANDUM:

To: Mayor Erickson and City Council
From: Marisa Spencer, City Secretary
Date: 12/13/2021
Reference: Ordinance No. 54-012022

Mayor Erickson and City Council,

During the December 1, 2021, City Council Regular Meeting, new water rates were passed by a majority vote of 4 to 1. The approved water rate structure must be reflected in Ordinance No. 54 before they may be implemented. At this time, the only change to Ordinance No. 54 is updating the water rates in Section 27 to reflect City Council's action; therefore, this page is attached for your review.

Once the ordinance is passed and approved by City Council, the new water rates would be implemented for the next billing period. The billing period that is after the January City Council meeting is January 22nd, 2022, through February 22nd, 2022. Please let me know if you have any questions.

Thank you,
Marisa Spencer
City Secretary

Base Rates <i>(minimum monthly charge)</i>		
Meter Size	Meters Inside City Limits	Meters Outside City Limits
¾" Meter	\$30.00	\$46.25
1" Meter	\$33.00	\$49.25
1 ½" Meter	\$52.50	\$68.75
2" Meter	\$60.00	\$76.25

Tier Rates <i>(charged per 1,000 gallons used within the applicable tier rate range)</i>		
Number of Gallons	Meters Inside City Limits	Meters Outside City Limits
1,000 – 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
Over 90,000	\$21.61	\$27.34

RESOLUTION NO. 487-012022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, IN COMPLIANCE WITH ANNUAL REVIEW AND ADOPTION OF THE PUBLIC FUNDS INVESTMENT POLICY FOR THE CITY OF GARDEN RIDGE, TEXAS, AS REQUIRED BY THE PROVISIONS OF TEXAS GOVERNMENT CODE CHAPTER 2256, THE PUBLIC FUNDS INVESTMENT ACT, AS AMENDED.

WHEREAS, on April 1, 2009, the City Council of the City of Garden Ridge, Texas, adopted Ordinance 88-042009 creating a Public Funds Investment Policy for the City of Garden Ridge, Texas; establishing policies governing the investment and security of public funds; and complying with the provisions of Texas Government Code Chapter 2256, The Public Funds Investment Act, as amended; and

WHEREAS, the City of Garden Ridge Public Funds Investment Policy, Section 14. Investment Policy Adoption by the City Council requires the policy and strategies shall be reviewed on an annual basis by the City Council and a written resolution approving the review be adopted and recorded in the minutes of the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, THAT:

SECTION 1. FINDINGS.

The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.

SECTION 2. ADOPTION.

The City Council has reviewed the Public Funds Investment Policy for the City of Garden Ridge, Texas, as required by the provisions of Texas Government Code Chapter 2256, The Public Funds Investment Act, and adopts the Public Funds Investment Policy for the City of Garden Ridge as written due to the finding that the policy remains prudent and financially conservative in the investment and management of the City's funds and financial resources.

SECTION 3. EFFECTIVE DATE.

This resolution shall be in force and effect upon its passage, and it is so resolved.

PASSED AND APPROVED ON this 5th day of January, 2022.

ATTEST:

Robb Erickson
Mayor

Marisa Spencer
City Secretary

AN ORDINANCE CREATING A PUBLIC FUNDS INVESTMENT POLICY FOR THE CITY OF GARDEN RIDGE, TEXAS; ESTABLISHING POLICIES GOVERNING THE INVESTMENT AND SECURITY OF PUBLIC FUNDS; AND COMPLYING WITH THE PROVISIONS OF CHAPTER 2256, THE PUBLIC FUNDS INVESTMENT ACT (THE ACT), AS AMENDED, TEXAS GOVERNMENT CODE; AND AMENDING ORDINANCE 88 PASSED AND APPROVED ON JUNE 5, 1996.

WHEREAS: The City of Garden Ridge, Texas (the City) has a prudent and financially conservative policy in place governing the investment and management of the City's funds and financial resources;

WHEREAS: The City's financial management of assets has received favorable review during recurring independent audit examinations;

WHEREAS: The Council of the City of Garden Ridge desires to establish documented policies governing the investment and security of public funds as required by Chapter 2256, The Public Funds Investment Act (The Act), as amended, Texas Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS THAT, Ordinance 88 passed and approved on June 5, 1996 is hereby amended effective on the date this Ordinance is passed and approved by the City Council of the City of Garden Ridge:

Section 1. POLICY STATEMENT:

It is the policy of the City of Garden Ridge, Texas (the "City") that the administration of its funds and the investment of those funds shall be handled at its highest public trust. Investment shall be made in a manner which will provide the maximum security of principal invested through limitations and diversification while meeting the daily cash flow needs of the City and conforming to all applicable state statutes governing in investment of public funds.

The receipt of a market rate of return will be secondary to the requirements for safety and liquidity. It is the intent of the City to be in complete compliance with local law and the Texas Public Funds Investment Act (the "Act"). The earnings from investment will be used in a manner that best serves the interests of the City.

Section 2. SCOPE:

This investment policy applies to all the financial assets and funds of the City. The City places its funds into one pooled investment fund for investment purposes for efficiency and maximum investment opportunity. These funds are defined in the City's Comprehensive Annual Financial Report (CAFR) and include:

- General Fund
- Enterprise Fund (Water Fund)
- Debt Service Fund
- Capital Improvement Fund
- Special Revenue Fund (Asset/Seizure Funds)
- Other Funds, as Required

And any new funds created by the City unless specifically exempted by the City Council and this policy.

Section 3. OBJECTIVES AND STRATEGY:

It is the policy of the City that funds shall be managed and invested with four primary objectives, listed in order of the priority: safety, liquidity, diversification and yield. Investments are to be chosen in a manner which promotes diversity by market sector, credit and maturity. The choice of high-grade government investments and high-grade money market instruments is designed to assure the marketability of those investments should liquidity needs arise. To match anticipated cash flow requirements the maximum weighted average maturity of the overall portfolio may not exceed one year.

Safety of Principal

Safety of principal is the foremost objective of the City. Investments of the City shall be undertaken in a manner that seeks to insure the preservation of capital in the overall portfolio.

Liquidity

The City's investment portfolio will be based on a cash flow analysis of needs and will remain sufficiently liquid to enable it to meet all operating requirements which be reasonably anticipated.

Diversification

Diversification of the portfolio will include diversification by maturity and market sector.

Yield

The City's investment portfolio shall be designed with the objective of attaining a market rate of return, taking into account the City's risk constraints and the cash flow needs of the portfolio. "Market rate of return" may be defined as the average yield of the current six month U.S. Treasury bill.

Effective cash management is recognized as essential to good fiscal management. Cash management is defined as the process of managing monies in order to ensure maximum cash availability. The City shall maintain a comprehensive cash management program which includes collection of accounts receivable, prudent investment of its available cash, disbursement of payments in accordance with invoice terms and the management of banking services.

Section 4. LEGAL LIMITATIONS, RESPONSIBILITIES AND AUTHORITY

Direct specific investment parameters for the investment of public funds in Texas are found in the Public Funds Investment Act, Chapter 2256, Texas Government Code, (the "Act"). The Act is attached as Exhibit A. The Public Funds Collateral Act, Chapter 2257, Texas Government code, specifies collateral requirements for all public funds deposits. All investments will be made in accordance with these statutes.

Section 5. DELEGATION OF INVESTMENT AUTHORITY

The City Treasurer, acting on behalf of the City, is designated as the Investment Officer of the City and is responsible for investment management decisions and activities. The Treasurer is responsible for considering the quality and capability of staff, investment advisors, and consultants involved in investment management and procedures. All participants in the investment process shall seek to act responsibly as custodians of the public trust.

The Investment Officer shall develop and maintain written administrative procedures for the operation of the investment program which are consistent with this Investment Policy. Procedures will include reference to safekeeping, wire transfer agreements, banking services contracts and other investment related activities.

The Investment Officer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials and staff. The Investment Officer shall designate a staff person as a liaison/deputy in the event circumstances require timely action and the Investment Officer is not available.

No officer or designee may engage in an investment transaction except as provided under the terms of this Policy and the procedures established.

The Investment Officer shall comply with training requirements as specified in the Public Funds Investment Act.

Section 6. PRUDENCE

The standard of prudence to be used in the investment function shall be the "prudent person" standard and shall be applied in the context of managing the overall portfolio. This standard states:

"Investments shall be made with judgment and care, under circumstances then prevailing, which person of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the expected income to be derived."

Limitation of Personal Liability

The Investment Officer and those delegated investment authority under this Policy, when acting in accordance with the written procedures and this Policy and in accord with the Prudent Person Rule, shall be relieved of personal liability in the management of the portfolio provided that deviations from expectations for a specific security's credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.

Section 7. INTERNAL CONTROLS

The Investment Officer shall establish a system of internal controls which will be reviewed annually with the independent auditor of the City. The controls shall be designed to prevent loss of public funds due to fraud, employee error, misrepresentation by third parties, unanticipated market changes, or imprudent actions by employees of the City.

Section 8. AUTHORIZED INVESTMENTS

Acceptable investments under this policy shall be limited to the instruments listed below and as further described by the Public Funds Investment Act.

- A. Obligations of the United States Government, its agencies and instrumentalities, and government sponsoring enterprises, not to exceed one year to stated maturity, excluding collateralized mortgage obligations (CMOs);
- B. Fully insured or collateralized certificates of deposit from a bank doing business in the State of Texas and under the terms of a written depository agreement with that bank, not to exceed one year to stated maturity;
- C. Constant dollar Texas Local Government Investment Pools as defined by the Public Funds Investment Act; and,

If additional types of securities are approved for investment by public funds by state statute, they will not be eligible for investment by the City until this policy has been amended and the amended version approved by the City Council.

Delivery versus Payment

All transactions entered into by the City, shall be conducted on a delivery versus payment (DVP) basis.

Section 9. AUTHORIZED FINANCIAL INSTITUTIONS

All investments made by the City will be made through either the City's banking services bank or local government investment pool in accordance with Section 8 of this investment policy.

Every financial institution with who the City transacts business will be provided a copy of this Investment Policy to assure that they are familiar with the goals and objectives of the investment program. A representative of the firm will be required to return a signed certification stating that the Policy has been received and reviewed and that controls are in place to assure that only authorized are made in accordance with the city' investment policy.

Section 10. DIVERSIFICATION AND MATURITY LIMITATIONS

It is the policy of the City to diversify its investment portfolio. Invest funds shall be diversified to minimize risk or loss resulting from over-concentration of assets in a specific maturity, specific issuer, or specific class of securities. Diversification strategies shall be established and periodically reviewed. At a minimum, diversification standards by security type and issuer shall be:

Security Type	Max % of Portfolio
U.S. Treasury obligations	100%
U.S. Government agencies and instrumentalities	not to exceed 50%
Fully insured or collateralized CDs	not to exceed 30%
Money Market funds	100%
Local Government Investment Pools	
Liquidity Pools	100%

The Investment Officer shall be required to diversity maturities. The Investment Officer, to the extent possible, will attempt to match investment with anticipated cash flow requirements. The Investment Officer may not invest for a period greater than one (1) year.

Section 11. SAFEKEEPING AND COLLATERALIZATION

The laws of the State and prudent treasury management require that all purchased securities be bought on a delivery versus payment basis and be held in safekeeping by either the City, an independent third party financial institution, or the City's designated banking services depository.

All safekeeping arrangements shall be designated by the Investment Officer and an agreement of the terms executed in writing. The third party custodian shall be required to issue safekeeping receipts to the City listing each specific security, rate, description, maturity, cusip number and other pertinent information. Each safekeeping receipt will be clearly marked that the security is held for the City or pledged to the City.

All securities pledged to the City for certificates of deposit or demand deposits shall be held by an independent third party bank doing business in Texas. The safekeeping bank shall be within the same holding company as the bank from which the securities are pledged.

Collateralization

Collateralization on time and demand deposits over the FDIC insurance coverage.

In order to anticipate market changes and provide a level of additional security for all funds, the collateralization level required will be 102% of the market value of the principal and accrued interest in banking institutions with exclusion of investment pools. Collateral will be held by an independent third party safekeeping agent.

Section 12. PERFORMANCE EVALUATION AND REPORTING

The Investment Officer shall submit monthly and quarterly reports to the City Council containing sufficient information to permit an informed outside reader to evaluate the performance of the investment program and consistent with statutory requirements. All reports shall be in compliance with the Act. Market prices for market evaluations will be obtained from an independent source.

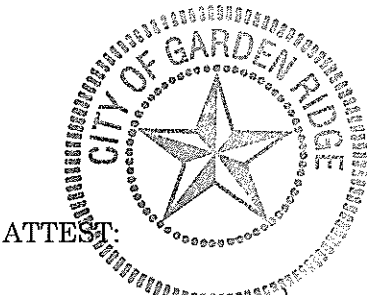
Section 13. DEPOSITORIES

The City will designate one banking institution through a competitive process as its central banking services provider at least every three years. This institution will be used for normal banking services including disbursements, collections, and safekeeping of securities. Other banking institutions from which the City may purchase certificates of deposit will also be designated as a depository after they provide their latest audited financial statements to the City.

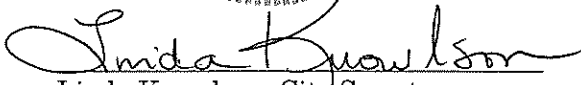
Section 14. INVESTMENT POLICY ADOPTION BY THE CITY COUNCIL

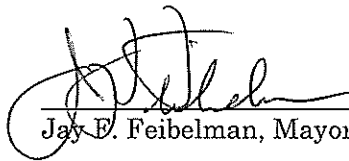
The City's Investment Policy shall be adopted annually by the City Council. The policy and strategies shall be reviewed on an annual basis by the City Council. A written resolution approving that review shall be adopted and such action recorded in the minutes of the City Council. Changes to the policy resulting from review must be adopted through an amended Ordinance and such action recorded in the minutes of the City Council.

PASSED AND APPROVED this 1st day of April, 2009.



ATTEST:


Linda Knowlson, City Secretary


Jay E. Feibelman, Mayor

**Garden Ridge Community and Event Center
Monthly Report
December 1st thru December 31st 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)
20	15	70	216

Wildflower (Booked Current Month) **Bluebonnet** (Booked Current Month)

8

12

Category Count (by Events) (Current Month) (Year to Date)

1. Resident / Non-Resident	2	7
2. City Chartered Non-Profit Organizations	2	10
3. Non-Residents Service Organizations	7	24
4. Non-Profit Associations	1	7
5. City Use	8	22

CITY OF GARDEN RIDGE BUILDING REPORT

December-21

Major Permits

<u>Permit #</u>	<u>Address</u>	<u>Builder</u>	<u>Sq. Ft.</u>	<u>Value \$</u>	<u>Permit Fees</u>
2148 -21	9335 Bluebell Dr.	TX Custom Homes	5,493	\$ 714,090.00	\$ 4,170.80
		Total	5,493	\$ 714,090.00	\$ 4,170.80

Minor Permits

<u>Permit #</u>	<u>Address</u>	<u>Builder</u>	<u>Project</u>	<u>Permit Fees</u>
1551 -21	20325 Grass Creek	Connally Plumbing	Water Heater	\$ -
2183 -21	9497 Cinchona Trail	Stephn Demory	Patio & Deck	\$ 420.00
2184 -21	8271 Apache Forest	Tundra Custom Fence	Fence	\$ 125.00
2185 -21	8263 Apache Forest	Tuff Shed	Outbuilding	\$ 100.00
2186 -21	22306 Larmona Cove	Freedom Solar	Minor Electric	\$ 125.00
2187 -21	22009 Paseo Corto Dr.	Tesla Energy Operations	Minor Electric	\$ 125.00
2188 -21	8322 Garden Arbor	AAA Fence Pros	Fence	\$ 125.00
2189 -21	21339 Forest Waters Cir	Lowry Electrical	Minor Electric	\$ 125.00
2190 -21	8303 Wild Wind Park	Liquefied Propane	Minor Plumbing	\$ 100.00
2191 -21	20085 Hoya Lane	Fidelis Plumbing	Minor Plumbing	\$ 100.00
2194 -21	9263 Cinchona Trail	Rico Electric Co.	Minor Electric	\$ 125.00
1556 -21	22024 Senna Hills	Bracken Plumbing	Water Heater	\$ -
2195 -21	9526 Gloxinia Dr.	Acker Paving	Driveway	\$ 125.00
2196 -21	9616 Azalea Circle	Gary Pools	Pool	\$ 275.00
2197 -21	VOID			
2198 -21	21926 Pesa Cove	Liquefied Propane	Minor Plumbing	\$ 100.00
2199 -21	8819 Cherokee Path	Cam Solar	Minor Electric	\$ 125.00
2200 -21	9946 Trophy Oaks	Eternity Builders LLC	Minor Electric & Plumbing	\$ 225.00
2201 -21	8310 Garden Arbor	ION Developer LLC	Minor Electric	\$ 125.00
2202 -21	9608 Primrose	A+ Pools	Pool, Electric	\$ 275.00
2203 -21	22411 Oro Viejo Court	Grizzly & Sons Electric	Minor Electric	\$ 125.00
2204 -21	8815 Cherokee Path	Brad Voeller	Patio	\$ 100.00
2205 -21	19450 Arrowood Place	All Pro Decks & Patio	Deck	\$ 100.00
2206 -21	8288 Eskimo Forest	Superior Outdoor Designs	Deck, Pergola	\$ 174.08
				\$ 3,219.08

Total Major Fees for the month	\$ 4,170.80
Total Minor Fees for the month	\$ 3,219.08
TOTAL	\$ 7,389.88

Fiscal Year 2022

Total major projects value	\$ 2,158,130.00
Total major projects sq. ft.	16,601
Total major permit fees	\$ 12,585.77
Total minor permit fees	\$ 9,763.48
Total permit fees	\$ 22,349.25



City of Garden Ridge

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

City Secretary Monthly Activity Report Reporting Period: December 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): Monday, January 17th.
- After hours emergency phone number: 210-651-6831.

Garbage Service

- Bulk Dumpsters will be available from 8am-5pm on the following weekends in January: 8-9, 15-16, 22-23, and 29-30. Don't forget to bring your ID or utility bill for proof of Garden Ridge residency.

First Friday

- Join the City Council at Paul Davis Park on Friday, January 7th from 5pm to 7pm for fun, conversation, and "Sidewalk Chalk Resolutions". See the City's website or the City's social media pages for details.

City of Garden Ridge General Election

- The filing period is Wednesday, January 19th – Friday, February 18th. Candidate packets will be available on the City's Website or at City Hall beginning Tuesday, January 18th. The date, time, and location for the drawing for place on the ballot will be posted after the filing deadline and at least 72 hours in advance of the drawing. See the Election page on the City's Website for more details.

Communication Efforts

Garden Ridge Emergency Alert System: The City of Garden Ridge is excited to announce the purchase of an emergency alert notification system. The Garden Ridge Emergency Alert System will launch in February 2022! G.R.E.A.S. will enhance the city's ability to communicate with residents during an emergency by sending direct notifications to your phone. This system will be used to send alerts for inclement weather, road closures, garbage delays, and so much more! All we need from you is to SIGN UP, so be on the look out for the Garden Ridge Emergency Alert System Sign Up Portal.

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.

Streaming of Meetings: City Council - 153 views / Commissions - 19 views.

Public Information Act (PIA) Summary

Year	Number of Requests
2021	146
2020	207
2019	276
2018	225



POLICE DEPARTMENT MONTHLY BREAKDOWN

December 1 to December 31, 2021

Calls for Service

Dispatched: 112 City Ordinance: 18 Total: 130 False Alarms: 12

Arrests

No Arrests

Traffic Enforcement

Crashes: 2 Citations: 32 Warnings: 19 Total: 51

Training / Certifications

- * Officer McKay completed TCOLE #3187- Law Update course
- * Chief Eberhardt completed Firearms Qualification

Outreach Efforts

- * Had a great Tree Lighting Ceremony
- * Coffee with Cops in December was a nice gathering / with tamales from the bank
- * The GRCPAAA put on a great Christmas Dinner Banquet for the Police Department

Administrative Comments

- * Signed new agreements with the Children's Advocacy Center regarding protocols
- * Held a fantastic fundraiser for Ofc. Hackenberg
- * GRPD sponsored a Job Fair here at City Hall. Attended by 12 agencies from throughout the state as well as some perspective new officers.
- * Starting 2 backgrounds regarding new applicants



City of Garden Ridge

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

MONTHLY PUBLIC WORKS REPORT

December, 2021

Activities for the month

Storm Water Drainage Facility and Easement Maintenance

- Inspected 11 outfalls.
- Inspected 18 detention ponds.
- Stormwater public outreach: 1 message displayed on FM 2252 sign.
- Trash removed from Right of ways by volunteers: 100 pounds.
- Rain fall total : .1 in.
- Drainage mowed: 2.

Parks Maintenance

- Paul Davis Park: Ongoing sanitizing of facilities.
Inspected the playgrounds.
Winterizing pipes.
- Pocket Parks: Mowed 1 time.

City Facility/Property Maintenance

- City Hall: Daily cleaning.
Air handler repair for the A/C system.
Rented a 250 gallon diesel tank for extra fuel for the generator.
Winterize pipes.
- Public Works offices: Consult electrician about installing a generator for the shop.
Rented a 1000 fuel tank for emergency use to run vehicles and equipment.
- Community Center: Mowed 1 time.
Set up for tree lighting event.
Tree lighting event.
Pumped out the aerobic system tank.
Repaired the floats in the aerobic system.
Winterized pipes.
- Former city complex: Mowed 1 time.
Winterized pipes.

Oak Wilt

No new reported cases.

Reports Submitted

Wildlife Management Advisory Commission Report.

Street/ Sign Maintenance

- Signs Replaced: 2.
- Road repairs: Old Nacogdoches Road.

Future Projects or Needs

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

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

**January Dumpster
Schedule**

Jan. 8th. & 9th.

Jan. 15th. & 16th.

Jan. 22nd & 23rd.

Jan. 29th & 30th

Animal Services Monthly Activities

- 9 deer carcasses were disposed of, which makes for the year 82.
- 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.
- 5 live traps loaned out this month, 23 traps loaned out year-to-date .
- 338 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

- 0 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:

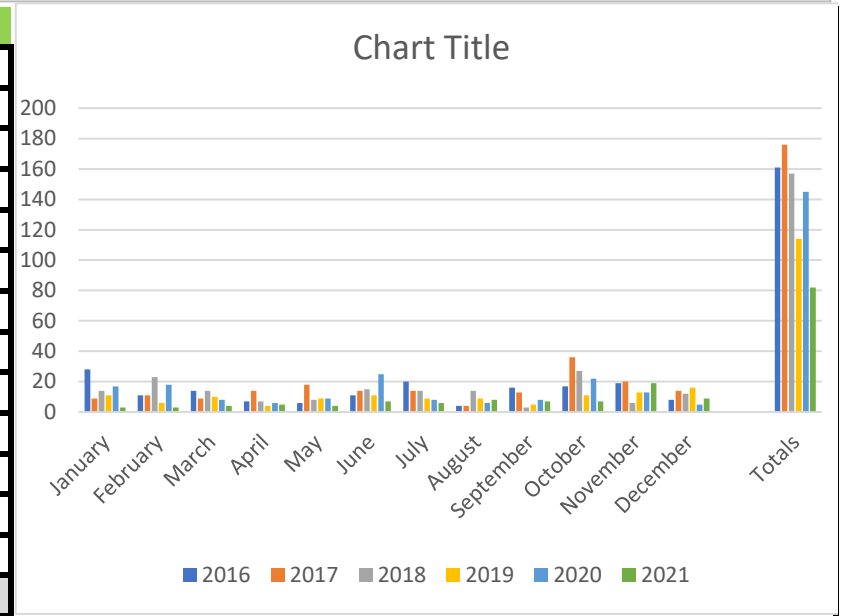


Year to Date Wildlife Report

	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	9	82
Raccoons	3	0	5	5	4	3	6	3	3	7	6	2	47
Opossums	3	1	5	5	4	3	2	0	1	7	3	7	41
Skunks	5	6	0	1	1	1	1	3	6	5	2	2	33
Wild hogs	0	0	0	1	0	0	0	2	2	2	1	2	10
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	22	258

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	9
Totals	161	176	157	114	145	82

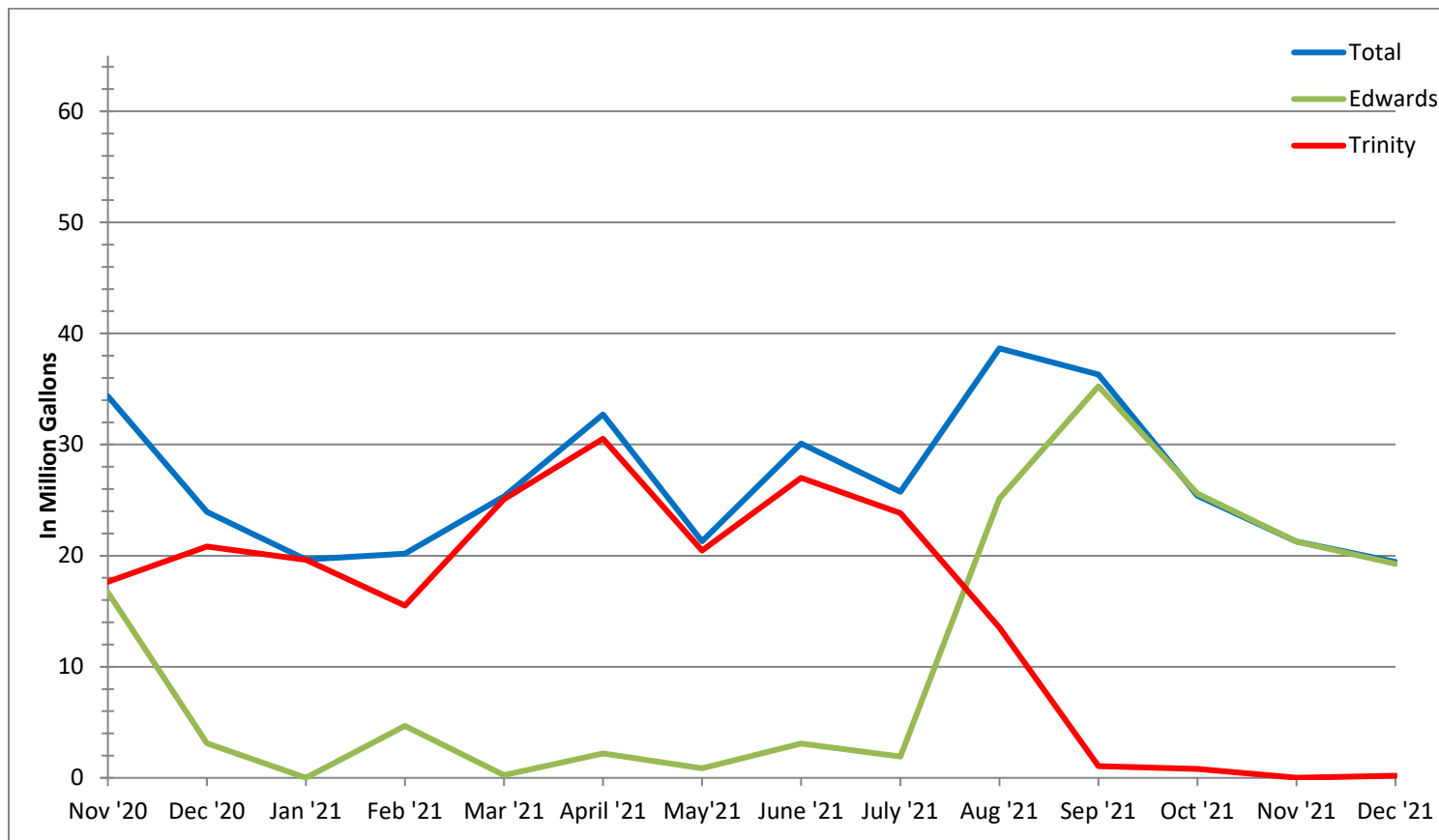




Utilities Department Report

As of December 31, 2021

City of Garden Ridge Aquifer Usage

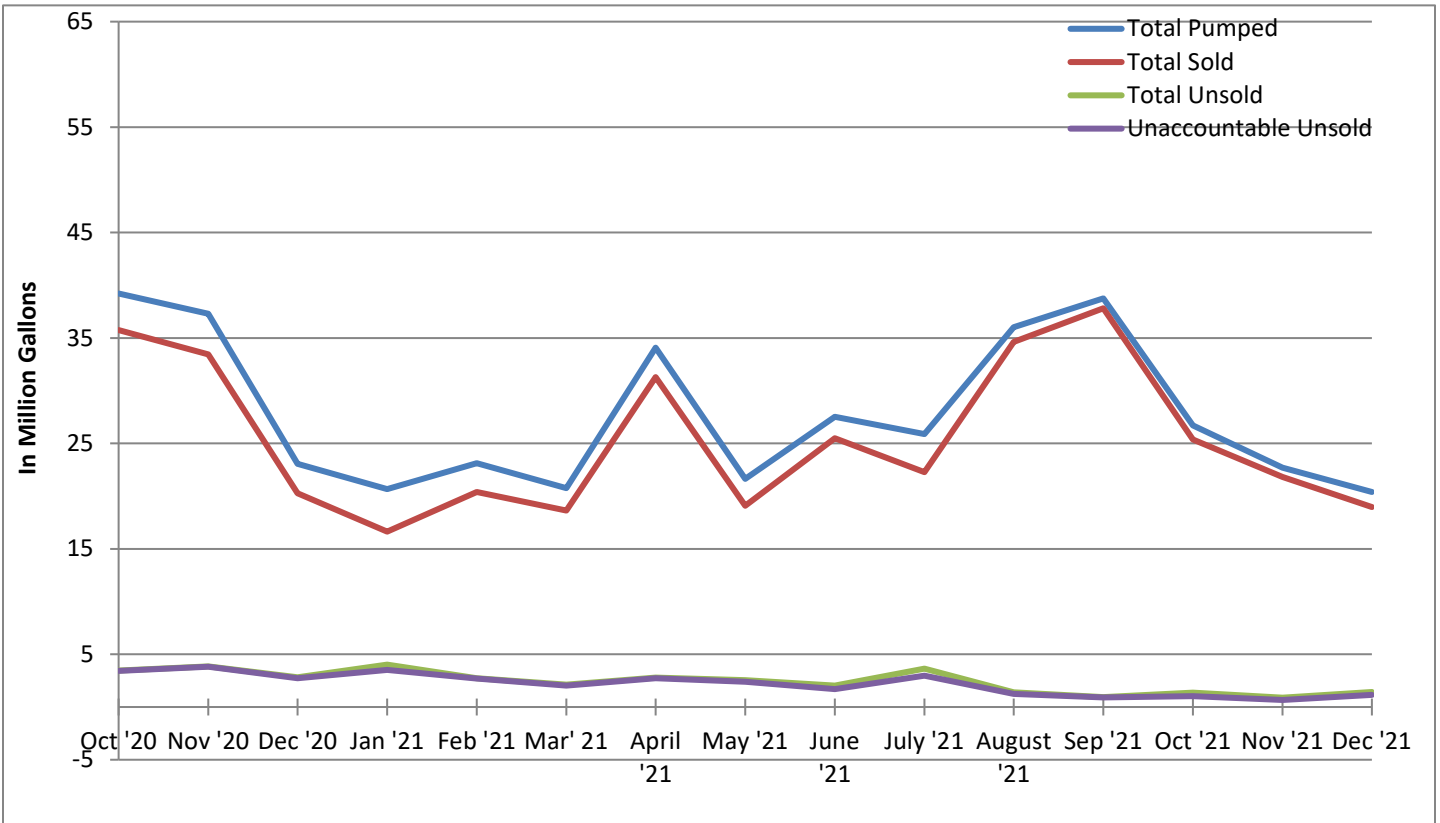


	Month:	Year:	Available:	Stage:
Edwards Well Usage AC/FT:	59.08	426.51	189.65	0
Trinity Well Usage AC/FT:	.056	437.14	N/A	0

Water Quality

Backteriological Samples	Due :	Missed:	Passed:	Failed:
Distribution Samples :	6	0	6	0
Raw Water Samples :	4	0	4	0
Chlorine Residual Test:	31	0	31	0

2020 – 2021 Pumping Report



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%
Dec '21	20,393	18,955	1,438	1,149	5.6%
Yearly Average	27,046	25,342	3,454	1,918	7.2%
	Yearly national average				16%

Water Department Monthly Activities:

New Installed Meters	0	Work Orders	282
Meter Replacements	1	Locates	33
City Owned Leaks	3	Irrigations Permits Issued	0
Meters Read	1687	Total Rebates	0
Meter Tests	0	Active Leak info code alerts	177
Automatic Draft Customers	675	E-Billing Customers	378
AMI Customer Portal Profiles	587		

*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 4

January 5, 2022

Monthly Library Update

By Linda Crosland, Library Director

For leisure, for learning, for life!

Upcoming Activities for January

Children's Activities

The After-School classes are back starting January 11

Tuesday, Lego Robotics, 3:15 PM

Wednesday, Lego Club, 3:15 PM

Thursday, Coding Club, 3:15 PM

Preschool Storytime will be on hiatus until February 4, 2022.

Adults' Activities

Tuesdays, Northside Knitters, 10:00 AM

3rd Tuesdays, Card-making, 1:00 PM

Thursdays, Adult Coloring, 1:00 PM

Lunch-n-Learn, Wednesday, Jan. 19, 12 noon,
"Soil Preparation." It's time to get ready for
spring gardens.

**"The start of something new
Brings the hope of something great -
Anything is possible" -Unknown**

**May every day of 2022 glow with
good cheer and happiness for
you and for the City of Garden**

Department Statistics for December

Visits to the Library	755
Items Checked Out	1,752
New Patrons Added	15
New Items Added to Physical books	26
-Libby Books + Libby Advantage	712
Volunteer Hours	110.5

Activity Statistics

Children's Preschool Storytime	72
Children's Lego Robotics, Coding, & Regular Legos - on hiatus	
Adult Classes,	14
Letters to Santa	306
Storytime in Pajamas	16

Activity Totals

408

**IF YOU ARE NOT
WILLING TO LEARN,
NO ONE CAN HELP YOU.**

**IF YOU ARE
DETERMINED TO LEARN,
NO ONE CAN STOP YOU.**

- ZIG ZAGLAN



memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Administrator, City of Garden Ridge
Date: December 28, 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 started the design of the water line relocation along FM 2252.
- TxDOT has started the roadway design for the intersection of FM 2252 and FM 3009. The City Engineer has the project limits for the relocation of the water main at the intersection of FM 2252 and FM 3009.

2. FM 2252 Wastewater Project

- The force main project is 100% complete.
- Release of retainage request was submitted to the City Administrator and approved.

3. Public Works

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

4. Land Development Projects

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

October 12, 2021

Nancy Cain
City Administrator
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266



RE: WMMT Ventures Phase 1 – Master Development Plan

Ms. Cain

Please accept this cover letter for the WMMT Ventures Phase 1 project located on the south side of FM 2252 at the intersection with Arrowood Place. The project will be developed in phases as a Multiuse office/retail development. Phase 1 of this will include a single 20,000 square foot office building with associated drive, utilities and parking. Phase 2 will consist of another 8 possible buildings, totaling approximately 64,500 square feet of office/retail space.

The property was rezoned in April of 2021 from Resident-Agriculture (RA) to Neighborhood Service (B-1). The current zoning permits uses office and professional business parks as well as non-noxious or offensive retail uses as described in section 6.2.1.3 of the city zoning ordinance. The rezoning approval letter is included with this Master Development Plan package.

The property will be platted into a single lot in Phase 1 and replatted in Phase 2 as necessary for future development. The Phase 2 masterplan is schematic and subject to change. Detailed design plans will be coordinated with the city and its representatives before the property is replatted in Phase 2.

Phase 1 will access Doer Lane to the west of the site. A shared access and Utility easement will stretch from Doer Lane down the middle of the site to the proposed 20,000 square foot office building. Water and sewer for the entire development run down this easement corridor and water will turn north to connect to the existing main running along FM 2252. All easements will be recorded as separate instruments and will not be tied to the platting process. Future access to FM 2252 has been coordinated with TxDOT and will be finalized as part of the Phase 2 development.

The site slopes from north to south away from FM 2252 and drains to the Railroad along the south boundary of the property. Runoff mitigation for Phase 1 will be handled with a small temporary pond until the time of development of Phase 2 where a regional detention pond will serve the entire site. A large TxDOT culvert discharges directly to a swale running through the property. TxDOT proposes changes to the existing culvert as part of the FM 2252 improvements which will affect the sizing of the Phase 2 drainage infrastructure. Drainage calculations have

not been made available by TxDOT to date but will be used as part of the development coordination for Phase 2.

Please accept this letter for the WMMT Ventures Phase 1 Master Development Plan. If you have any questions or concerns, please feel free to give me a call at (830) 358-7127.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shane Klar', written in a cursive style.

Shane Klar, P.E.

Principal

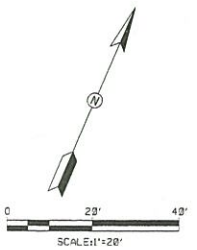
Attachments: Master Development Plan (Phase 1 & Phase 2)
Site Plan (Phase 1 & Overall)
Perspective Plan (Phase 1 & Overall)



PHASE 1 — OFFICE BUILDING
LOT AREA = 613,239.48 SF (14.08 AC.)
PROPOSED IMPERVIOUS COVER = 83,489.81 SF (1.92 AC.)

ENTRY DRIVE = 24,661.05 SF (0.57 AC)
BUILDING = 10,431.60 SF (0.24 AC)
PARKING/ SIDEWALKS = 48,397.16 SF (1.11 AC)

TOTAL IMPERVIOUS COVER = 13.6%



- PROPERTY BOUNDARY
- - - EXISTING EASEMENT/SETBACK
- - - PROPOSED EASEMENT/SETBACK
- EXISTING CONTOUR
- 12" W PROPOSED 12" WATER MAIN
- 2" W PROPOSED 2" WATER LATERAL
- FM PROPOSED 4" FORCE MAIN
- FM EXISTING FORCE MAIN
- PROPOSED GRINDER PUMP
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ EXISTING FIRE HYDRANT
- ▲ BLOWOFF

PARKING CALCULATIONS
PROPOSED USE: OFFICE SPACE
1 SPACE PER 300 SF (20,000 SF PROPOSED); 67 SPACES REQUIRED

PARKING SUMMARY	
STANDARD	102
ACCESSIBLE	5
TOTAL	107

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF JAMES INGALLS, P.E. #107416
ON
December 7, 2021. IT IS TO BE
USED FOR BIDDING AND
PERMITTING PURPOSES ONLY.
NOT TO BE USED FOR
CONSTRUCTION.

WMMT VENTURES
19269 FM 2252
SAN ANTONIO, TX 78266

MASTER DEVELOPMENT PLAN
PHASE 1

SHEET
1 OF 1

NO	DATE	ISSUES AND REVISIONS
1		

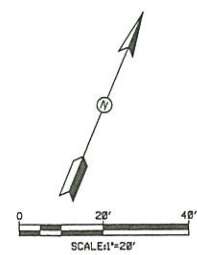


2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
T&PE FIRM F-13351

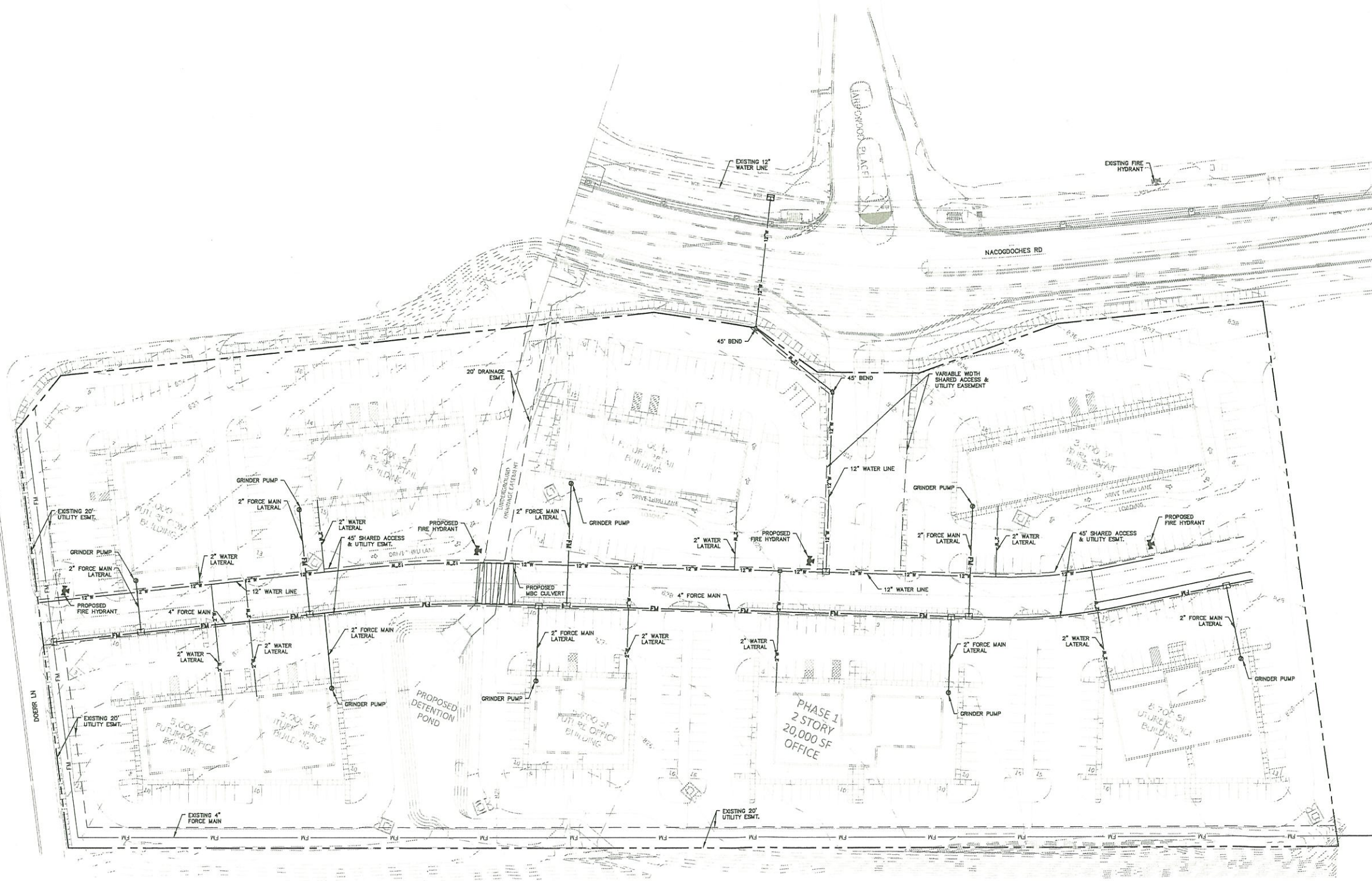
- SEWER NOTES
1. FINAL ELECTRICAL CONNECTION BY THE CITY.
 2. ALL COMMERCIAL GRINDER PUMPS TO BE "AT LEAST" DUPLEX. PUMP STATION SIZE AND POWER REQUIREMENTS WILL BE DETERMINED AT TIME OF WATER/WASTEWATER APPLICATION. ALL GRINDER PUMPS WILL BE FURNISHED AND INSTALLED BY THE CITY.
 3. ALL FORCE MAIN TO BE HDPE OR 13.5 BUTT FUSION WELDED. ALL FORCE MAINS TO BE INSPECTED, PRESSURE TESTED AND DEDICATED TO THE CITY FOLLOWING ACCEPTANCE.
 4. ALL FORCE MAINS CROSSING UNDER PAYMENT OR DRIVEWAYS TO BE INSTALLED INSIDE OF A SCH. 40 STEEL CASING EXTENDING AT LEAST 3 FEET BEYOND EDGE OF PAVEMENT WITH PIPE SPACERS AT MINIMUM 4 FOOT INTERVALS AND RUBBER END SEALS. STEEL CASING DIAMETER TO BE AT LEAST 4 INCHES LARGER THAN FORCE MAIN OUTSIDE DIAMETER.
 5. FORCE MAIN AND GRINDER PUMPS WILL BE OWNED AND MAINTAINED BY THE CITY. A DEDICATED EASEMENT AND ACCESS IS REQUIRED.

Drawing Name: H:\Marketing\New_Hickory\1st FM 2252\Master Development Plan\Phase 1 Master Development plan.dwg User: chadwick Date: 07/20/2021 11:25am





- 12" W PROPOSED 12" WATER MAIN
- 2" W PROPOSED 2" WATER LATERAL
- FM PROPOSED 4" FORCE MAIN
- FM EXISTING FORCE MAIN
- GRINDER PUMP PROPOSED GRINDER PUMP
- FIRE HYDRANT PROPOSED FIRE HYDRANT
- FIRE HYDRANT EXISTING FIRE HYDRANT



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES INGALLS, P.E. #107416 ON October 12, 2021. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

WMMT VENTURES
19269 FM 2252
SAN ANTONIO, TX 78266

MASTER DEVELOPMENT PLAN
PHASE 2

SHEET
1 OF 1

NO	DATE	ISSUES AND REVISIONS
1		



2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351



PROPOSED FUTURE BUILDING LEGEND	
BUILDING:	EST. SF:
PHASE 1 OFFICE BLDG	20,000 SF
FUTURE RETAIL BLDG 1	13,500 SF
FUTURE RETAIL BLDG 2	11,100 SF
FUTURE RETAIL BLDG 3	9,000 SF
FUTURE OFFICE BLDG 2	8,700 SF
FUTURE OFFICE BLDG 3	5,700 SF
FUTURE OFFICE BLDG 4	5,000 SF
FUTURE OFFICE BLDG 5	5,000 SF
FUTURE RETAIL/OFFICE BLDG 6	7,000 SF



PROPOSED FUTURE BUILDING LEGEND	
BUILDING:	EST. SF:
PHASE 1 OFFICE BLDG	20,000 SF
FUTURE RETAIL BLDG 1	13,500 SF
FUTURE RETAIL BLDG 2	11,100 SF
FUTURE RETAIL BLDG 3	9,000 SF
FUTURE OFFICE BLDG 2	8,700 SF
FUTURE OFFICE BLDG 3	5,700 SF
FUTURE OFFICE BLDG 4	5,000 SF
FUTURE OFFICE BLDG 5	5,000 SF
FUTURE RETAIL/OFFICE BLDG 6	7,000 SF



1 FRONT PERSPECTIVE
SCALE: N.T.S



2 ENTRY PERSPECTIVE
SCALE: N.T.S



3 RIGHT SIDE PERSPECTIVE
SCALE: N.T.S



4 OVERALL PERSPECTIVE
SCALE: N.T.S



5 PORCH PERSPECTIVE
SCALE: N.T.S



BUILDING, GARDEN RIDGE, TEXAS



BUILDING, GARDEN RIDGE, TEXAS



BUILDING, GARDEN RIDGE, TEXAS



E BUILDING, GARDEN RIDGE, TEXAS



BUILDING, GARDEN RIDGE, TEXAS



July 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 First Friday	2
3	4 CITY EVENT CITY HALL AND LIBRARY CLOSED	5 CITY HOLIDAY CITY HALL AND LIBRARY CLOSED	6 Regularly Scheduled City Council Meeting	7	8	9
10	11 Quarry Commission Meeting	12 Planning and Zoning Commission Meeting	13	14	15	16
17	18	19 Water Commission Meeting	20	21	22	23
24 31	25	26	27	28 Municipal Court	29	30

Bulk Dumpsters/Brush on FM 3009

Photos from September & November 2021

City Council
January 5, 2022

FM 3009 between Schoenthal Rd and Meadow Rue
November 6, 2021



FM 3009 between Schoenthal Rd and Tuscan Hills Dr
November 6, 2021



FM 3009 between Schoenthal Rd and Municipal Pkwy
September 25, 2021



Future Agenda Items

City Council

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

City Election Filing Deadline = Dark Blue

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					

March 2, 2022, Regular Meeting

- 14** days before Meeting (02/16/2022) City Council and Staff items are due.
- 12** days before Meeting (02/18/2022) City Administrator and Mayor review agenda. Mayor sets the agenda. City Attorney is sent agenda.
- 8** days before Meeting (02/22/2022) Post agenda on bulletin board. City Council receives packet (allowing a day for corrections/ request additional information be added)
- 5** days before Meeting (02/25/2022) Post agenda packet to City Website.
- Meeting Day** (03/02/2022) 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		

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