



City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

AGENDA

REGULAR CITY COUNCIL MEETING, MAY 3, 2017 AT 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, May 3, 2017 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 on April 28, 2017 before 5:00 p.m., 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 48 hours prior to this meeting.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Proclamations, Recognitions and/or events
 - a) Proclamation
 - i. Put on Purple Day – Lupus Foundation
 - b) Employee recognitions and/or City events
 - i. Recognitions for City employees
 - c) Upcoming City events
5. Presentation
 - a) Donations presented by the Garden Ridge Women's Club for Library, Parks Committee and Community Center.
6. Citizen's Participation - Limit remarks to three (3) minutes per citizen

Rules for Citizen's Participation:

The City Council welcomes citizen participation and comments at all of their Council Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we request that if you speak, that you please follow these guidelines.

- a) Direct your comments to the entire Council, not to an individual member, nor to the audience.
- b) Show the City Council the same respect and courtesy that you would like to be shown.
- c) Limit remarks to three (3) minutes per citizen during Item 6 and to three (3) minutes per citizen during Item 9.
- d) Citizens' comments will be limited to one (1) hour in Item 6 and thirty (30) minutes in Item 9.

- e) Citizen comments may be deferred to a specific Business Item set forth in Section 7, below, if such comments pertain to such Business Item.

*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 Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.*

7. Consent Agenda

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS REQUESTED BY A MEMBER OF CITY COUNCIL. PUBLIC COMMENT ON CONSENT AGENDA ITEMS MAY BE HEARD DURING CITIZEN'S PARTICIPATION, BUT COMMENTS HEARD DURING CITIZEN'S PARTICIPATION DOES NOT MEAN THAT THE ITEM WILL BE CONSIDERED OUTSIDE THE CONSENT AGENDA.

- a) Approval of Minutes
 - i. April 3, 2017 City Council and Planning & Zoning Commission Joint Meeting
 - ii. April 5, 2017 City Council Regular Meeting
 - iii. April 10, 2017 City Council Special Meeting
 - iv. April 24, 2017 City Council and Planning & Zoning Commission Joint Meeting
- b) Financial Statement and Investment Report –March 31, 2017
- c) State of the City
 - i. City Administrator Monthly Activity Report
 - Sign approvals since prior Council meeting
 - Community Center usage and financial report
 - Building Permits issued to date for residential, commercial and minor Construction projects
 - ii. Library Monthly Activity Report
 - New Patrons
 - Old Patrons
 - Library activities and classes
 - iii. Water Manager Monthly Activity Report
 - Water pumping/usage from city wells
 - Water system infrastructure maintenance, repairs and/or projects
 - Water and/or Drought Management
 - iv. Public Works Monthly Activity Report
 - Street and Right-Of-Way Maintenance
 - Drainage Facility and Easement Maintenance
 - Animal Control (domestic and wild)

- Public Works Projects
- v. Police Department Monthly Activity Report
 - Traffic Enforcement
 - Criminal activity within city
 - Code Compliance Enforcement

ACTION ON THE CONSENT AGENDA

8. Business Items

The following items are for discussion, consideration and action.

- a) Action on items pulled from the Consent Agenda
- b) City Engineer Projects Update:
 - i. CIP Project for 2013
 - a. Status report
 - ii. CIP Project for 2015
 - a. Status report
 - b. Trinity Wells pumpage and infrastructure
 - iii. CIP Project for 2016
 - a. Status report
 - b. Prioritization of additional projects
 - c. Seal coating of Municipal Parkway
 - iv. Sewer System (FM 2252)
 - v. Hickory Bend Drainage
 - vi. Gloxinia Drainage
- c) Discuss and provide direction regarding extension of 12 inch water line and installation of wastewater lines from 2252 Water Plant to Winco on 19080 Nacogdoches Loop.
- d) Consider approval of Resolution 412-052017 of the City of Garden Ridge, Texas, suspending the Centerpoint Energy 2017 Annual Grip adjustment for the South Texas Division in the City of Garden Ridge for a period of 45 (forty-five) days from May 29, 2017.
- e) Update from Jerry Barucky on the status of Oak Wilt Abatement at event site on Glen Cove
- f) Ordinance 200-052017 adopting a Wastewater Master Plan and Impact Fee Study; establishing a Wastewater Impact Fee based upon Living Unit Equivalents; providing construction, severability and open meeting clauses; and establishing an effective date.
- g) Planning and Zoning Commission Recommendations and Possible Action:
No report.
- h) Quarry Commission Recommendations and Possible Action:

No report.

- i) Water Commission recommendations and Possible Action:
 - i. Request from Richard Rosen, 21110 Tree Top Cove, for a reduction of water bill for the billing period of January 2017 through March 2017.
- j) Impact Fee Committee recommendation and update:
 - i. Review the proposed amended Water Master Plan and Water Impact Fee
 - ii. Receive recommendation from Impact Fee Committee to adopt amendment to Water Master Plan and Impact Fee
 - iii. Consider the approval of Resolution 413-052017 ordering a Public Hearing on amendments to the City of Garden Ridge Land Use Assumptions and Capital Improvements Plan and the Imposition of an Impact Fee for the City of Garden Ridge Water System (2016 Water Master Plan)
- k) Wildlife Management Advisory Commission:
 - i. Appointment of members to the Wildlife Management Advisory Commission
- l) City Council Communication Projects:
 - i. City Council Idea/Suggestions
 - ii. Citizen Concern/Input Process
 - iii. Update on communication efforts between City and citizens
- m) Update from the Garden Ridge Parks Committee:
 - i. July 4th Celebration
 - ii. Update on Walking Trails
- n) Status Reports:
 - i. Animal Control Ordinance amendments
 - ii. Personnel Policy
 - iii. City Administrator update on status of Senate Bill 2
 - iv. Sign Ordinance (Inclusion of Zoning Ordinance)
 - v. Ordinance 54-Water Leak Adjustments
- o) Future Agenda Items requested by City Council:
 - i. Rolling Agenda

9. Citizen's Participation – Limit remarks to three (3) minutes per citizen
See "Rules for Citizen's Participation" under Item 6.

10. 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 ("MPO")Northeast Partnership
Bexar County
Boy Scouts and/or Girl Scouts
Cibolo Valley Local Government Corporation ("CVLGC")
Citizens on Patrol
City Planning & Zoning Commission
City Quarry Commission
City Water Commission
Comal County
Comal ISD/Garden Ridge Elementary
Garden Ridge Lions Club
Garden Ridge Police Academy Alumni Association
Greater Bexar County Council of Cities
Guadalupe County
Joint Base Land Use Study-Randolph
Lonestar Light Rail
Northeast Lakeview Friends of Nighthawk
Schertz-Seguin Local Government Corporation ("SSLGC")
TXDOT
United States Postal Service

11. Executive Session

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

- a) Pursuant to Texas Government Code Chapter 551.071
 - i. to seek legal advice in connection with Gloxinia Drainage
 - ii. to seek legal advice on CIP contract and City's liability regarding possible claim for personal injury
 - iii. to seek legal advice in connection with settlement negotiations and other issues related to Hanson Aggregates operations, blasting and possible amendments to Ordinance 34.
- b) Pursuant to Texas Government Code § 551.074
 - i. to deliberate the evaluation and duties of the position of City Secretary in connection with the annual review process as part of the development of the City's strategic plan.

12. Reconvene

The City Council will reconvene into Regular Session upon conclusion of the Executive Session and may take action as necessary.

13. 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:

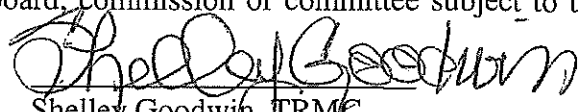
The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on 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 conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

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 other city board, 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 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 is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.


Shelley Goodwin, TRMC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 11:30 a.m. on April 28, 2017 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Shelley Goodwin, TRMC
City Secretary

Proclamation

WHEREAS, an estimated 1.5 million Americans suffer from Lupus, the chronic inflammatory, autoimmune disease that can affect various parts of the body, especially the skin, joints, blood and kidneys; and

WHEREAS, Lupus can be difficult to diagnose because its symptoms are similar to those of many other illnesses, and major gaps exist in understanding the causes and consequences; and

WHEREAS, the Lupus Foundation of America, Lone Star Chapter is part of a national force devoted to solving the cruel mystery of lupus while providing caring support to those who suffer from its brutal impact; and

WHEREAS, the Chapter rallied the (name of city) community to wear the color purple and to further unify the support for those living with the disease; and

WHEREAS, awareness is vital in raising funds for research for those affected by lupus; and it is our responsibility as a community to advocate on their behalf and to further encourage educational programs so everyone affected by lupus can have an improved quality of life;

WHEREAS, NOW THEREFORE BE IT RESOLVED that I, Nadine Knaus, Mayor of Garden Ridge, Texas, do hereby proclaim May 19, 2017 as

Put On Purple Day

throughout the City of Garden Ridge and urge all citizens to support the cause of raising awareness of lupus, so that we can have a world with NO lupus.

In Witness Whereof, I hereunto set my hand and official seal of the City of Garden Ridge this 3rd day of May, 2017.

Nadine L. Knaus, Mayor

City Administrator

From: Ron Eberhardt
Sent: Tuesday, April 18, 2017 9:28 AM
To: City Administrator
Subject: FW: March 16, 2017

Thought I would pass this one on to you for the packet.
It was Sgt Dennis and Off. Thoemke.

Thanks

Ron Eberhardt
Chief of Police
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, Texas 78266
Ph; (210) 651-6441
Fax; (210) 651-1639

From: Rose Mary Valdez [mailto:rm_valdez@cityofgardenridge.com]
Sent: Monday, April 17, 2017 11:32 AM
To: Ron Eberhardt
Subject: March 16, 2017

Dear Chief Eberhardt:

On March 16, 2017 at about 5:30 PM, I called 911 as I feared my husband was having a heart attack. The first people to respond were two of your officers on duty. I'm sorry that I cannot remember their names; it was a very stressful and chaotic time for me. But I'm certain that by checking the log on that day, you will know who they are. I would like to say that I appreciated their presence here. They were not only very professional but very compassionate as well.

My husband did indeed suffer a heart attack which led to a quadruple bypass surgery three days later. He is home now and recuperating from that sudden ordeal.

Please pass along this message to your officers and thank them for Ernest and me.

Sincerely,

Rose Mary Valdez
21911 Pesa Cove
Garden Ridge, TX 78266

April 11, 2017

From: City Administrator Cain

RE: Call of Appreciation for Royce Goddard

Garden Ridge resident, Patricia Welty, called on April 11, 2017 to pass on her appreciation for the assistance she received from Royce Goddard, Water Manager. She stated that he was responsive to her call for assistance with her pressure reduction valve as well as the assistance he provided to her plumber while he experienced difficulty in installation of the valve. Mrs. Welty stated that Royce has been of assistance to her in the past and that she really appreciates him as well as the city is lucky to have him. Mrs. Welty asked that the Council be made aware of her call of appreciation for Royce Goddard.



City of Garden Ridge

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MINUTES OF JOINT CITY COUNCIL AND PLANNING AND ZONING COMMISSION MEETING, APRIL 3, 2017

Councilmembers Present:

Mayor Nadine Knaus
Mayor Pro-Tem John McCaw
Councilmember Todd Arvidson
Councilmember Robb Erickson
Councilmember Bryan Lantzy
Councilmember Larry Thompson

Members Absent:

None

Commissioners Present:

Chairman Sam Stocks
Vice Chairman Kay Bower
Commissioner David Heier
Commissioner Dr. Jim Miller
Commissioner Kitty Owen
Commissioner Shawn Willis

Commissioners Absent:

Commissioner David Ringle

City Staff Present:

Nancy Cain, City Administrator
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the City Councilmembers present and a quorum of Planning and Zoning Commission Members present, Mayor Knaus called the joint meeting of the Garden Ridge City Council and Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, April 3, 2017, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Kickoff –Master Land Use Plan

a. Team introduction

- b. Project purpose, scope, and schedule**
- c. Role of Steering Committee**
- d. Planning 101**
- e. Vision plus issue identification**
- f. Review project website plus survey**
- g. Discuss public meeting day plus format**

Dan Sefko, Freese and Nichols, Inc., introduced the Project Team. He and Chelsea Irby, Assistant Project Manager, provided a PowerPoint presentation (see attached). Ms. Irby asked the City Council and the Planning and Zoning Commission to identify issues and opportunities in Garden Ridge to guide the development of the Plan (see attached Meeting Notes).

The City Council and Planning and Zoning Commission discussed several options for getting the notices out to residents regarding the upcoming Town Hall-Public Meeting set for April 24, 2017 at 6:30 p.m. in the Community Center. They also reviewed the upcoming timeline and proposed survey.

Chelsea Irby stated she would email an updated survey to the City Administrator, so she can send out to the City Council and Planning and Zoning Commission for their review and comments.

**3. Citizen's Participation - 3 minute limit per citizen.
See "Rules for Citizen's Participation" under Item 3.**

Johnny Richey, 21240 Forest Waters, stated UTSA did not get citizen input on their plan they presented to the City. He stated he feels community input is important and thanked Freese & Nichols for getting citizen input on the plan. He also feels the City should hold a referendum when it comes to the final approval of the plan.

Jean Brannon, 9233 Gloxinia, stated she has been before the Planning and Zoning Commission regarding a request for rezoning for a piece of property she has listed on F.M. 2252. She stated she would like to meet with Freese & Nichols regarding this piece of property and what she sees as a vision for it.

Ken Kneupper, 8891 Schoenthal Road, stated if City Staff would contact the Presidents of the HOA; with the information regarding the Town Hall Meeting on April 24, 2017, they can send an email blast to the homeowners' subdivision.

Astrid Wisser, 9902 Katharine, stated she feels the commercial development is great but there is a lot of development right outside our City limits in another City and they can have negative effects on us. She believes the Mayors of the surrounding cities should meet and work together regarding these issues.

4. Adjournment

Motion: Upon a motion made by Councilmember Lantzzy and a second by Councilmember Thompson, the meeting was adjourned at 8:02 p.m.

Nadine L. Knaus, Mayor

Sam Stocks, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary

AGENDA | Steering Committee Kickoff Meeting

Monday, April 3, 2017

6:00 p.m.

Garden Ridge City Hall

1. Team introduction
2. Project purpose, scope, and schedule
3. Role of steering committee
4. Planning 101
5. Visioning + issue identification
6. Review project website + survey
7. Discuss public meeting date + format

Schedule | Master Land Use Plan

April	May	June	July	August	September	October
SC #1	SC #2		SC #3		SC #4	SC #5
PM #1				PM #2		

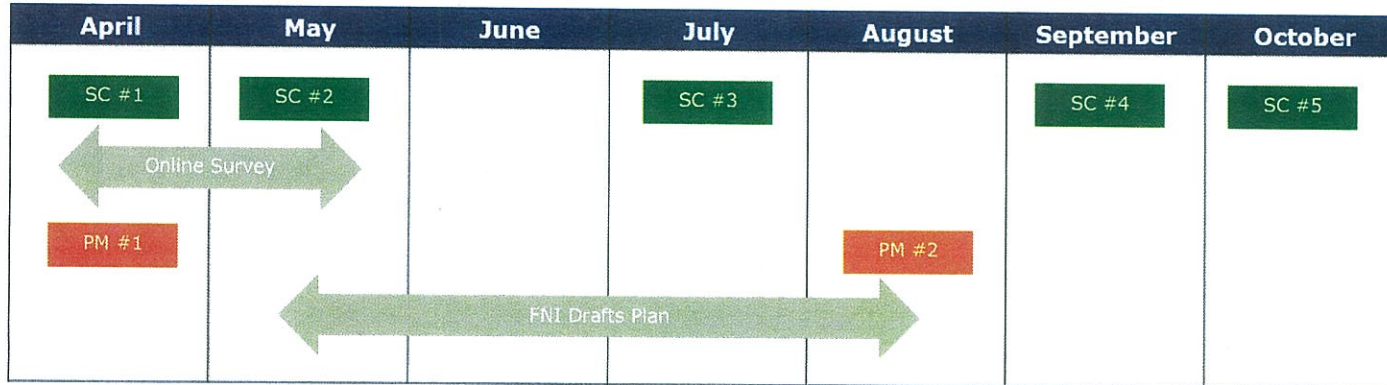
Steering Committee (SC) Meetings:

1. Project kickoff + visioning
2. Land use + special planning areas
3. Review draft Master Land Use Plan
4. Review draft + gain consensus
5. P&Z/CC Joint public hearing for adoption

Public Meetings (PM):

1. Planning 101 + visioning
2. Reveal draft plan

Schedule | Master Land Use Plan



Steering Committee Meetings:

1. Project kickoff + visioning
2. Land use + special planning areas
3. Review draft Master Land Use Plan
4. Review draft + gain consensus
5. Joint public hearing for adoption

Public Meetings:

1. Planning 101 + visioning
2. Reveal draft plan

Task/Meeting	Date (All dates in 2017)	Completed?
SC Meeting #1: Project Kickoff	April 3	
Online Survey	April – May	
Public Meeting #1: Planning 101 + Visioning	April 24	✓
SC Meeting #2: Land Use + Special Planning Areas	May 1	✓
FNI Submits Draft Plan to Staff for Review	July 7	
FNI Conference Call with Staff to Review Draft Plan	July 18	
FNI Makes Edits and Sends Draft to SC for Review	July 24	
SC Meeting #3: Review Draft Master Land Use Plan	August 7	✓
FNI Makes Edits to Plan + Plan Posted Online	August 11	
Public Meeting #2: Reveal Draft Plan	August 24	✓
FNI Makes Edits and Submits Draft Plan to Staff for Review	September 8	
FNI Conference Call with Staff to Review Draft Plan	September 14	
FNI Makes Edits and Sends Draft to SC for Review	September 18	
SC Meeting #4: Review Draft + Gain Consensus	September 25	✓
FNI Makes Edits and Submits Final Plan for Adoption	October 16	
SC Meeting #5: P&Z/CC Joint Public Hearing for Adoption	October 23	✓
FNI Sends Final Deliverables	November 10	

City of Garden Ridge



Master Land Use Plan

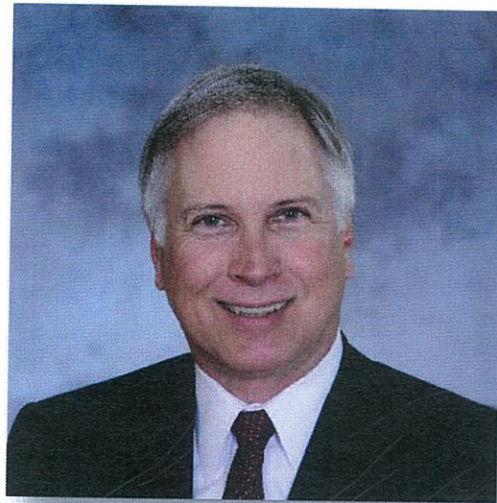
Steering Committee Kickoff Meeting • April 3, 2017

Agenda

- » Team introduction
- » Project purpose, scope, and schedule
- » Role of steering committee
- » Planning 101
- » Public Involvement
- » Issue identification
- » Next Steps



Team



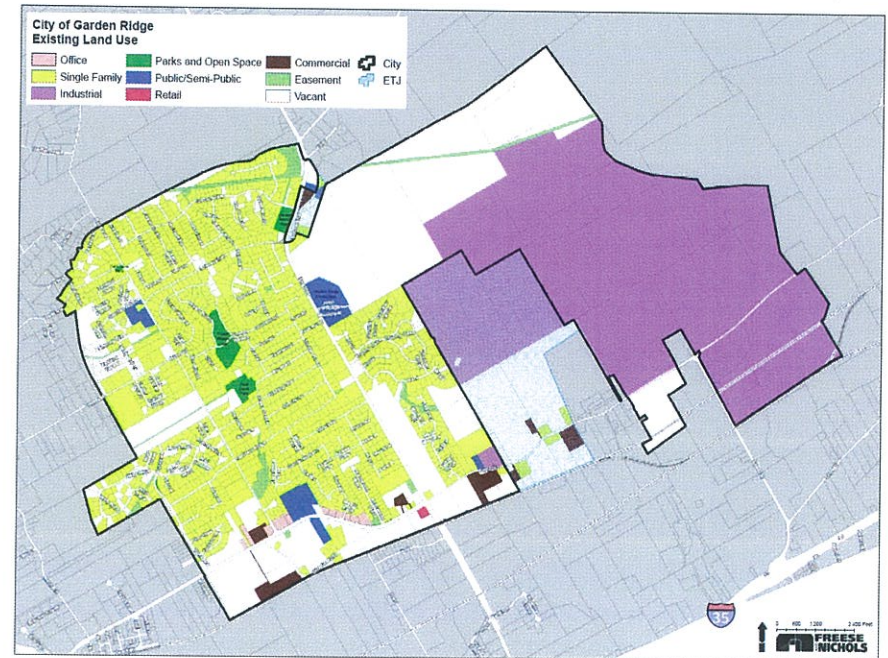
DAN SEFKO, FAICP
Project Director



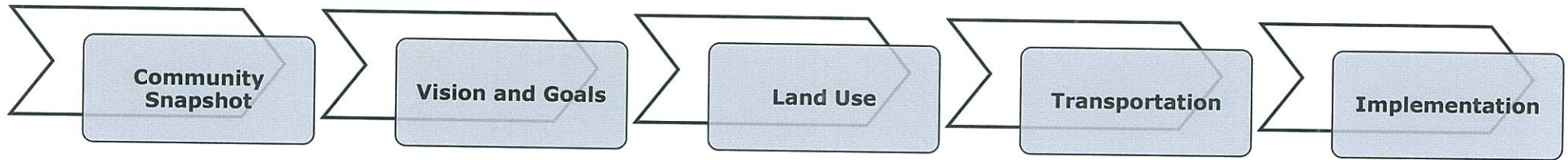
CHELSEA IRBY
Assistant Project Manager

Purpose

- » Develop new plan (build off UTSA plan)
- » Robust public involvement process
- » Plan for missing places/parcels
- » Action plan/implementation



Scope



Meetings:

- » 2 public meetings
- » 5 steering committee meetings

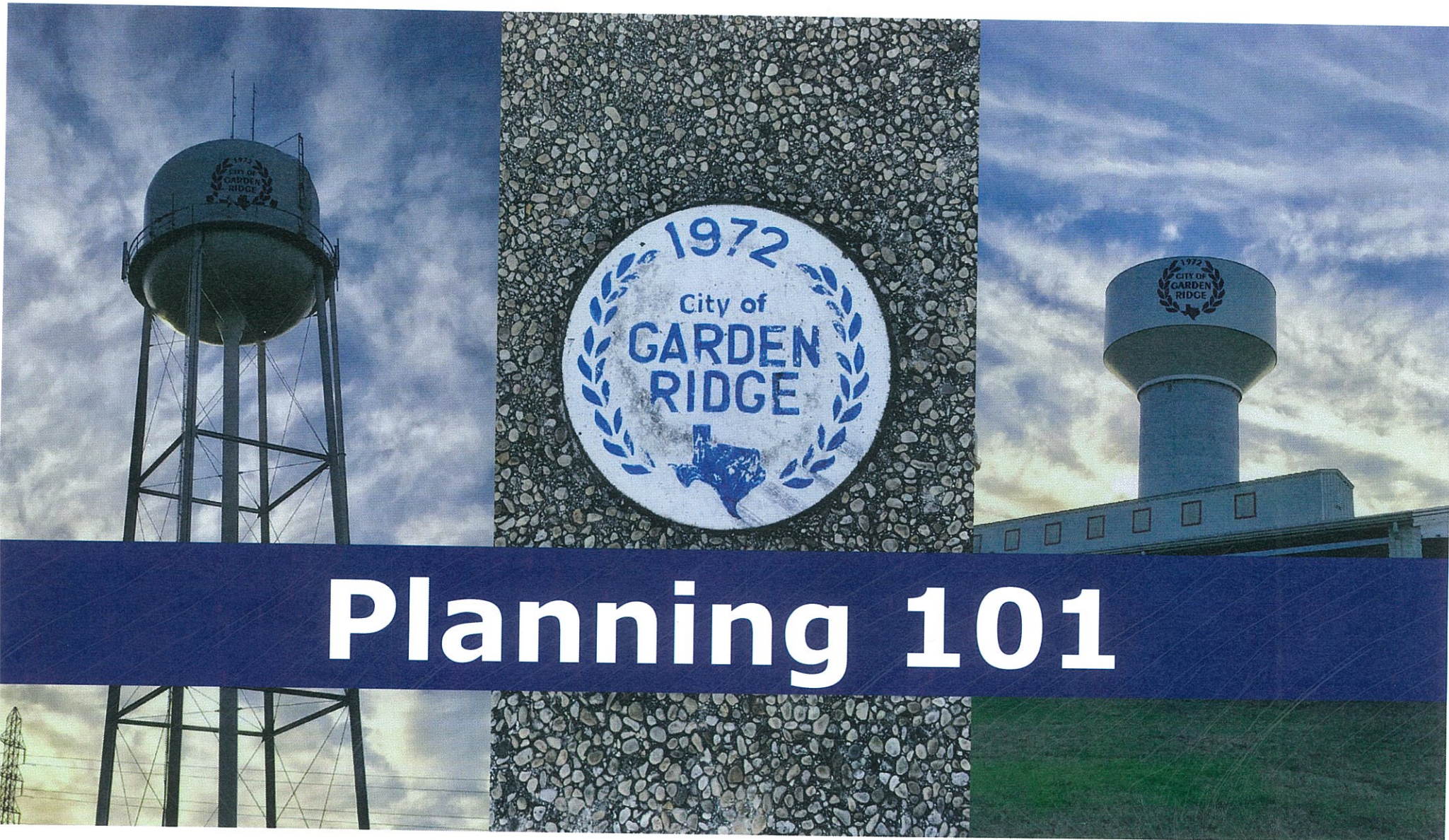
Deliverables:

- » Master Land Use Plan
- » Mapping

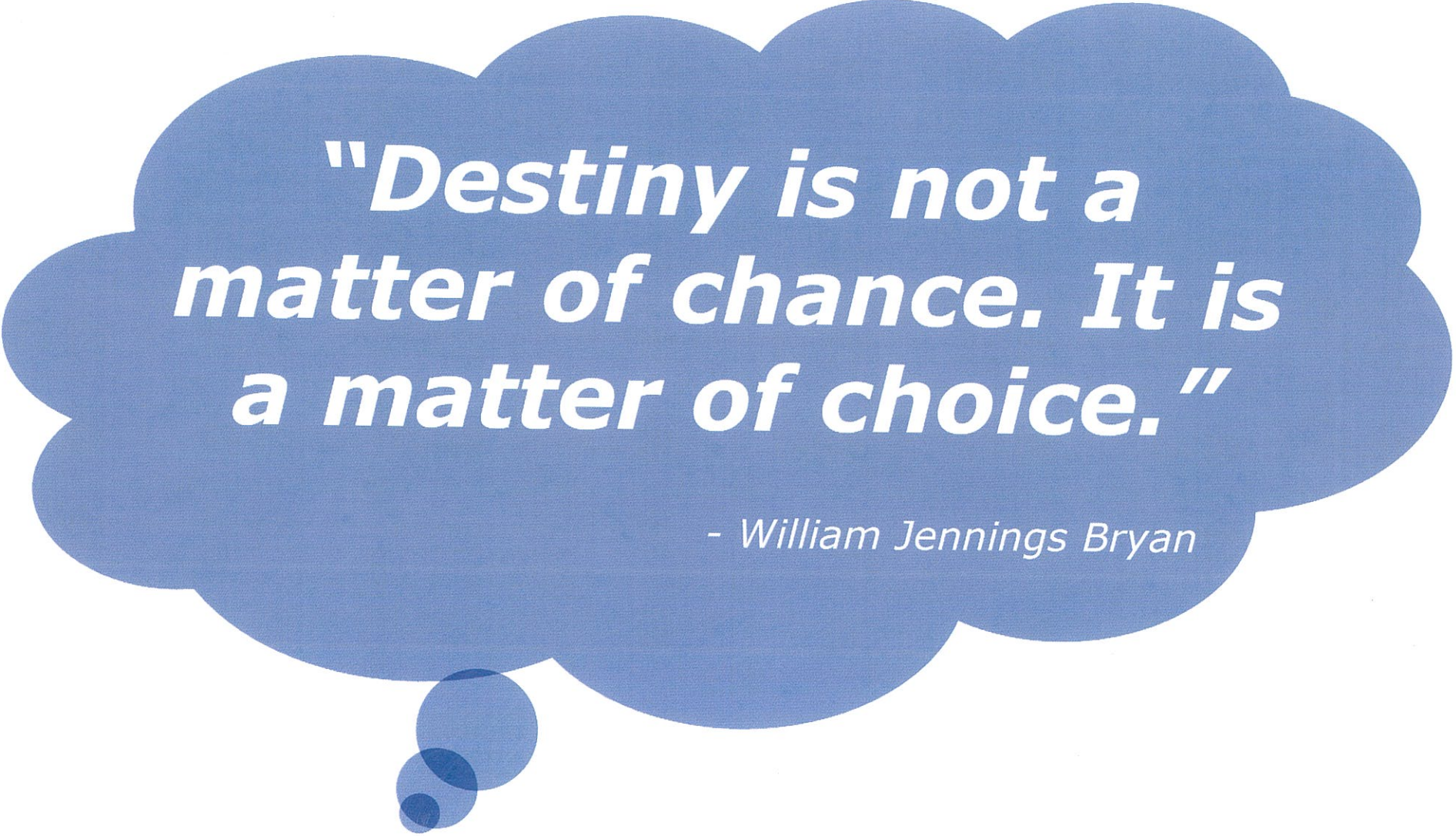
Your Role

- » Guide the development of the plan
- » Promote the planning process in the community by being an ambassador of the process
- » Work with the consultants to give specific input on recommendations
- » Hold public hearing for adoption



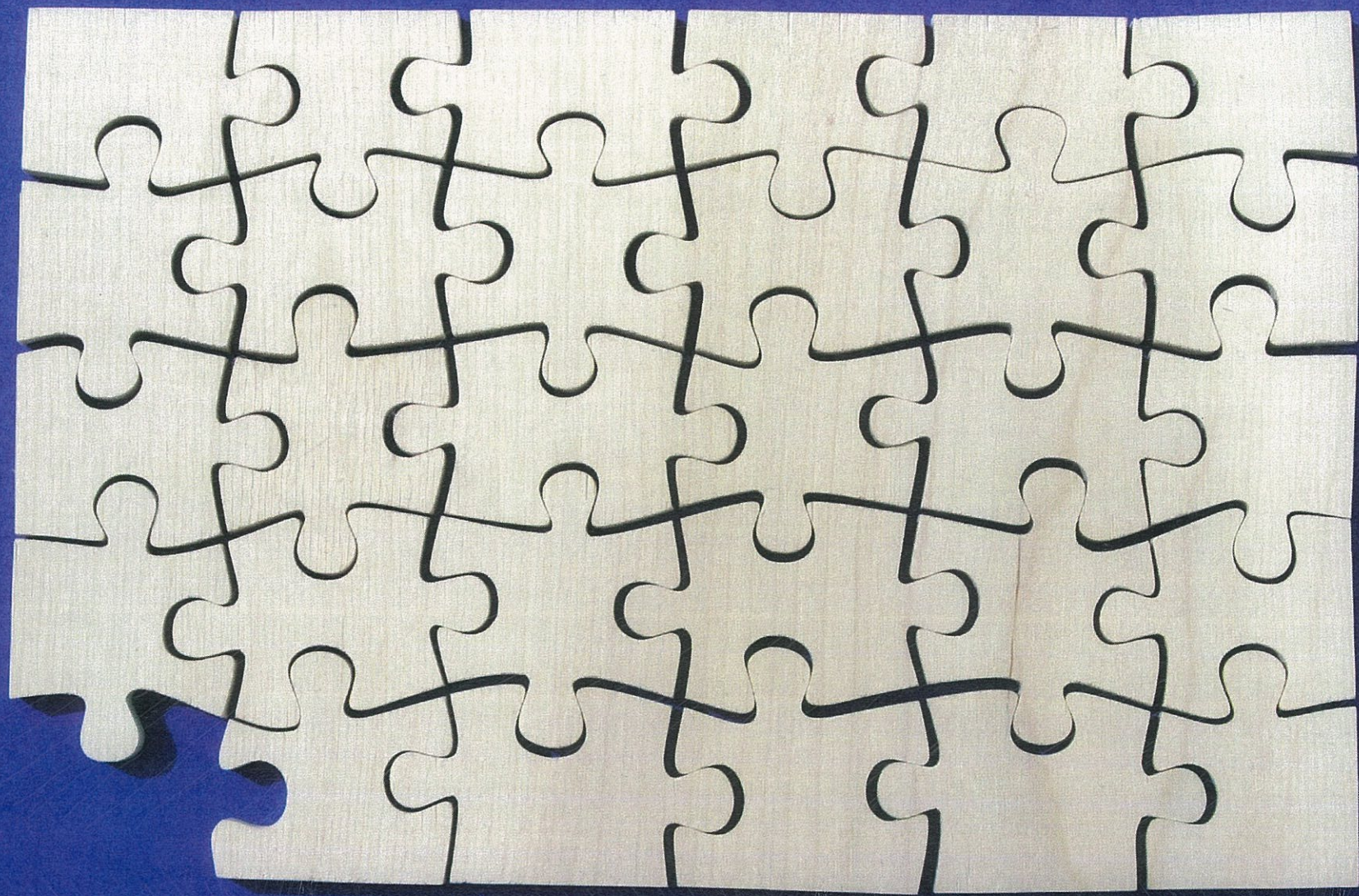


Planning 101



"Destiny is not a matter of chance. It is a matter of choice."

- William Jennings Bryan



How can Garden Ridge manage its destiny?



How can Garden Ridge manage its destiny?

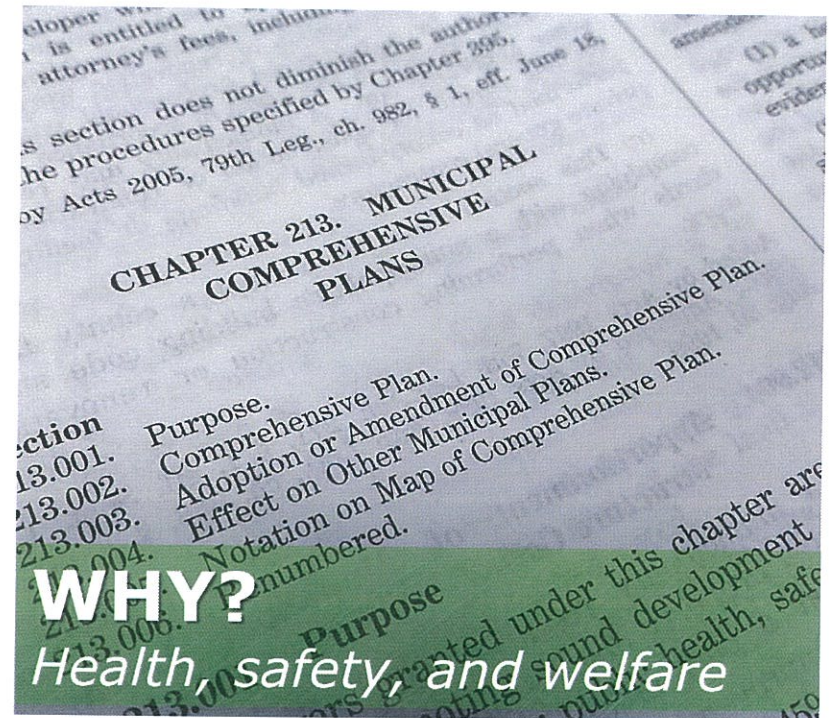


PLAN FOR IT!

Planning 101

Texas Local Government Code:

- » Chapter 213 - Comprehensive Plans
- » Chapter 211 - Zoning
- » Chapter 212 - Subdivision



Planning 101.....●

A PLAN IS A:

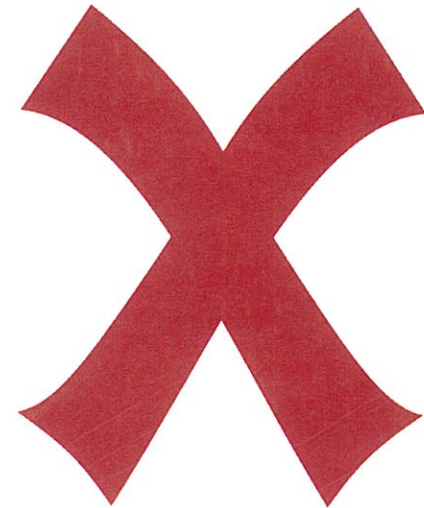
- ✓ Recommendation and foundation document
- ✓ City policy guide
- ✓ Recommendation for development regulations
- ✓ Rational basis for zoning
- ✓ Basis for the Capital Improvement Plan (CIP)
- ✓ Framework for public sector development investments



Planning 101.....●

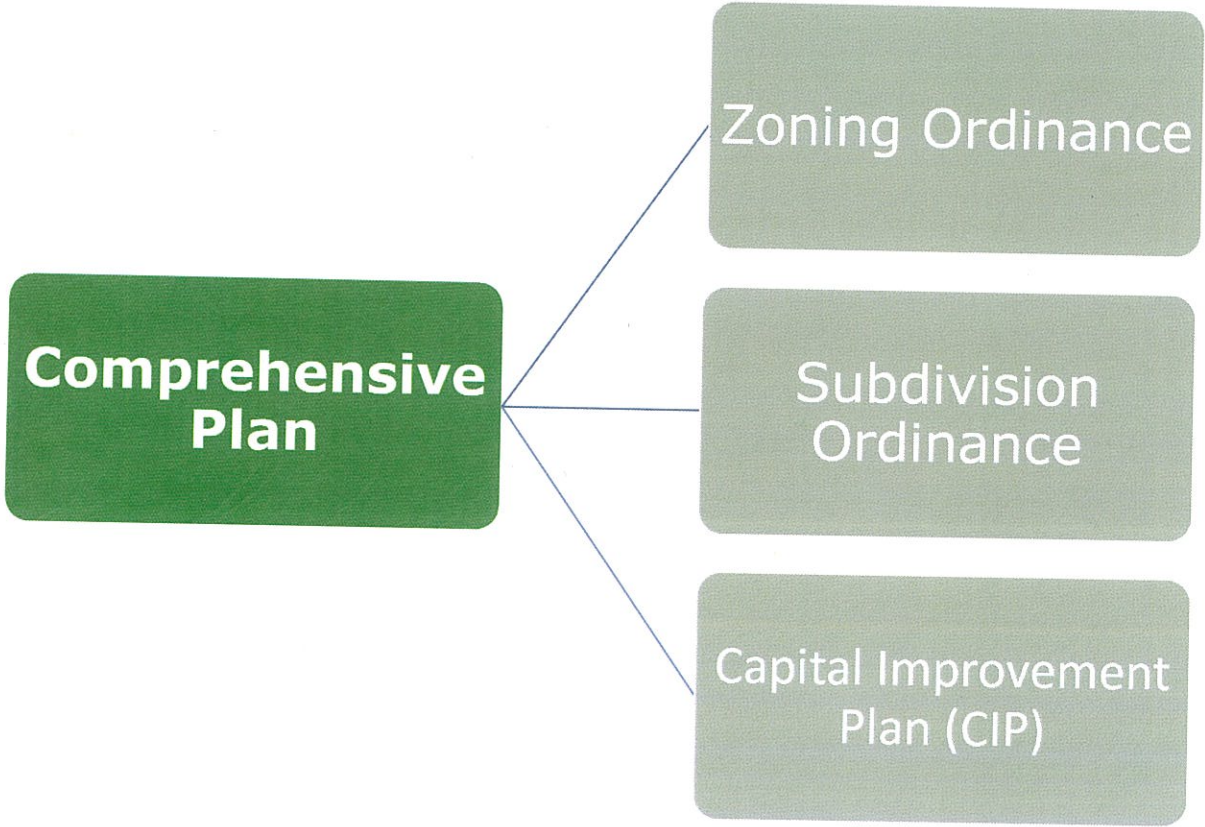
A PLAN IS NOT:

- X A zoning ordinance
- X Rigid policy
- X The final answer



Planning 101.....●

**Comprehensive
Plan**



```
graph LR; CP[Comprehensive Plan] --- ZO[Zoning Ordinance]; CP --- SO[Subdivision Ordinance]; CP --- CIP[Capital Improvement Plan (CIP)];
```

Zoning Ordinance

Subdivision
Ordinance

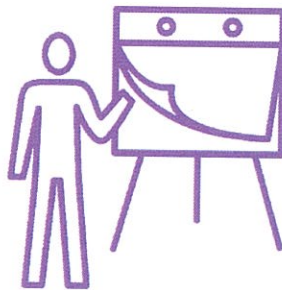
Capital Improvement
Plan (CIP)



Public Involvement

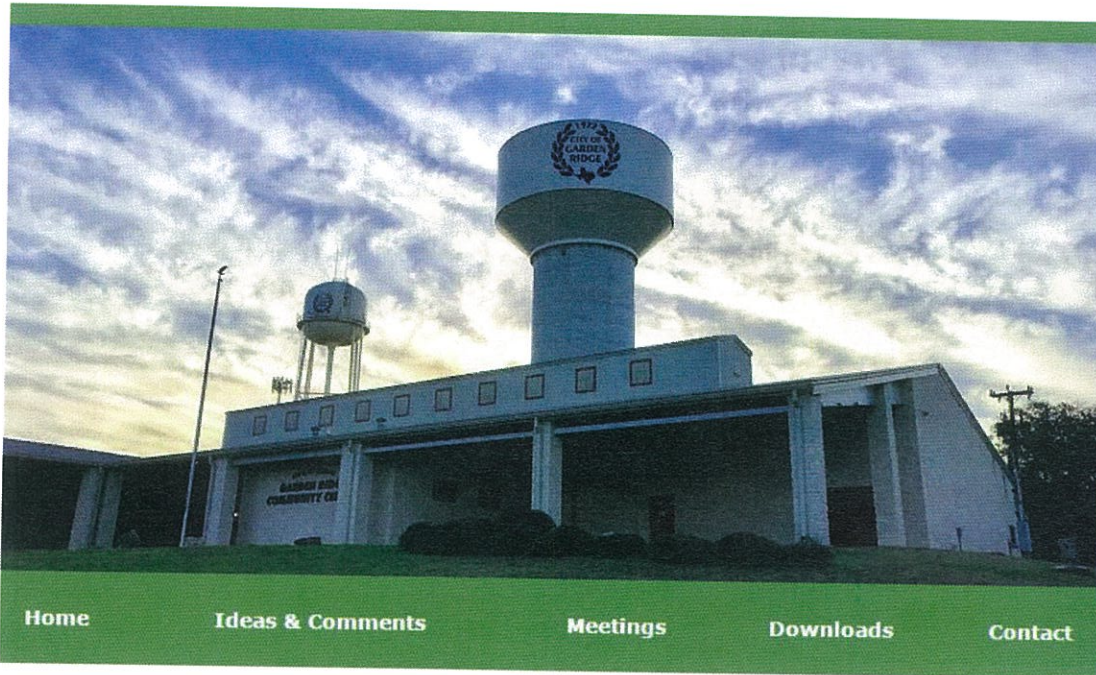
PI Plan

- » Project website
- » Online surveys
- » Public meetings
- » Social media



PROJECT WEBSITE

- Information about process
- Meeting dates/times
- Downloads
- Comments



Welcome to the City of Garden Ridge Master Land Use Plan

The City of Garden Ridge is currently developing a Master Land Use Plan led by urban planning consultants Freese and Nichols, Inc. The Master Land Use Plan will incorporate the needs and desires of the community, business owners, and city leadership by illustrating what the community imagines for the future. The Plan will be specific to Garden Ridge's unique context, incorporating realistic recommendations and strategies that will help shape the future, while protecting the natural environment and community character. This Plan will serve as the long-term vision for the City of Garden Ridge and will be used every day by your City Council and decision-makers to inform decisions on growth and development. The planning process began in March 2017 and will span approximately nine months. There will be a number of meetings with the steering committee, public meetings, and online public participation tools to gather first-hand input that will ultimately be used to identify the community vision and influence plan recommendations.



PUBLIC MEETING #1 FORMAT

- Presentation
- Input boards
- Laptop station for survey

PUBLIC MEETING

MASTER LAND USE PLAN

WHEN?

Monday, April 24 at 6:30pm

WHERE?

Garden Ridge Community Center
9400 Municipal Parkway
Garden Ridge, TX 78266

WHY?

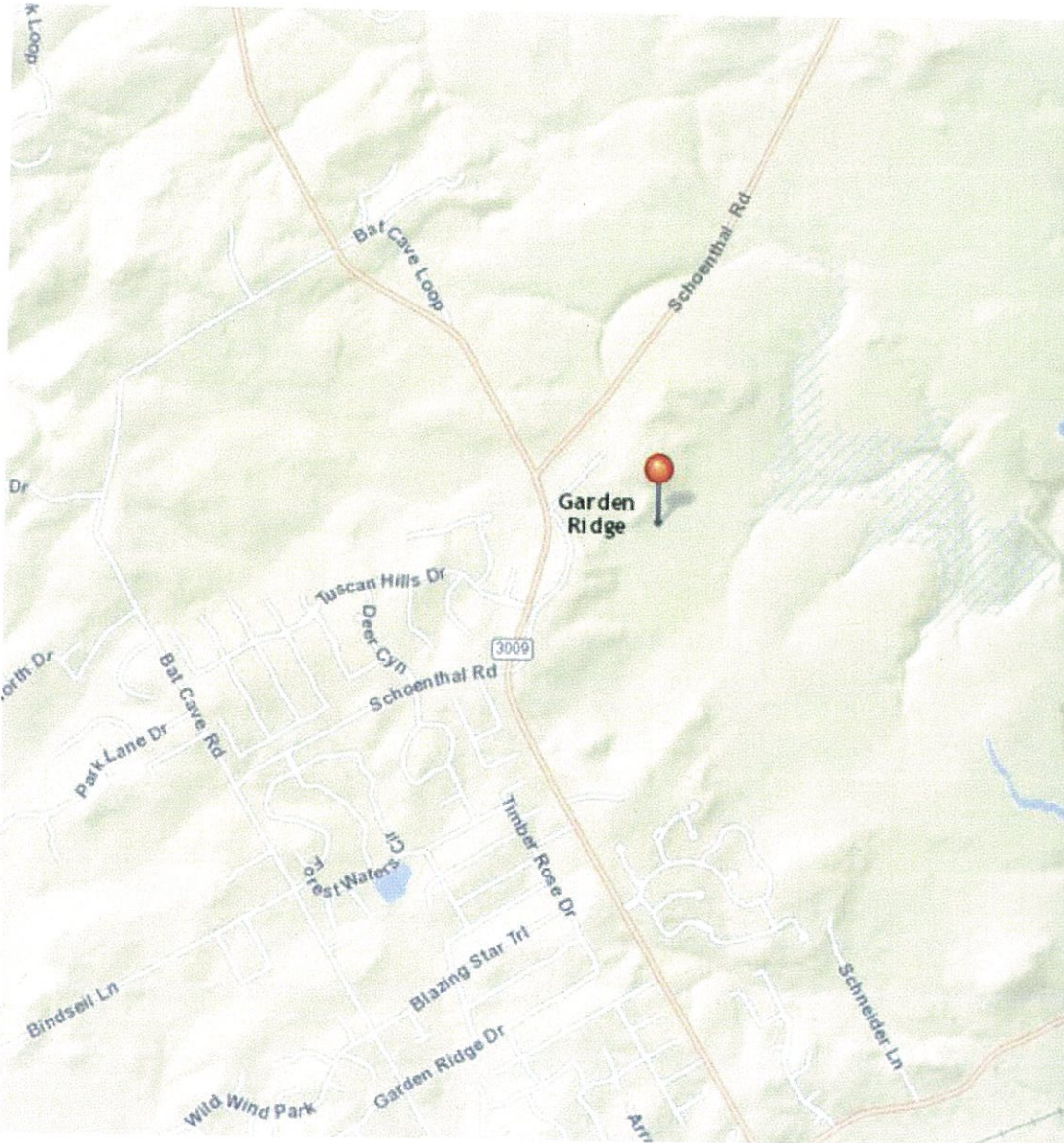
To allow residents an opportunity to share input about the future of Garden Ridge's growth and development



PROJECT WEBSITE: clients.freese.com/gardenridge

ONLINE SURVEYS

- Demographic info + other important info
- Short questions
- Interactive mapping





City of Garden Ridge, TX

Home

About

Photos

Likes

Events

Posts

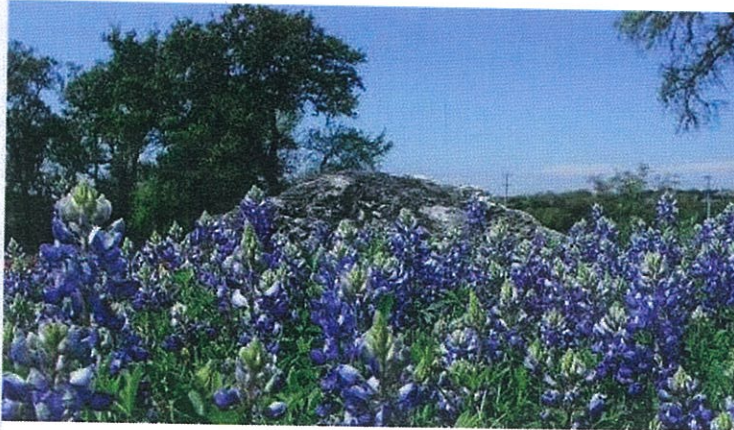
Jobs

Create a Page

Like Following Share

See All

Upcoming Events



APR 3 **Kickoff - Master Land Use Plan**
Today 6 PM · City of Garden Ridge, TX · Garden Ridge
You like City of Garden Ridge, TX

★ Interest

APR 15 **Car Show & Craft Show**
Sat 8 AM · City of Garden Ridge, TX · Garden Ridge
You like City of Garden Ridge, TX

★ Interest

See All

Posts



City of Garden Ridge, TX

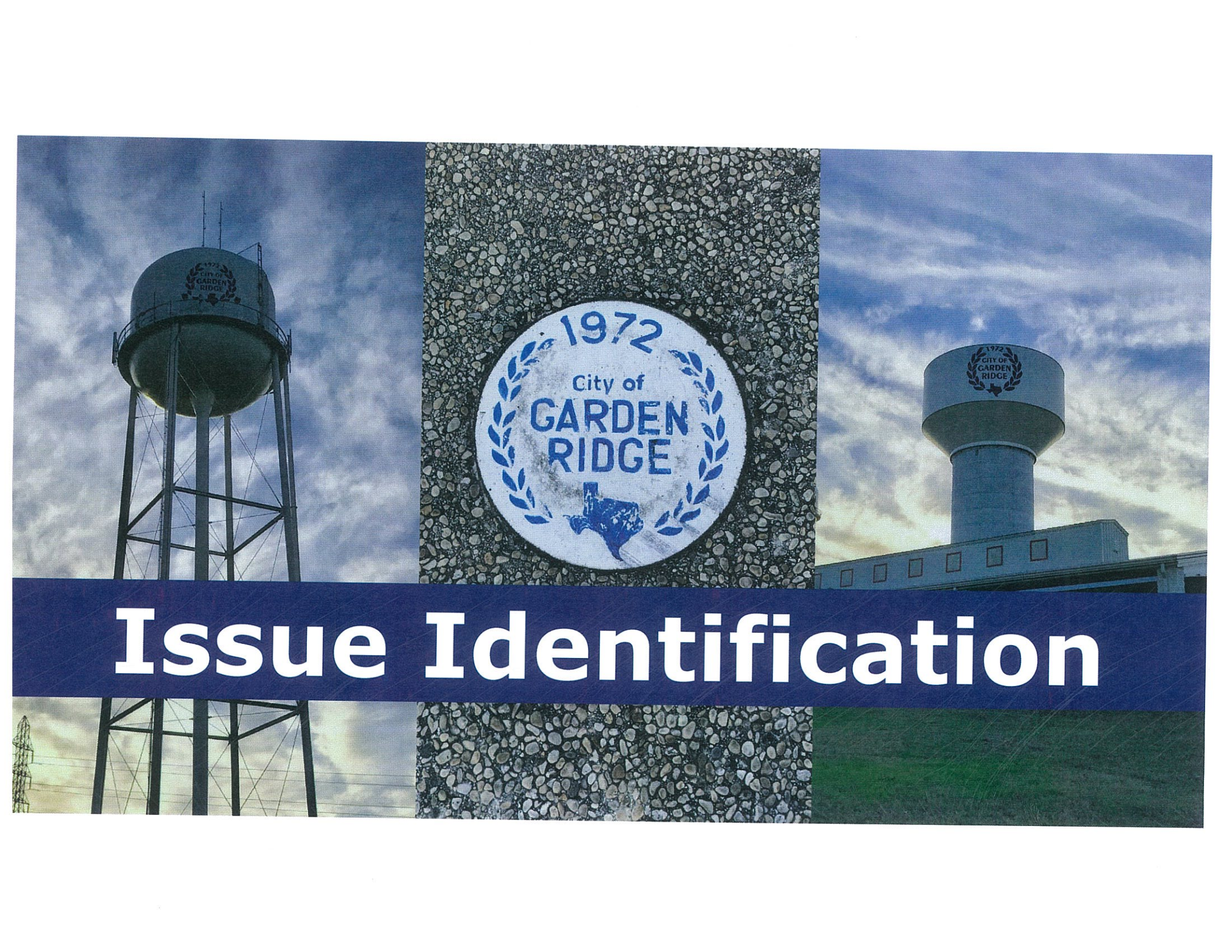
January 12 · 🌐

It's Time Texas...Community Challenge. #CommunityChallenge! To

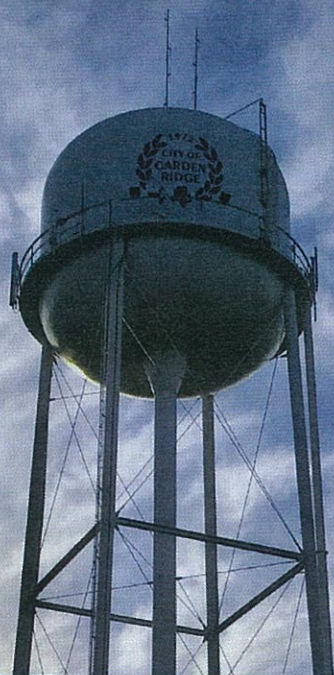
SOCIAL MEDIA

- Information sharing
- Promoting surveys + meetings
- Asking questions after public meetings

494 "likes"



Issue Identification



Next Steps

Next Steps



- » **April 24** – Public meeting #1
- » **May 1** – Steering committee meeting #2
- » **May/June** – FNI drafts plan
- » **July 7** – FNI submits draft plan for staff review
- » **July 24** – FNI submits draft plan to steering committee
- » **August 7** – Steering committee meeting #3

City of Garden Ridge



Master Land Use Plan

Steering Committee Kickoff Meeting • April 3, 2017

MEETING NOTES | Steering Committee Kickoff Meeting

Monday, April 3, 2017

6:00 p.m.

Garden Ridge City Hall

- The project scope and schedule was introduced. The committee agreed on the schedule.
- The role of the steering committee was presented. The committee is made up of the Planning & Zoning Commission and the City Council.
- A brief overview of was given about why planning is important.
- The public involvement plan and process was presented.
- The committee was asked to identify the issues and opportunities in Garden Ridge to help guide the development of the Plan. Below are the discussion topics:
 - Development of FM 2252 (land use, signage, and lighting)
 - Tax revenue
 - Traffic congestion
 - Incorporating new sign ordinance
 - Need for pocket parks
 - Trail connectivity between parks
 - Connectivity (safe crossing on FM 2252)
 - People want to stay in Garden Ridge, but can't maintain large lots
 - Garden homes (3/4-acre equivalency and green space)
 - No multi-family
 - Restaurants on FM 2252
 - Walkability
 - Sewer line on FM 2252 for commercial use
 - FM 2252 should be priority over FM 3009
 - Land for sale on FM 2252
 - Revenue diversification
 - Leakage
 - Maintaining garden look and feel
 - Changing demographics
 - Need for "aging-in-place" so everyone can stay in Garden Ridge
 - Growth outside of the City is threatening and could cause traffic on FM 3009
 - Schools
 - Maximum public involvement and education
 - Development should be a value-added to residents
 - Quality of life
 - Destinations

- Higher end housing to accommodate those who don't want large lots
- Traffic, lighting, pedestrian safety and security
- Need to plan beyond FM 2252 area
- Very important 65-acre tract of land surrounded by residential
- Keep the three neighborhoods in mind when planning FM 2252
- Need to ask, "How is this going to benefit the City?"
- Concern over the effects that development on FM 2252 will have on the surrounding neighborhoods
- Focus on FM 2252
- Don't make revenue the only base for FM 2252
- Control FM 2252 development and create revenue
- FM 3009/FM 2252 and Bat Cave Road traffic – need walking access in the future
- Create amenities for non-HOA areas

TOP THREE ISSUES:

1. FM 2252 corridor
2. Design standards and maintain community character
3. Missing land uses and tax revenue



City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

MINUTES OF CITY COUNCIL REGULAR MEETING, **APRIL 5, 2017**

Members Present:

Mayor Nadine Knaus
Mayor Pro Tem John McCaw
Councilmember Todd Arvidson
Councilmember Robb Erickson
Councilmember Bryan Lantzy
Councilmember Larry Thompson

Member Absent:

None

City Staff Present:

Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Ron Eberhardt, Police Chief
Royce Goddard, Water Department Manager
Steven Steinmetz, Public Works Director
Shelley Goodwin, City Secretary

Commission Chairs Present:

Sam Stocks, Planning and Zoning Commission Chair
David Heier, Water Commission Chair

1. Call to Order

With a quorum of the City Council members present, Mayor Knaus called the regular meeting of the Garden Ridge City Council to order at 6:00 p.m. on Wednesday, April 5, 2017, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Mayor Pro Tem McCaw led the Pledge of Allegiance.

3. Proclamations, Recognitions and/or events

a) Proclamation

i. Child Abuse Prevention Awareness Month

Mayor Knaus presented the Proclamation to Norma Castilla-Blackwell and Trendy Sharp both from Central Texas CASA. She also proclaimed April as Child Abuse Prevention Awareness Month.

ii. Sexual Assault Prevention Awareness Month

Mayor Knaus proclaimed April as Sexual Assault Prevention Awareness Month.

b) Employee recognitions and/or City events

i. Recognitions for City employees

Nancy Cain, City Administrator stated Sgt. Osborne received a thank you for assisting a Garden Ridge resident during flooding on Old Nacogdoches Road.

c) Upcoming City events

Nancy Cain, City Administrator, reported Monday, April 24, 2017 at 6:30 p.m. a Town Hall/Public Meeting will be held for the purpose of Kicking Off the Master Land Use Plan. Saturday, April 29, 2017, the City of Garden Ridge will be holding the annual Household Hazardous Waste Disposal and Disposal of Unused Rx from 8 a.m.-2 p.m. and Shredding of Documents from 10:00 a.m.-1:00 p.m.

4. Presentation

a) Comal Independent School District on proposed 2017 School Bond

Mayor Knaus introduced Superintendent Dr. Andrew Kim. Dr. Kim reviewed the PowerPoint that laid out the different Bond options. He also provided the reason why Comal Independent School District is proposing the 2017 School Bond. He described the different types of programs CISD offers and the dates and locations of Early Voting.

The City Council discussed the different Bond options and the different programs. They also thanked Dr. Kim for coming to the City Council meeting and presenting the options to the Garden Ridge residents.

5. Citizen's Participation- 3 minute limit per citizen

Ken Kneupper, 8891 Schoenthal Road, thanked Councilmember Thompson and Chief Eberhardt for their work on getting Garden Ridge a drop off Postal Box. He also thanked Chief Eberhardt for creating a Safe Exchange Zone within the City parking lot. He also encouraged the residents to get out and vote for the bond, because we need to be offering all High School campuses the MECH program so more students can graduate with college hours.

Sharon Morrissey, 9030 Sumac Cove, spoke about her concerns with CIP Projects. She provided information regarding dust, fast construction vehicles, and mud during the rainy days. She also expressed her concern about the construction equipment just sitting there and not being used.

6. Consent Agenda

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS REQUESTED BY A MEMBER OF CITY COUNCIL. PUBLIC COMMENT ON CONSENT AGENDA ITEMS MAY BE HEARD DURING CITIZEN'S PARTICIPATION, BUT COMMENTS HEARD DURING CITIZEN'S PARTICIPATION DOES NOT MEAN THAT THE ITEM WILL BE CONSIDERED OUTSIDE THE CONSENT AGENDA.

a) Approval of Minutes

i. March 1, 2017 City Council Regular Meeting

ii. March 6, 2017 City Council Special Meeting

b) Financial Statement and Investment Report –February 28, 2017

c) State of the City

i. City Administrator Monthly Activity Report

- Sign approvals since prior Council meeting

- Community Center usage and financial report
- Building Permits issued to date for residential, commercial and minor Construction projects
- ii. **Library Monthly Activity Report**
 - New Patrons
 - Old Patrons
 - Library activities and classes
- iii. **Water Manager Monthly Activity Report**
 - Water pumping/usage from city wells
 - Water system infrastructure maintenance, repairs and/or projects
 - Water and/or Drought Management
- iv. **Public Works Monthly Activity Report**
 - Street and Right-Of-Way Maintenance
 - Drainage Facility and Easement Maintenance
 - Animal Control (domestic and wild)
 - Public Works Projects
- v. **Police Department Monthly Activity Report**
 - Traffic Enforcement
 - Criminal activity within city
 - Code Compliance Enforcement

Councilmember Thompson stated he wanted Agenda Items 6. c) i. and c) v., pulled off the Consent Agenda to be considered separately.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Arvidson, to approve the Consent Agenda items 6 a), b), and c) ii.-iv., remaining items to be considered separately. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

7. Business Items

The following items are for discussion, consideration and action.

- a) **Action on items pulled from the Consent Agenda**
 - 6.c) **State of the City**
 - i. **City Administrator Monthly Activity Report**
 - Sign approvals since prior Council meeting
 - Community Center usage and financial report
 - Building Permits issued to date for residential, commercial and minor Construction projects

Councilmember Thompson stated he pulled this item because the Community Center Report is missing the year of 2013-2014.

- v. **Police Department Monthly Activity Report**
 - Traffic Enforcement
 - Criminal activity within city
 - Code Compliance Enforcement

Councilmember Thompson stated he pulled this item to congratulate those who graduated from the GRCPAAA last night. He also thanked the Police Department for a successful Refuse to Be a Victim class that was held on March 25, 2017. He also encouraged residents to sign up for the Civilian Response to Active Shooter Events Seminar (C.R.A.S.E.) on Saturday, June 10th from 10:30 a.m. to 1:30 p.m. He also thanked the Police Department for the Safe Exchange Zone so residents can feel safe making exchanges in an area with 24/7 surveillance.

Motion: A motion was made by Councilmember Thompson, seconded by Councilmember Lantzy, to approve items 6. c), i., and c) v. pulled from the Consent Agenda. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

b) Report on Tocker Foundation Grant received by the City of Garden Ridge Library.

Linda Crossland, Librarian, reviewed the Tocker Foundation Grant and explained that she was going to use the funds towards new shelving that would allow for more space. She also stated the grant the City received was for the amount of \$49,956.

The City Council discussed the grant and the great service the Library provides to the residents of Garden Ridge.

c) Request from PC Creative Services for discounted rates for usage of the Garden Ridge Community Center for an event to honor Military Wounded Warriors.

Nancy Cain, City Administrator, stated the requestor has requested this item be pulled.

d) City Engineer Projects Update:

- i. CIP Project for 2013**
 - i. Status report**
- ii. CIP Project for 2015**
 - i. Status report**
 - ii. Trinity Wells pumpage and infrastructure**
- iii. CIP Project for 2016**
 - a) Status report**
 - b) Prioritization of additional projects**
 - c) Seal coating of Municipal Parkway**
- iv. Water Master Plan**
- v. Sewer System (FM 2252)**
- vi. Hickory Bend Drainage**
- vii. Gloxinia Drainage**

Pat Lackey, River City Engineer, reviewed his report (see attached report). He pointed out the Well 9 & 10 construction is underway and he is working with TxDOT regarding bore crossing. He also pointed out he is working with the Chief of Police and the Public Works Director regarding the striping of Municipal Parkway.

Pat Lackey, River City Engineer, reviewed the debt issuance and CIP Project Allocation spreadsheet.

Mayor Knaus explained the history of the debt issuance and the reserves history.

The City Council discussed the funding options, finishing the current CIP Projects and timeline regarding Municipal Parkway project.

Cynthia Trevino, City Attorney, provided a legal opinion concerning Gloxinia drainage and suggested the City Council schedule an executive session at their Regular Meeting in May.

The City Council discussed the concerns with Gloxinia drainage, the concerns with Hickory Bend drainage retention wall and communicating with residents in the CIP project areas.

- e) **Presentation on Wastewater Master Plan and Impact Fee Study**
 - i. **Announce date of Public Hearing on Impact Fee (April 10, 2017, 6:00 p.m.)**

Pat Lackey, River City Engineer, provided a PowerPoint presentation (see attached) on Wastewater and Impact Fee 101.

Councilmember Thompson provided the history of the previous discussions and public hearings involving the Impact Fee.

Nancy Cain, City Administrator, announced the Public Hearing on the adoption of the Impact Fee will be held on Monday, April 10, 2017 at 6:00 p.m.

- f) **Destruction of City Records in accordance with the City of Garden Ridge Records Retention Policy and the State Library of Archive Retention Period (City Administration, Municipal Court and Utility Billing records).**

Shelley Goodwin, City Secretary, provided the history of Records Management, City of Garden Ridge Records Management Plan and the Retention Period of the State Library of Archives. She also stated these will be shredded at the Shred Day scheduled for April 29, 2017 from 10 p.m.-1 p.m.

The City Council discussed the submitted records.

Motion: A motion was made by Councilmember Thompson, seconded by Councilmember Erickson, to approve Destruction of City Records in accordance with the City of Garden Ridge Records Retention Policy and the State Library of Archive Retention Period (City Administration, Municipal Court and Utility Billing records). The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

- g) **The City of Garden Ridge Designation as Local Rabies Control Authority for the purpose of the Rabies Control Act of 1981.**
 - i. **City of Garden Ridge Animal Control Officer (Eric Lowman)**
 - ii. **City of Garden Ridge Animal Control Officer Back Up (Chief of Police)**

Nancy Cain, City Administrator, stated Eric Lowman, Animal Control Officer attended training regarding new regulations and provided the designation form. She recommended Eric Lowman as the designee and Chief Eberhardt as the backup designee.

Motion: A motion was made by Councilmember McCaw, seconded by Councilmember Thompson, to approve the Designation as Local Rabies Control Authority for the purpose of the Rabies Control Act of 1981, Eric Lowman and Ron Eberhardt, Chief of Police as Back Up. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

h) Update on approval of installation of a United States Postal Service letter collection box in the City of Garden Ridge.

Mayor Knaus thanked Councilmember Thompson and Chief Eberhardt for getting a letter collection box in the City of Garden Ridge.

Councilmember Thompson also thanked Steven Steinmetz, Public Works Director and the Public Works crew for laying the concrete pad to the Post Office specs.

i) Planning and Zoning Commission Recommendations and Possible Action:

- i. Ordinance amending the City of Garden Ridge Sign Ordinance No. 55-112004; providing for the regulation, installation, and maintenance of signs within the city limits and Extraterritorial Jurisdiction (“ETJ”) of the City of Garden Ridge; providing for definitions, exemptions, locations, and size and height restrictions; requiring permits; prohibiting certain types of signs; providing a means for variances thereto; providing a repealing section; providing for enforcement and penalties; providing for severability; and providing for an effective date.**

Sam Stocks, Planning and Zoning Commission Chair provided an update on the amendments to Ordinance 55. He stated with the new Supreme Court decision on signage, Ordinance 55 had to be amended and the Commission spent more than five months working on these amendments.

Cynthia Trevino, City Attorney, stated the Supreme Court decision came down regarding prohibiting regulation of the sign context and size. She also stated the Planning and Zoning Commission removed the subdivision sign regulations and moved them to the zoning ordinance, so the zoning ordinance amendments will be coming back to the City Council for approval in the future.

The City Council discussed the amendments and timeframe of the zoning ordinance amendments. They also discussed the effects the amendments to Ordinance 55 would have with the Comprehensive Plan.

The City Council agreed by consensus to leave Ordinance 55-112004 in place until the zoning ordinance can be amended at the same time.

j) Quarry Commission Recommendations and Possible Action:

- 1. Request from Buckley Powder Co. for a Partial Exemption Permit to conduct blasting activities at the Hanson Quarry until September 30, 2017 to include a \$17,800 fee for the Partial Exemption Permit**

Nancy Cain, City Administrator stated she received a Partial Exemption Permit from Buckley Powder Co. and the Quarry Commission reviewed the request. She stated they unanimously recommended the approval of the Partial Exemption Permit to conduct blasting at Hanson Quarry until September 30, 2017.

Steve Davis, Buckley Powder Co. stated the request for the permit is to ensure that Hanson Quarry could continue to operate if their current blasting company was unable to.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember McCaw, to approve the recommendation of the Quarry Commission to approve the request from Buckley Powder Co. for a Partial Exemption Permit to conduct blasting activities at the Hanson Quarry until September

30, 2017 to include a \$17,800 fee for the Partial Exemption Permit. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

k) Water Commission recommendations and Possible Action:

- i. **An Ordinance 54 adopting Comprehensive Water Ordinance Number 54-042017 for the City of Garden Ridge, Texas and repealing Ordinance 54-032016 adopted March 3, 2016; providing revised Section 15 Cross Connection Control, 15.03 Requirements, B. Policy and C. Inspection; providing definitions; statement of organization; general policies; regulations and rules; and billing cycles; and providing for a penalty; providing for severability; providing for an effective date.**

Nancy Cain, City Administrator stated this amendment to Ordinance 54 is to bring our ordinance in compliance with TCEQ.

The City Council discussed the changes to Ordinance 54.

Motion: A motion was made by Councilmember McCaw, seconded by Councilmember Thompson, to approve the recommendation of the Water Commission to approve Ordinance 54 adopting Comprehensive Water Ordinance Number 54-042017 for the City of Garden Ridge, Texas and repealing Ordinance 54-032016 adopted March 3, 2016; providing revised Section 15 Cross Connection Control, 15.03 Requirements, B. Policy and C. Inspection; providing definitions; statement of organization; general policies; regulations and rules; and billing cycles; and providing for a penalty; providing for severability; providing for an effective date. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

l) Impact Fee Committee recommendation and update:

No report.

m) Wildlife Management Advisory Commission:

- i. **Discussion on process of appointments of members to the Wildlife Management Advisory Commission**

Mayor Knaus recommended each Councilmember review the applications and be ready to each select 7 members and then the seven will become the Commission.

n) 2017 Budget Amendment #1

- i. **Resolution 408-042017 approving 2017 Budget Amendment #1 for the City of Garden Ridge General Fund for the period of October 1, 2016 through September 30, 2017**
- ii. **Resolution 409-042017 approving 2017 Budget Amendment #1 for the City of Garden Ridge Water Fund for the period of October 1, 2016 through September 30, 2017**
- iii. **Resolution 410-042017 approving 2017 Budget Amendment #1 for the City of Garden Ridge Capital Improvement Fund for the period of October 1, 2016 through September 30, 2017**

Nancy Cain, City Administrator, reviewed the proposed amendment to the 2017 Budget Amendment #1 for all city funds. She stated when the Budget is adopted, it is based on estimates from the previous year, but later in the year the City has better knowledge of the expenditures and revenues for the remainder of the year.

General Fund

She discussed the revenue adjustments and expenditure for the General Fund. She further stated the total expenditure adjustment is (\$130,691) and revenue adjustment is (\$9,976).

Water Fund

She discussed the revenue adjustments and expenditures for the Water Fund. She further stated the total expenditure adjustment is \$1,356,970 and revenue adjustment is \$8,439.

CIP Fund

She discussed the revenue adjustments and expenditures for the CIP Fund. She further stated the total expenditure adjustment is (\$5,699,846) and revenue adjustment is \$1,323,848.

Motion: A motion was made by Councilmember Thompson, seconded by Councilmember Lantzy , to approve Resolution 408-042017 approving 2017 Budget Amendment #1 for the City of Garden Ridge General Fund for the period of October 1, 2016 through September 30, 2017, Resolution 409-042017 approving 2017 Budget Amendment #1 for the City of Garden Ridge Water Fund for the period of October 1, 2016 through September 30, 2017, and Resolution 410-042017 approving 2017 Budget Amendment #1 for the City of Garden Ridge Capital Improvement Fund for the period of October 1, 2016 through September 30, 2017. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

o) City Council Communication Projects:

i. City Council Idea/Suggestions

Nancy Cain, City Administrator, stated the City Council Idea/ Suggestion list has been updated and if Councilmembers want to update an item to contact her.

ii. Citizen Concern/Input Process

The City Council reviewed and discussed the Citizen Concern/Input Forms and Staff resolutions to the forms.

iii. Update on communication efforts between City and citizens

a. Consider approval of additional social media communication efforts

Shelley Goodwin, City Secretary, provided an update regarding communication efforts. She presented a proposal to create a NextDoor City of Garden Ridge account for communications of events and other News Flash notifications to Garden Ridge residents. She stated public comment discussion can be blocked, which will only allow a responder to send the account administrator a private message.

The City Council agreed by consensus to allow a NextDoor City of Garden Ridge account to be created for the purpose of outgoing communications only.

b. Update on City website and education opportunity for citizens

Shelley Goodwin, City Secretary, provided an update on the City website. She stated the City of Garden Ridge is eligible for a free City website facelift. She stated a team of staff members has been formed and she suggested that one of the City Councilmembers might want to join the team. She also stated once the facelift is completed staff would like to hold a Cookies and Communications event to roll out the new look and give the residents the opportunity to learn what the new website will have to offer.

Councilmember Erickson volunteered to join the website team.

The City Council discussed water leak adjustments and agreed to look into this issue more.

v. City Attorney update on nuisance issue concerning odors being observed in Garden Ridge

Cynthia Trevino, City Attorney, stated at the last meeting. several residents had complained about the odors filtering into Garden Ridge. She stated she contacted TCEQ and the case with them is still open. She stated she feels it would be difficult to pursue a claim for nuisance since we are currently lacking evidence; however residents need to continue to call TCEQ with their complaints.

r) Future Agenda Items requested by City Council:

i. Rolling Agenda

Councilmember McCaw asked that we add a discussion about Building Code Ordinance regarding street number signs on F.M. 2252.

8. Citizen's Participation – Limit remarks to three (3) minutes per citizen

Kay Bower, 8947 Garden Ridge Dr., asked that if possible could the Agendas be printed double sided to save costs.

9. 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:

Northeast Partnership
Schertz-Seguin Local Government Corporation ("SSLGC")
Cibolo Valley Local Government Corporation ("CVLGC")
City Water Commission
City Quarry Commission
City Planning & Zoning Commission
Garden Ridge Police Academy Alumni Association
Citizens on Patrol
Garden Ridge Lions Club
Comal County
Comal ISD/Garden Ridge Elementary
Guadalupe County
Bexar County
Alamo Area Metropolitan Planning Organization ("MPO")
TXDOT
Joint Base Land Use Study-Randolph
Greater Bexar County Council of Cities
Lonestar Light Rail
Northeast Lakeview Friends of Nighthawk
Boy Scouts and/or Girl Scouts

Councilmember Thompson stated his prayers and thoughts are with the New Braunfels First Baptist Church regarding the tragic wreck and the loss of 13 members.

Councilmember Thompson stated GRPAAA Car Show is on April 15, 2017 from 8:00 a.m.-4:00 p.m.

Councilmember Arvidson stated he has been contacted by Comal ISD and parents regarding the cars parking in the dirt along the side of Municipal Parkway. He suggested this be addressed once Municipal Parkway is resurfaced during the summer.

Councilmember Lantzy stated he feels the City should set up a 501c3 for the Parks Committee and Library.

10. Executive Session

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

- a) Pursuant to Texas Government Code Chapter 551.071 (legal advice) to seek legal advice in connection with settlement negotiations and other issues related to Hanson Aggregates operations, blasting and possible amendments to Ordinance 34.**
- b) Pursuant to Texas Government Code § 551.074, to deliberate the evaluation and duties of the position of City Secretary in connection with the annual review process as part of the development of the City's strategic plan.**

Mayor Knaus announced the City Council will recess into Executive Session at 9:50 p.m., in accordance with Section Code 551.071 (legal advice) to seek legal advice in connection with settlement negotiations and other issues related to Hanson Aggregates operations, blasting and possible amendments to Ordinance 34 and Section 551.074 (personnel) to deliberate the evaluation and duties of the position of City Secretary in connection with the annual review process as part of the development of the City's strategic plan.

Mayor Knaus adjourned the Executive Session at 10:00 p.m. and the City Council reconvened back into regular session.

11. Reconvene

The City Council will reconvene into Regular Session upon conclusion of the Executive Session and may take action as necessary.

No action taken.

12. Adjournment

There being no further business, the Wednesday, April 5, 2017 Garden Ridge City Council regular meeting was adjourned at 10:01 p.m. by Mayor Knaus.

Nadine Knaus
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE APRIL 5, 2017
CITY COUNCIL REGULAR MEETING
CITIZEN COMMENT PERIOD**

Rules for Citizen's Participation:

The City Council welcomes citizen participation and comments at all of their Council Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we request that if you speak, that you please follow these guidelines.

- a) Direct your comments to the entire Council, not to an individual member, nor to the audience.
- b) Show the City Council the same respect and courtesy that you would like to be shown.
- c) Limit remarks to three (3) minutes per citizen during Item 5 and to three (3) minutes per citizen during Item 9.
- d) Citizens' comments will be limited to one (1) hour in Item 5 and thirty (30) minutes in Item 9.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 8, below, if such comments pertain to such Business Item.

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 Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.

Disclaimer:

Any disruptive behavior, including shouting or derogatory statements or comments, will 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.

NAME	ADDRESS	SUBJECT
1. KEN KNEPPER	8891 SCHOENTHAL RD.	MAIL DROP BOX / SCHOOL BOND.
2. Sharon Morrissey	9030 Sumac Cove	Street Improvements
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		



City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

MINUTES OF CITY COUNCIL SPECIAL MEETING, **APRIL 10, 2017**

Councilmembers Present:

Mayor Nadine Knaus
Mayor Pro-Tem John McCaw
Councilmember Todd Arvidson
Councilmember Robb Erickson
Councilmember Bryan Lantzy
Councilmember Larry Thompson

Members Absent:

None

City Staff Present:

Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Steven Steinmetz, Public Works Director
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the City Councilmembers present Mayor Knaus called the special meeting of the Garden Ridge City Council to order at 6:00 p.m. on Monday, April 10, 2017, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Councilmember Erickson led the Pledge of Allegiance.

3. Business Items

a) Land use assumptions and Capital Improvements Plan for a Wastewater System.

i. Conduct a Public Hearing for the purpose of considering adoption of an impact fee for wastewater in the amount of \$5,689.00 per service unit in the City of Garden Ridge in an area as defined in the City of Garden Ridge Wastewater Master Plan and Impact Fee Study.

Pat Lackey, Trihydro Corporation, provided a PowerPoint reviewing the Wastewater Impact Fee and proposed Wastewater System. He also introduced Ryan Madison with Cibolo Creek Municipal Authority.

The City Council discussed the impact fee, funding, meaning of Living Unit Equivalent (LUE), and timeframe.

Ryan Madison, Cibolo Creek Municipal Authority, provided the estimated cost for receiving the wastewater, which can be negotiated when contracting with CCMA.

Mayor Knaus opened the public hearing at 6:20 p.m. and asked if anyone wished to speak. No one did, so Mayor Knaus closed the public hearing at 6:21 p.m.

ii. Approval or disapproval of Resolution No. 411-042017; a Resolution adopting the Wastewater Impact Fee for the City of Garden Ridge.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Thompson, to approve Resolution No.411-042017; A Resolution adopting the Wastewater Impact Fee for the City of Garden Ridge and setting the impact fee at \$5,689. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Trihydro Corporation – River City Engineering Assignment and Assumption Agreement as it relates to the Contract for Professional Services for engineering services between the City of Garden Ridge and River City Engineering, PLLC

Pat Lackey, Trihydro Corporation, stated River City Engineering has sold to Trihydro Corporation; he then reviewed the history between the City of Garden Ridge and River City Engineering and stated Garry Montgomery was not part of the move. He stated the Assumption Agreement will need to be signed in order to move forward. He introduced Dan Lumber from Trihydro Corporation and provided a flyer (see attached) regarding their services.

Mayor Knaus announced that the City Council would put this item on hold and take up Item 4.

4. Executive Session

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code:

- i. Section 551.071 (legal advice) discussion with City Attorney regarding authority of city to implement a moratorium on property development and related issues.**
- ii. Section 551.074 (personnel matters) to deliberate the employment, evaluation and duties of City Engineer and Section 551.071 (legal advice) discussion with City Attorney regarding legal impact of amendments to City Engineer contract.**

Mayor Knaus announced the City Council will recess into Executive Session at 6:30 p.m., in accordance with Section Code 551.071 (legal advice) discussions with City Attorney regarding authority of city to implement a moratorium on property development and related issues; and Section 551.074 (personnel matters) to deliberate the employment, evaluation and duties of City Engineer and Section 551.071 (legal advice) discussion with City Attorney regarding legal impact of amendments to City Engineer contract.

Mayor Knaus adjourned the Executive Session at 7:22 p.m. and the City Council reconvened back into regular session.

5. Business Items (continued)

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.

Motion: A motion was made by Councilmember Thompson, seconded by Councilmember McCaw, to approve the Trihydro Corporation – River City Engineering Assignment and Assumption Agreement as it relates to the Contract for Professional Services for engineering services between the City of Garden Ridge and River City Engineering, PLLC. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

**3. Citizen's Participation - 3 minute limit per citizen.
See "Rules for Citizen's Participation" under Item 3.**

No one wished to speak.

4. Adjournment

Motion: Upon a motion made by Councilmember Lantzy and a second by Councilmember Thompson, the meeting was adjourned at 7:26 p.m.

Nadine L. Knaus, Mayor

ATTEST:

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE APRIL 10, 2017
CITY COUNCIL REGULAR MEETING**

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- b) Show the City Council the same respect and courtesy that you would like to be shown.
- c) Limit remarks to three (3) minutes per citizen.
- d) Citizens' comments will be limited to one (1) hour.

Disclaimer:

Any disruptive behavior, including shouting or derogatory statements or comments, will 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.

NAME

ADDRESS

SUBJECT

1.	_____	_____
2.	_____	_____
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EXPANDED PRESENCE IN TEXAS

Trihydro has been implementing environmental and engineering projects in Texas for more than 20 years. Our staff have recently completed coal mine reclamation, landfill permitting, groundwater remediation, dam rehabilitation, and air compliance service projects for clients in Texas. In 2016, these projects accounted for the third largest share of Trihydro's revenue by state.

To better serve our existing clients in the region, Trihydro opened a new office in Amarillo earlier this year. More recently, River City Engineering joined Trihydro based on a mutual vision for corporate culture, capabilities, and business fit. We have concluded that our companies are better together - and are confident that our clients will agree.



With these changes comes new local offices in New Braunfels and Austin, the addition of talented and well-respected engineering and surveying professionals to the Trihydro team, and expanded civil engineering capabilities. For our clients, this means we can offer a more comprehensive array of services, particularly for those whose challenges include facilities or projects that require civil and environmental engineering expertise.



In 2016, Trihydro was selected as the general contractor responsible for managing and implementing the construction of dam improvements for Farias Farm Lake, a 600 acre-foot reservoir.



Since 2003, River City Engineering has completed 6 expansion projects at the Eck Lane Water Treatment Plant, a 16 million gallon per day micro-filtration membrane treatment facility located on Lake Travis.



River City Engineering completed the construction of approximately 5,000-LF of 16" waterline including three bores under Highway 620, a master meter, reduced pressure backflow preventer, and pressure relief and pressure sustaining valves to provide an emergency interconnect for the City of Austin.



BETTER TOGETHER

After providing environmental and engineering services to Texas clients for more than two decades, Trihydro welcomes local consulting firm River City Engineering to its team. With new resources, expanded capabilities, and three offices in the state, our qualified experts are better equipped than ever to serve longstanding and new clients.

ABOUT TRIHYDRO

Trihydro has more than 32 years of experience successfully managing and implementing projects associated with environmental investigation and remediation, environmental compliance, pollution prevention, and civil engineering. We have more than 400 employees and operate 20 offices across the country from Jacksonville, Florida to Soldotna, Alaska, with other staff resources in 24 states.

Our clients trust our mix of services and expertise, and we continually perform our duties safely, on schedule, and within budget. Whether we're working with the world's leading petrochemical companies or local municipalities, we are well-equipped to assemble the right combination of tools to help you succeed.

In choosing an environmental and engineering partner, clients expect and deserve proven expertise, consistent quality, and a high overall value. You can count on Trihydro to fulfill these expectations. We provide premier technical, regulatory, and business management expertise to better anticipate your project obstacles, overcome challenges, and effectively manage liabilities.

SERVICES

Trihydro's services include environmental, engineering and surveying, water resources, air quality and process management, and information technology. With the acquisition of River City Engineering, Trihydro welcomes a team of very talented and respected professionals specializing in water and wastewater engineering, as well as additional civil engineering and surveying capabilities. Together, our areas of expertise include:

ENVIRONMENTAL

- Chemical Data Evaluation & Analysis
- Land Reclamation
- Natural Resource Planning & Management
- Regulatory Compliance, Permitting & Auditing
- Remediation
- Risk Management
- Site Characterization
- Solid Waste Management

WATER RESOURCES

- Water Resource Planning & Management
- Water Treatment
- Water Supply & Distribution
- Wastewater Treatment & Collection

ENGINEERING & SURVEYING

- Infrastructure & Civil Site Design
- Surveying & Mapping
- Transportation Design & Construction
- Unmanned Systems & Remote Sensing

AIR QUALITY & PROCESS MANAGEMENT

- Air Permitting
- Compliance & Auditing
- Fenceline Monitoring
- Greenhouse Gas Management
- Leak Detection & Repair (LDAR)

INFORMATION TECHNOLOGY

- Data Management
- GIS Design & Analysis
- Software Development



City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

MINUTES OF TOWN HALL AND JOINT CITY COUNCIL AND PLANNING AND ZONING COMMISSION MEETING, APRIL 24, 2017

Councilmembers Present:

Mayor Nadine Knaus
Mayor Pro-Tem John McCaw
Councilmember Todd Arvidson
Councilmember Bryan Lantzy
Councilmember Larry Thompson

Member Absent:

Councilmember Robb Erickson

Commissioners Present:

Chairman Sam Stocks
Vice Chairman Kay Bower
Commissioner David Heier
Commissioner Dr. Jim Miller
Commissioner Kitty Owen
Commissioner David Ringle
Commissioner Shawn Willis

Commissioners Absent:

None

City Staff Present:

Nancy Cain, City Administrator
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the City Councilmembers present and a quorum of Planning and Zoning Commission Members present, Mayor Knaus called the joint meeting of the Garden Ridge City Council and Planning and Zoning Commission to order at 6:30 p.m. on Monday, April 24, 2017, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Presentation Planning 101 + Visioning –Master Land Use Plan

a. Team introduction by Mayor Knaus

- b. Planning 101**
- c. Project Details**
- d. Steering Committee**
- e. Public Involvement**
- f. Public Comments**

Mayor Knaus stated when she became Mayor of Garden Ridge she wanted to assure the resources of Garden Ridge were stable for the future. She stated she wanted to make sure the City had plenty of water and currently we are adding 2 new wells, to find other sources of revenue which will help take the burden off the property tax, and to create commercial development that would assist with the property tax issue and at the same time keep the look of Garden Ridge the same. She stated last year the City hired planners and students from UTSA to assist the City with a vision of the future of Garden Ridge, which took us to the next step of hiring a Professional Planner, which we did. She also stated since Councilmember Thompson will be the new Mayor in 3 weeks, it will be upon him to lead the Master Land Use Plan.

Councilmember Thompson stated the City Council hired experts to assist us with planning for the future growth of Garden Ridge. He stated tonight's meeting is the first of many opportunities the residents will have to provide their input. He stated the Professors from UTSA started the creativity of what could be developed in Garden Ridge, but now Freese and Nichols will help get the maximum input and then develop a Master Land Use Plan. He stated growth is coming regardless, but we now have the opportunity to lay out the zoning for the type of growth and look that best fits Garden Ridge. He encouraged the residents to get involved in the process. He also stated without the leadership of Mayor Knaus this would not be occurring. He also encouraged residents to come out on May 17, 2017 at 6 p.m. to witness of the administering the Oath of Office of the newly elected members and immediately following a reception thanking Mayor Knaus and Councilmember Trial.

Dan Sefko, Freese and Nichols, Inc., introduced the Project Team and the Steering Committee. He and Chelsea Irby, Assistant Project Manager, provided a PowerPoint presentation (see attached). He stated Freese and Nichols, Inc. is the oldest Engineering and Planning firm in Texas. He introduced the process and the reason why the City of Garden Ridge has hired them.

Chelsea Irby, Freese and Nichols, Inc. provided the process for the meeting tonight (see attached Meeting Notes). She also explained the Public Input Board (see attached summary) and the opportunity to take the survey. She provided the locations to find the survey, the instructions and the deadline of May 15, 2017 (see attached survey). She asked that after the Citizen Participation that you take the opportunity to complete the survey and express your beliefs on the Input Boards.

3. Citizen's Participation - 3 minute limit per citizen.

Unknown resident, inquired to where the UTSA plan can be found.

Tim Telega, 20350 Regency Run, inquired about the percentage of land the City would like to see for subdivision and the percentage of land for retail.

Johnell Holly, 9916 Trophy Oaks Dr., inquired to the plan for expanding the EMS and ambulances services. He stated he would also like to see a couple of good restaurants along F.M. 2252.

Bob Kern, 21055 Bat Cave, inquired to whether the plan would include high density housing.

Jerry Barucky, 20806 Woodland Cove, stated residents love living in Garden Ridge, but once people get older they have to move out of Garden Ridge because of the size of their homes and the lot sizes. He stated he would like to see options for downsizing of homes for elderly residents.

Mark Hausheer, 20914 Misty Arbor, inquired to whether roads and sewers would be part of the plan being developed.

Bill Kissler, 20211 Vannest Circle, stated he agreed that there needs to be some home downsizing options. He also stated he feels we should be annexing Bracken.

Marilyn Lovrey, 8503 Wild Trace, inquired to where to find a map that identifies the areas that are undeveloped in Garden Ridge. She also inquired to the zoning of those areas and whether the plan will include annexing options.

Victor Reiter, 20705 Bat Cave Road, inquired to the status of the Light Rail and if this area could be affected by that development.

Armando Diaz, 21010 Gunther Grey, stated he would like to see friendlier businesses and a better traffic flow.

Rick Cross, 20637 Wahl Lane, inquired to whether we know if the land will be developed or are we using the theory of build it and they will come.

Randy Cottingham, 19113 Nacogdoches Loop, stated once we grow then we will need a bigger Fire and Police Department and other additional services. He inquired whether we have looked at all the pros and cons of growth.

Carol Prescott, 21250 Forest Waters Circle, stated Garden Ridge needs a Post Office to ensure our mail is not being stolen out of our mailboxes.

Doreen Cook, 8804 Tuscan Hills Dr., stated she would like to see hike and bike trails within this plan.

Dawn Hatch, 8377 Twisted Oaks, stated she would like to see a bigger park.

Richard Blanco, 21460 Park Lane Ct., stated he would like to see more natural areas and a park with basketball courts, tennis courts and swings.

4. Adjournment

PLEASE SIGN IN
WE WOULD LIKE TO KNOW WHO ATTENDED.

NAME

ADDRESS

1. KATNY TRIAL 21657 FOREST WATERS CIR.
2. SNEELY TRIAL 21657 FOREST WATERS CIR.
3. _____
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7. _____
8. _____
9. _____
10. _____
11. _____
12. _____

PLEASE SIGN IN
WE WOULD LIKE TO KNOW WHO ATTENDED.

	NAME	ADDRESS
1.	Ed & Rich BLANCO	21460 PARK LAKE CT.
2.	John & Vickie Grigsby	21226 STAMS CIRCLE
3.	David Kranczyrski	8475 Park Lane Dr.
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12.		

PLEASE SIGN IN
WE WOULD LIKE TO KNOW WHO ATTENDED.

NAME	ADDRESS
1. Phil + Susie Langlais	9524 Goldenrod Circle Garden Ridge 18266
2. Rick Cross	20637 Wahl Ln.
3. Armando + Karen Diaz	21010 Gunther Grove
4. Marianne Horton	9364 Blazing Star Trail
5. Kay Boluer	8947 Garden Ridge Dr. GR
6. SHAWN & RACHEL VANDENOERL	8624 VERANO DR,
7. Richard & Leta Hallaway	9307 Leekwood Lane
8. Sharon Strupling	21729 Forest Waters Cir
9. SHAWN WILLIS	22119 CRISTOBAL DR
10. KEN SMITH	19435 ARROWOOD PL "
11. James Bilbo	9002 Tuscan Hills
12. Dennis Ford	9329 Gloxinia DR

PLEASE SIGN IN
WE WOULD LIKE TO KNOW WHO ATTENDED.

NAME	ADDRESS
1. Karen Ford	9329 Gloxinia DR.
2. Ohm Culpper	22110 CRISTOBAL DRIVE
3. Susan May	21350 Forest Waters Cir.
4. Mark Lemmons	
5. Rickie/Kynthia Baker	Hickory Bend
6. Steve Hatley	22114 Paseo Corto Dr
7. Luis Baruch	
8. David A. Henshel	9445 Summerlane
9. Jim Newbold	9297 Circeona TRC
10. Pat Lackey	1011 W County Line Rd NBTx 78130
11. DENICE FOX	22133 Paseo Corto Drive Garden Ridge 78266
12. Tony Overman	18955 FM 2252

PLEASE SIGN IN
WE WOULD LIKE TO KNOW WHO ATTENDED.

	NAME	ADDRESS
1.	MARK DELANEY	22017 PASSED CORTO DR, GARDEN RIDGE
2.	JOHN & BARBARA HOLLY	9916 TROPHY OAKS DR. G.R.
3.	ROGER PARKER	22855 BATTLE RD 78268
4.	Bharat Shah	21018 Plum Ranch Rd 78266 GR
5.	Jay Feibelman	21014 PLUM RANCH RD
6.	JAMES HANSTRAND	9922 Michelle Hill
7.	Kitty Owen	8420 TWISTED OAKS
8.	Brian & Michelle Bennett	9214 Gloxinia
9.	DAVID BROSSMAN	9498 CINCHONA TRAIL
10.	Nes Kleckley	19515 Windswept Cove
11.	Mark Anderson	21303 Lyric
12.	Bodie R. Bodenheimer	20819 Glen Cove

PLEASE SIGN IN
WE WOULD LIKE TO KNOW WHO ATTENDED.

	NAME	ADDRESS
1.	Anna Caton Gull	21749 Forest Waters Circle
2.	Mary Caton	21759 Forest Waters Cir
3.	Stephen Jones	8415 Wild Wind Park
4.	Jim & Debi Solomon	20026 Buckhead Lane
5.	Shane Thomas	21652 Valley Park
6.	Ken Webster	Lewis Ranch
7.	Ann Brown	22027 Las Cimas Dr.
8.	Karen Gardner	9419 Bluebell Dr.
9.	Ryan Cummings	9419 Garden Ridge Dr
10.	Hiddee Cummings	9419 Garden Ridge Dr
11.	Victor Reiter	20705 BAT CAVE RD. GR.
12.	Carole Prescott	21250 Forest Waters Cir

PLEASE SIGN IN
WE WOULD LIKE TO KNOW WHO ATTENDED.

NAME	ADDRESS
1. John Terry	9218 Blue Bell Dr.
2. Dennis Heminger	9712 Trophy Oaks Dr
3. Pat Klemm's	9610 Meadow Lane
4. Arndt Wisser	9907 Katherine Glen
5. Dawn + David Hatch	Twisted Oaks
6. Ray + Pam Pitzer	14534 Creekview Oaks
7. Vhuesen Foster	2915 Las Cimas DR
8. Carla Raley	19430 Arrowood Pl.
9. Richard + Diane Scholz	20117 Hoya Ln
10. Edward Maule	19814 Lloyd Park
11. Angela Hameeth	20011 Hickory Bend
12. Linda Crossland	25807 Lewis Ranch Rd.

PLEASE SIGN IN
WE WOULD LIKE TO KNOW WHO ATTENDED.

	NAME	ADDRESS
1.	BOB KERN	21055 BAT CAVE
2.	MARK DuBOIS	19530 CREEKVIEW OAKS
3.	Cyndie Segovia	8435 Twisted Oaks
4.	KEN KA EPPER	8891 SCHWENTHAL RD.
5.	Diane Schmedes	22125 Senna Hills
6.	Marilyn Loney	8503 Wild Trace
7.	MARK FRYE	9611 AZALEA CIRCLE
8.	Arnold Moos	19106 Nacogdoches Loop
9.	Doreen Cook	8804 Tuscan Hills Drive
10.	Rosemary Andrews	22133 Senna Hills
11.	TIM & TERI TELEGAN	20350 REGENCY RUN
12.	John R McCaw	21649 Forest Wagon Cir.

PLEASE SIGN IN
WE WOULD LIKE TO KNOW WHO ATTENDED.

	NAME	ADDRESS
1.	Bill Busan Soeth	20809 WOODLAND COVE
2.	SAM STOCKS	9668 Runk Way
3.	Jim Miller	9910 MARIE MEADOW
4.	Mark Hausheer	20914 Misty Arbor
5.	GEORGE BRAUNON	9233 GLOXINIA
6.	Chip & Sandy Utterback	8515 Wild Wind Park
7.	Rudy & Linda FONTANA	9502 GLOXINIA DR
8.	JESUS VALDEZ	9035 CINNABAR CT
9.	Pat & John Cook	9605 Meadow Run
10.	Jim & Linda Morgan	9409 Magic Falls
11.	Ann & Jerry Pfander	8950 Garden Edge Dr.
12.	Harvey & Larry Bell	20502 Deer Garden Cove

PLEASE SIGN IN
WE WOULD LIKE TO KNOW WHO ATTENDED.

	NAME	ADDRESS
1.	Seyble Johnson	20708 Regency Run
2.	Paul Sullivan	8750 Fairview Ln
3.	Rudy & Beverly Hanzelka	8748 Garden Ridge
4.	Joe & Dee Maloney	20019 Hickory Bend
5.	LARRY MEER	20459 WAHL LANE
6.	Beverly Ashley	20803 Glen Cove
7.	William D. Kent	20211 VAN KEST
8.	Sindi Rosales	21022 Plum Branch Rd
9.	Amy Friedman	9908 Katharine Glen
10.	BUD BROOKS	21023 Plum Branch
11.	Robert Z. Leslie	22104 DEER CANYON DR
12.	MA. H.	7603 Sky Loop

SIGN IN TO SPEAK AT THE APRIL 24, 2017
CITY COUNCIL & P&Z COMMISSION TOWN HALL MEETING
CITIZEN COMMENT PERIOD

Rules for Citizen's Participation: (Public Comments – limited to one hour total)

The City Council and Planning and Zoning Commission welcomes citizen participation and comments at all of their Joint Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we request that if you speak, that you please follow these guidelines.

- a) Direct your comments to the entire City Council and Commission, not to an individual member, nor to the audience.
- b) Show the City Council and Commission the same respect and courtesy that you would like to be shown.
- c) Limit remarks to three (3) minutes per citizen during Item 3.
- d) Citizens' comments will be limited to one (1) hour in Item 3.
- e) Citizen comments may be deferred to a specific Agenda Item.

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 Commission is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.

Disclaimer:

Any disruptive behavior, including shouting or derogatory statements or comments, will 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.

NAME	ADDRESS
#2. 1. JIM TELEGA	Ⓟ 20350 Regency Run
13 2. JOXWELL HOLLY	9916 TROPAY DAKS DR.
3. BOB KERN	21055 BAT CAVE
4. JERRY BARYCKY	20806 WOODLAND COVE
5. MARK HAUSHEER	20914 Misty Arbor
6. Bill Kissler	20211 San Nest Circle
7. Marilyn Loney	8503 Wild Trace
8. VICTOR REITER	20705 BATCAVE ROAD
9. HERMANO DIAZ	21010 GUNTHER GRV
10. Rick Cross	20637 Wahl Ln.

SIGN IN TO SPEAK AT THE APRIL 24, 2017
CITY COUNCIL & P&Z COMMISSION TOWN HALL MEETING
CITIZEN COMMENT PERIOD

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NAME	ADDRESS
1. Randy Cottingham	19113 Nacogdoches Loop
2. Carol Prescott	
3. Doreen Cook	8804 Tuscan Hills Dr
4. Dawn Hatch	8377 Twisted Oaks
5. RICHARD BLANCO	21460 PARK LANE CT.
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MEETING NOTES | Public Meeting #1

Monday, April 24, 2017

6:30 p.m.

Garden Ridge Community Center

- The Consultant gave a presentation with an overview of the planning process, the project, and the public involvement process. A copy of the presentation can be viewed [here](#).
- Members of the audience were invited to ask questions or give input at the microphone. The following is a summary of the questions, ideas, comments:
 - Request to put the UTSA plan online
 - The plan should consider planning assumptions (example – X percent of land should remain private or parks)
 - Does the plan consider EMS expansion? While the plan does not directly address City services, the land use and population projections can assist staff in planning future services.
 - Good restaurants are needed
 - Creation of establishments along FM 2252 towards the railroad
 - High-density housing is generally opposed
 - There is a need for downsizing opportunities so that residents can “age-out” and continue to live in Garden Ridge near friends and family. It is difficult for some people to maintain large lots and homes as they age.
 - Plan should address roads and city sewer
 - There is a need for housing that accommodates senior citizens wanting to downsize.
 - Consider strategies for incorporation of Bracken
 - Sewer is needed along FM 2252
 - Consider Union Pacific Railroad’s plans
 - The plan should address strategies for annexation
 - The plan should consider how to balance tax consumers and tax generators.
 - The plan should consider the previous light rail and station near FM 2252 and FM 3009. This would be a good area for commercial development.
 - Traffic on FM 2252 and FM 3009 is the worst in the morning.
 - The plan should consider businesses associated with the quarry. There is a desire for friendlier businesses.

- Will the plan assume a “build and they will come” thought process or is there development interest? There is development interest in the vacant parcels. It is important for the City to have a general plan for these areas to use as a basis for decision-making when developers bring proposals to the P&Z and City Council.
 - The plan should consider the cost of City services when retail/commercial develops.
 - The plan should look at the return on investment and impact to taxes
 - Garden Ridge needs a Post Office
 - Garden Ridge needs safe hiking/biking trails – there is no safe place to walk or bike
 - A bigger park is needed (Phil Hardberger Park in San Antonio is a good example)
 - Garden Ridge needs more natural areas and active parks for youth (basketball/tennis courts and swings)
- After the presentation, the attendees had the opportunity to take the [online survey](#) and give additional input on boards throughout the room. The results of the input boards can be viewed [here](#).

SUMMARY OF PUBLIC INPUT BOARDS | Public Meeting #1

Monday, April 24, 2017

6:30 p.m.

Garden Ridge Community Center

Important Issues

In your opinion, what are the most important issues in Garden Ridge?

- Deer
- Water
- Tax base
- Water
- Light pollution
- Water
- Keeping heavy industry out
- Too many fences
- Traffic and no sidewalks on busy streets (Bat Cave, FM 3009)
- Heavy traffic, noise, lights, and industrial park
- Better connection between neighborhoods
- High speed limits
- Too many deer
- Water, sidewalks, walking trails
- Traffic noise
- Quarry future when depleted
- Sidewalks and lighting to promote health (walking safety)
- Bike lanes
- Variety in housing – young folks and senior garden homes
- City sewer
- Develop retail sensibly – no more tattoo parlors or biker bars
- Annex Bracken
- Oak wilt

IMPORTANT ISSUES

- Deer!
- Water
- Tax Base
- Water Water
- Light Pollution
- Water
- KEEPING HEAVY INDUSTRY OUT
- Too many fences
- traffic + no sidewalks on busy streets ^{BAT CAVE 3cdg}
- heavy traffic, noise, lights ~~than~~ industrial park
- better connection between neighborhoods
- High speed limits
- TOO MANY DEER
- water / side walks / walking trails
- THIRD ALIVE!

SUMMARY OF PUBLIC INPUT BOARDS | Public Meeting #1

Missing Places

In your opinion, what types of land uses are missing in Garden Ridge?

- 13-mile walk/bike trail with night lights
- Senior housing
- Retail
- Zero lot line homes
- Hiking and biking trails – more parks and natural areas
- More running trails
- No zero lots
- Curbing/driveway transitions on Bat Cave Road
- Traffic signals at FM 2252/Bat Cave Road and FM 3009 and Schoenthal
- Hiking/biking trails
- Sportplex
- Senior center
- Retirement development
- Post office
- Condos
- Garden homes (i.e. Dominion)
- Family-friendly destinations/restaurants
- Bocci ball and shuffle board courts
- Quit killing our deer
- Add bike lanes on Bat Cave Road and Schoenthal Road
- Somewhere to hunt deer
- Widen Bat Cave Road
- Garden Homes
- Restaurants
- Post office
- Hospital
- Golf course
- Upscale restaurants – no fast food
- High school
- Senior center
- Sportsplex
- Parks
- Parks
- Post office and Starbucks
- Golf course
- Walk to walk to school safely – a pedestrian bridge and sidewalks
- Garden homes – planned community for those wanting to downsize
- Pharmacy
- Doctor's office
- Restaurants of variety

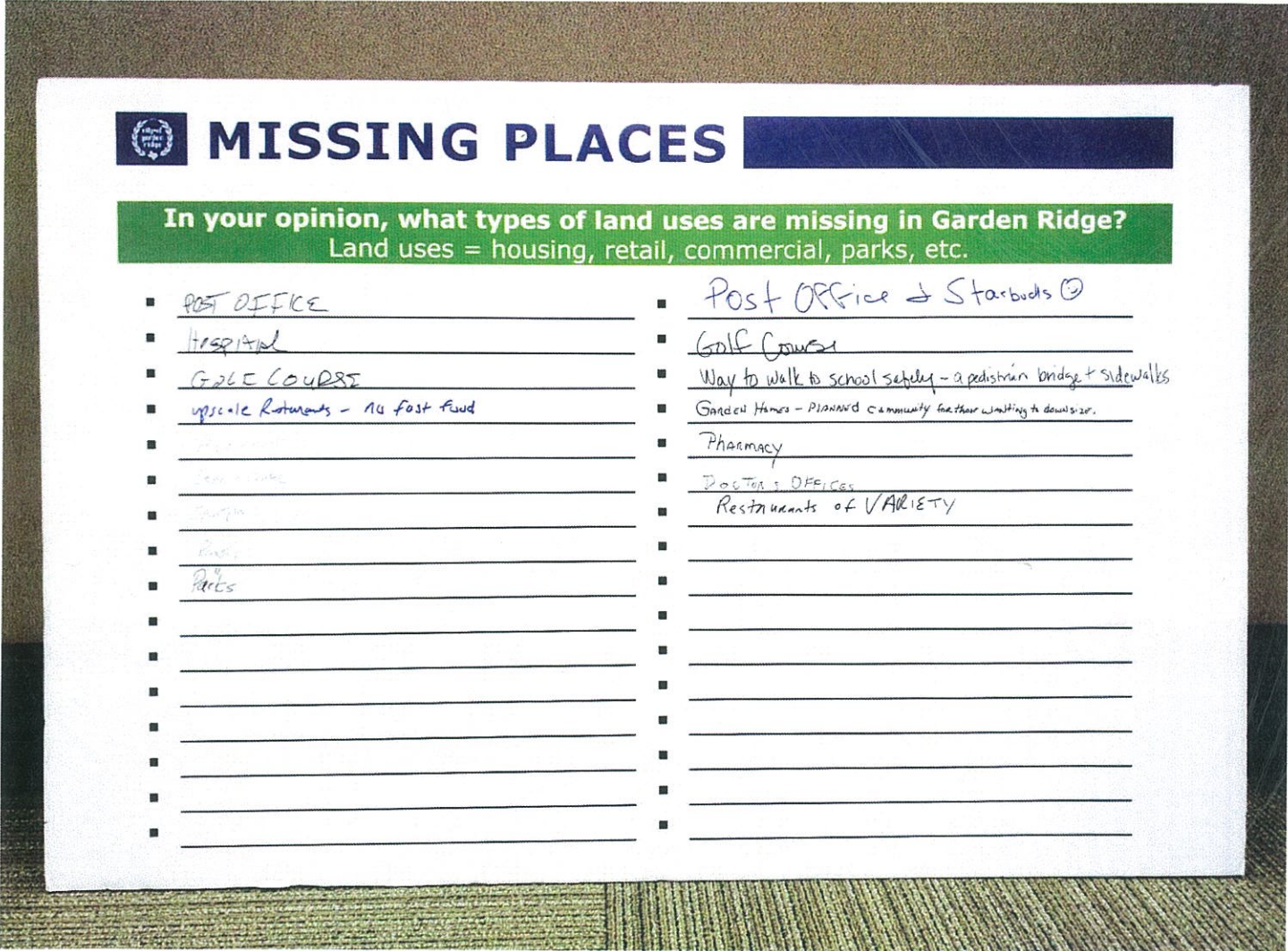


Figure 2. Missing Places (1)



MISSING PLACES

In your opinion, what types of land uses are missing in Garden Ridge?
Land uses = housing, retail, commercial, parks, etc.

- | | |
|---|---|
| <ul style="list-style-type: none"> ■ 13 mile walk / bike trail w/night lights ■ SENIOR HOUSING ■ Retail ■ ZERO LOT LINE HOMES ■ Hiking+Biking Trails - more parks + natural areas ■ More running trails ■ No ZERO LOTS ■ CURBING/BIKEWAY TRANSITIONS ON BAT CAVE ROAD ■ TRAFFIC SIGNALS @ 2252/BAT CAVE RD & 3004/SCHOENTHAL ■ Allway/Bike Trails ■ Sports ■ Senior Center ■ RETIREMENT DEVELOPMENT ■ Post Office ■ ■ | <ul style="list-style-type: none"> ■ CONDOS ■ GARDEN HOMES (IE: DOMINION) ■ FAMOUS FRIENDLY DESTINATIONS / RESTAURANTS ■ Bocci Ball + Shuffle Board Courts ■ Quit Killing Our Deer! ■ ADD BIKE LANES ON BAT CAVE ROAD & SCHOENTHAL ROAD ■ Somewhere to hunt deer! ■ W/DEER BAT CAVE DR ■ GARDEN HOMES ■ Apartment ■ ■ ■ ■ ■ ■ |
|---|---|

Figure 3. Missing Places (2)

FM 2252

How should the FM 2252 corridor develop?

- Hi-end restaurants
- Hi-end residential development
- No apartments/gas stations/used car lots
- Larger library
- Limit trucks on the road
- Post office
- Doctor's offices
- Protect natural beauty
- Bat Cave Road – internal gem – consider development impact
- Parks with bike, walk, etc. – trails
- Annex Bracken
- Family-friendly restaurants, services, pharmacy, etc.
- Bridge over railroad tracks
- Post office
- Emergency clinic
- Attract commercial business
- Widen for bike lanes/markers
- I have property for post office
- Bike lanes
- Sidewalks
- Annex, annex, annex



FM 2252

How should the FM 2252 corridor develop?

- | | |
|--|--|
| ■ hi End Restaurants | ■ WIDEN FOR BIKE LANES/MARKERS |
| ■ " " Residential Dev | ■ I have property for post office - Larry Rosenlander (210) 834-5593 |
| ■ NO Apartments / Gas Stations / ^{Used Car} Lots | ■ BIKE LANES |
| ■ *Larger Library! | ■ SIDE WALKS |
| ■ LIMIT TRUCK on this Road | ■ Annex, Annex, Annex! |
| ■ Post Office | |
| ■ Dr. Offices | |
| ■ Protect NATURAL BEAUTY | |
| ■ BAT CAVE - INTERNAT'L GEM - CONSIDER DEVELOP ^{IMPACT} | |
| ■ PARKS w/ BIKE WALK- ETC TRAILS | |
| ■ ANNEX BRACKEN | |
| ■ FAMILY FRIENDLY RESTAURANTS, SERVICES, PHARMACY, ETC | |
| ■ Bridge over Railroad tracks | |
| ■ POST OFFICE | |
| ■ Emergency Clinic | |
| ■ ATTRACT COMMERCIAL BUSINESS | |
| | |

Figure 4. FM 2252

FM 3009

How should the FM 3009 corridor develop?

- Slow down speed limit
- Traffic, more lights
- Create a "quiet zone" with R/R @ Doerr Lane
- Pedestrian and/or wildlife bridge
- Tell Comal ISD HS #4 should not be built on FM 3009
- Strip annex (ETJ) up to TX 46
- Re-pave/cover bike lanes – too rough now
- Re-pave FM 3009 with asphalt that lessens the tire/vehicle noise. Like FM 3009 in Schertz from IH-35 to FM 78 that has quiet pavement.



FM 3009

How should the FM 3009 corridor develop?

- | | |
|--|--|
| <ul style="list-style-type: none"> ■ Slow down speed limit ■ TRAFFIC " MORE LIGHTS ■ Create a "Quiet Zone" w/ R/R @ Doerr Ln. ■ Pedestrian and/or wildlife Bridge ■ Tell Comal ISD HS #4 should not be built on FM 3009! ■ STRIP ANNEX (ETJ) UP TO TX 46 ■ RE PAVE/COVER BIKE LANES – TOO ROUGH NOW ■ REPAVE 3009 WITH ASPHALT THAT LESSENS THE TIRE/VEHICLE NOISE ■ LIKE 3009 IN SCHERTZ FROM IH-35 TO FM 78 THAT HAS QUIET PAVEMENT | <ul style="list-style-type: none"> ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ |
|--|--|

Figure 5. FM 3009

Where Do You Live?

Please a dot on where you live.

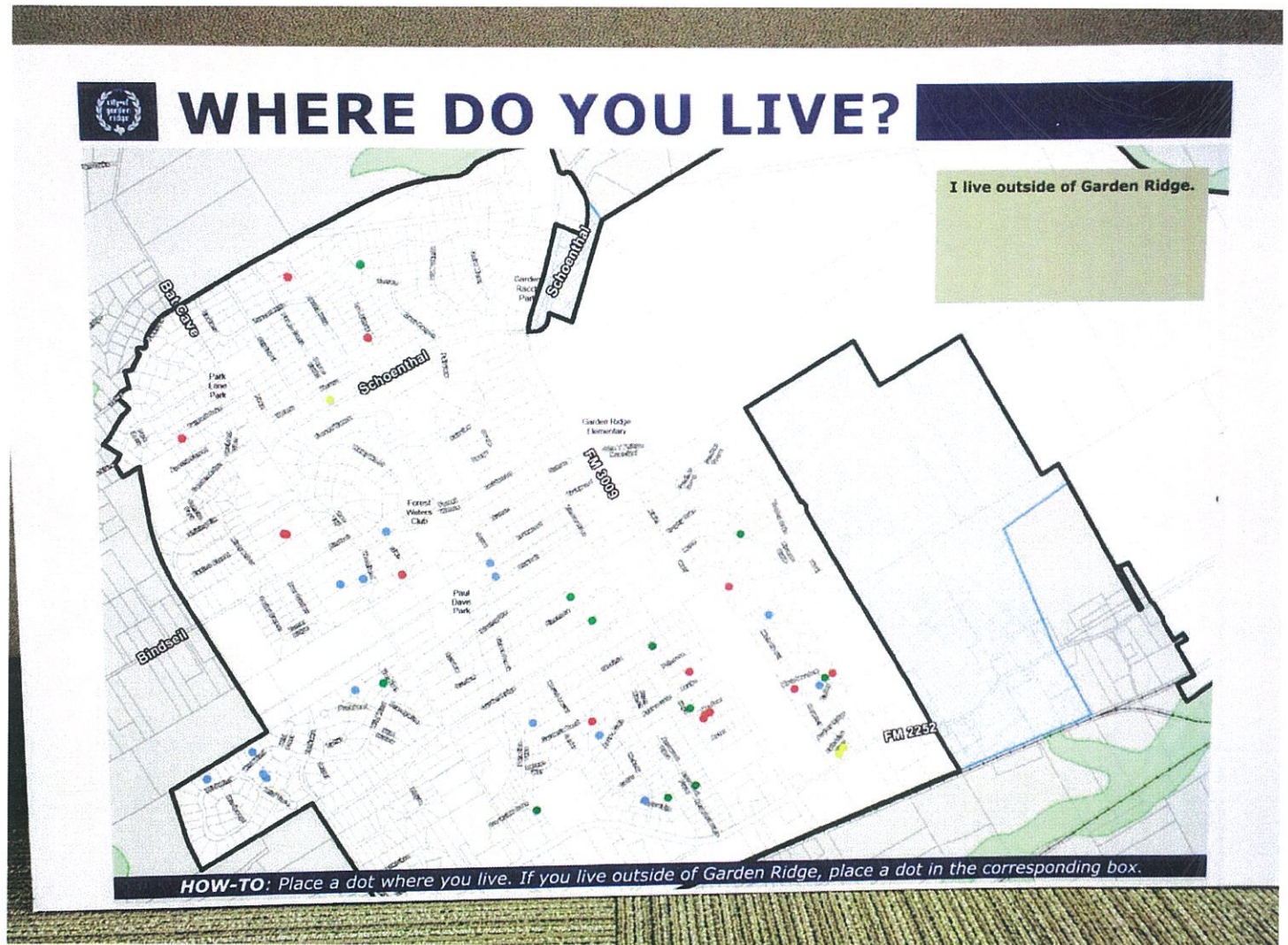


Figure 6. Where Do You Live?

The City of Garden Ridge is in the process of developing a Master Land Use Plan. A Master Land Use Plan is a long-range guide that helps the City make decisions as it develops and redevelops over time, based on the vision created during this planning process.

This survey will collect important information from the community concerning the vision, opportunities, and issues in the community. The information will help the planning team to become more familiar with Garden Ridge's strengths and weaknesses, and to better understand the perspective of its everyday residents and visitors.

You can help plan Garden Ridge's future by completing this survey!

Please return the completed survey to City Hall by May 15, 2017.

1. Which best describes you?

- a. I live in Garden Ridge
- b. I live in Garden Ridge and I'm retired
- c. I live and work/go to school in Garden Ridge
- d. I live in Garden Ridge, but work in another city
- e. I work in Garden Ridge, but live in another city
- f. I don't live or work in Garden Ridge

2. How long have you lived in Garden Ridge?

- a. Less than one year
- b. 1-5 years
- c. 6-10 years
- d. More than 10 years
- e. I don't live in Garden Ridge

3. What was the most important factor for you when you decided to move to Garden Ridge?

- a. I was born or raised in Garden Ridge
- b. Selection of housing
- c. Small town feel
- d. Parks and recreation
- e. Schools/education
- f. Proximity to San Antonio
- g. Aesthetics/ambiance
- h. Other (please specify)
- i. I don't live in Garden Ridge

4. If you don't live in Garden Ridge, where do you live?

- a. _____

5. Which of the following age groups do you belong to?

- a. Less than 18 years
- b. 18-35 years
- c. 35-65 years
- d. Over 65 years

6. Which best describes you, in terms of employment?

- a. Employed (part-time or full-time)
- b. Self-employed
- c. Retired
- d. Not employed
- e. Not employed, in school

7. What makes Garden Ridge unique and distinguishable from other communities? (check all that apply)

- a. Small town feel
- b. Natural environment (trees and green space)
- c. Housing choices
- d. School district
- e. Parks and recreation
- f. Other (please specify) _____

8. How would you rate Garden Ridge in terms of general appearance?

- a. Excellent
- b. Good
- c. Fair
- d. Poor
- e. Other (please specify) _____

9. What would you consider the greatest single issue facing Garden Ridge today?

- a. Lack of retail/shopping opportunities
- b. Lack of employment
- c. Lack of activities/entertainment
- d. Roadway condition
- e. Limited housing variety
- f. Other (please specify) _____

10. What would you consider to be Garden Ridge's greatest opportunity?

- a. Adding more non-residential uses for sales tax revenue
- b. Developing opportunities for walkability and connectivity
- c. Broadening the housing variety to accommodate young professionals and seniors
- d. Preserving the small town feel
- e. Infill/vacant parcel development
- f. Development of FM 2252
- g. Other (please specify) _____

11. Is there a need for more parks and open green space in Garden Ridge?

- a. Yes
- b. No
- c. No opinion
- d. Other (please specify) _____

12. Is connectivity and walkability needed? (sidewalks, walking trails, and bike paths)

- a. Yes
- b. No
- c. No opinion
- d. Other (please specify) _____

13. What would cause you to leave Garden Ridge?

- a. Lack of growth
- b. Too much growth
- c. Housing choices
- d. Downsizing
- e. Lack of shopping choices
- f. Traffic congestion
- g. Higher taxes
- h. Other (please specify) _____

14. What type of housing do you want to see in Garden Ridge? (check all that apply)

- a. No change to current housing choices
- b. Starter homes
- c. Larger homes
- d. Apartments
- e. Garden/patio homes
- f. Townhomes
- g. Other (please specify) _____

15. Do see growth outside of Garden Ridge (in unincorporated areas) as an issue or a threat to the City?

- a. Yes
- b. No
- c. No opinion
- d. Other (please specify) _____

16. Do you agree that the FM 2252 corridor should be developed to increase the tax revenue, while maintaining community character?

- a. Yes
- b. No
- c. No opinion
- d. Other (please specify) _____

17. Do you agree that there is a need for a downtown or central retail/commercial area in Garden Ridge?

- a. Yes
- b. No
- c. No opinion
- d. Other (please specify) _____

18. Do you have any other comments, suggestions, or ideas related to the Garden Ridge Master Land Use Plan?

19. Please submit your email or mailing address if you would like to be included in the mailing list for future surveys or public meetings regarding the Garden Ridge Master Land Use Plan.

- a. _____

Thank you for participating in this survey!

CITY OF GARDEN RIDGE
MONTHLY ACCOUNT BALANCES & INTEREST RATES
PERIOD ENDED AS OF 03/31/2017

CITY FUNDS	BALANCE	CURRENT INTEREST RATE	QTR AVG INT RATE
GF OPERATING ACCOUNT	\$ 122,882.22	0.0000%	0.0000%
GF MONEY MARKET	356,796.29	0.1500%	0.1500%
TEXPOOL INVESTMENTS	1,908,208.40	0.6222%	0.5733%
ASSET/FORFEITURE - STATE	97.70	0.1200%	0.0400%
ASSET/FORFEITURE - FED	87,034.46	0.1000%	0.1133%
2009 REFI	65,112.56	0.1000%	0.1233%
2009 I&S	108,667.36	0.1500%	0.1067%
2012 REFI	149,461.01	0.1500%	0.1500%
2012 I&S	102,146.23	0.1200%	0.1300%
2015 I&S	97,681.73	0.1000%	0.1200%
2012 CIP PROJECT	29,888.44	0.0500%	0.0500%
2015 CIP PROJECT	234,256.91	0.1500%	0.1367%
STREET IMPACT FEES	6,871.31	0.0500%	0.0500%
CONSTRUCTION BOND	313,159.48	0.1500%	0.1500%
TEXPOOL 2015 CIP PROJECT	4,608,553.76	0.6222%	0.5733%
TEXPOOL STREET IMPROV	31,350.41	0.6222%	0.5733%
PEG CAPITAL FEES	88,445.84	0.0000%	0.0000%
TOTAL CITY FUNDS	\$ 8,310,614.11		
AVERAGE INTEREST RATES - CITY		0.2171%	0.2027%

WATER FUNDS	BALANCE	CURRENT INTEREST RATE	QTR AVG INT RATE
WATER IMPACT FEES	\$ 6,208.05	0.0500%	0.0500%
TEXPOOL WATER INVEST	1,597,339.30	0.6222%	0.5733%
TEXPOOL IMPACT FEES	318,382.37	0.6222%	0.5733%
TEXPOOL WATER RIGHTS	4,933.47	0.6222%	0.5733%
WATER SURCHARGE	144,744.13	0.1500%	0.1500%
OPERATING ACCOUNT	305,813.42	0.1500%	0.1500%
TOTAL WATER FUNDS	\$ 2,377,420.74		
AVERAGE INTEREST RATES - WATER		0.3694%	0.3450%

TOTAL ALL ACCOUNTS	\$ 10,688,034.85		
AVERAGE INTEREST RATES - ALL ACCOUNTS		0.2606%	0.2433%

CITY OF GARDEN RIDGE
CASH & INVESTMENTS STATEMENT
PERIOD ENDED AS OF 03/31/2017

GENERAL FUND	BALANCE
GF Operational Checking	\$ 122,882.22
GF Money Market	356,796.29
TexPool Investments	1,908,208.40
TOTAL General Fund Reserves	\$ 2,387,886.91

WATER FUND	BALANCE
Operational Checking	\$ 305,813.42
TexPool Water Invest	1,597,339.30
TOTAL Water Company Reserves	\$ 1,903,152.72

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES
CURRENT AND YEAR TO DATE AS OF 03/31/2017

GENERAL FUND	Mar-17	YTD	FY 2017 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 178,704.83	\$ 1,915,016.13	\$ 2,680,097.00	71.5%	\$ 765,080.87
EXPENDITURES					
ADMINISTRATION	58,098.18	279,063.66	800,993.00	34.8%	521,929.34
COURT	4,757.38	35,498.34	78,022.00	45.5%	42,523.66
POLICE	89,297.58	553,816.24	1,248,554.00	44.4%	694,737.76
PUBLIC FACILITIES	27,540.46	187,836.03	461,510.00	40.7%	273,673.97
COMMUNITY CENTER	4,736.70	23,672.48	60,200.00	39.3%	36,527.52
LIBRARY	4,239.37	23,606.38	59,887.00	39.4%	36,280.62
TOTAL EXPENDITURES	188,669.67	1,103,493.13	2,709,166.00	40.7%	1,605,672.87
NET POSITION	\$ (9,964.84)	\$ 811,523.00	\$ (29,069.00)		\$ (840,592.00)

WATER FUND	Mar-17	YTD	FY 2017 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 82,119.87	\$ 499,603.72	\$ 1,405,596.00	35.5%	\$ 905,992.28
EXPENDITURES	51,396.15	710,591.28	1,549,044.00	45.9%	838,452.72
NET POSITION	\$ 30,723.72	\$ (210,987.56)	\$ (143,448.00)		\$ 67,539.56

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES - COMMUNITY CENTER
PERIOD ENDED AS OF 03/31/2017

REVENUES	YTD
RENTALS	\$ 19,475.00
DEPOSITS	11,800.00
DEPOSITS REFUNDED	(6,900.00)
DONATIONS	-
TOTAL REVENUES	<u>24,375.00</u>
 EXPENDITURES	
MANAGER FEES	8,346.25
TELEPHONE	282.00
UTILITIES	2,691.61
MAINTENANCE	2,556.34
SUPPLIES	537.13
CLEANING	2,170.00
EQUIPMENT	189.15
MARKETING	-
DONATION EXPENDITURES	-
FACILITY ENHANCEMENTS	-
TOTAL EXPENDITURES	<u>16,772.48</u>
 NET POSITION	<u><u>\$ 7,602.52</u></u>

GARDEN RIDGE COMMUNITY CENTER MONTHLY REPORT

2017

March 21st thru April 20th

New Events Booked in Current Month	Charged	6
	No Charge	3

2016-2017

Total Number of Events for the Month	11
Total Number of Days used in the Month	13
Total Number cancelled for the Month	0

2015-2016

Total Number of Events for the Year	74
Total Number of Days Used for the Year	248
Total Number cancelled for the Year	2
Wildflower and Bluebonnet Room	

2014-2015

Total Number of Events for the Year	81
Total Number of days Used for the Year	261
Total Number cancelled for the Year	4
Wildflower and Bluebonnet Room	

Past years	# of Events	# of Days
2013-2014	77	258
2012-2013	73	252
2011-2012	76	257
2010-2011	72	241
2009-2010	65	208
2008-2009	67	199

CITY OF GARDEN RIDGE BUILDING REPORT

3/21/2017 THRU 4/20/2017

MAJOR PERMITS

Permit #	Address	Builder	Sq Ft.	Value \$	Permit Fees
1161 -17	8314 Garden Arbor	Chesmar Homes	3,843	\$ 499,590.00	\$ 3,255.80
1165 -17	8203 Wild Wind Park	Rialto Homes	5428	\$ 705,640.00	\$ 4,206.80
1168 -17	8614 Wild Wind	NC Custom Homes	5659	\$ 735,670.00	\$ 4,357.40
1166 -17	9401 Municipal Parkway	Comal ISD	3008	\$ 391,040.00	\$ 1,263.36
TOTAL			17,938	\$ 2,331,940.00	\$ 13,083.36

MINOR PERMITS

Permit #	Address	Builder	Project	Permit Fees
1159 -17	21935 Castano Cove	River City Exteriors LP	Sun Room	\$ 100.00
1160 -17	9302 Bluebell Dr.	Paradise Lawn	Fence	\$ 125.00
1162 -17	20468 Wahl Lane	Will Fix It	Minor Plumbing	\$ 100.00
1163 -17	8219 Garden Arbor	Arturo Berlanga	Driveway, Patio	\$ 254.60
1164 -17	9316 Berean Way	Fine Patio Design	Patio Cover	\$ 308.68
0046 -17	22016 Deer Canyon	Champion A/C	Minor HVAC	\$ 100.00
1167 -17	21640 Forest Waters Cir.	Susan Wood	Outbuilding (mu)	\$ 100.00
1169 -17	20811 Wahl Lane	Cody Pools	Pool, Spa, Deck	\$ 659.64
1170 -17	9139 Blazing Star	Hal Fieseler	Outbuilding	\$ 100.00
1171 -17	21306 Maricopa Pass	Gary Pools	Pool, Spa, Deck	\$ 631.16
1172 -17	8726 Wild Wind Park	A&J Foundation	Patio, Sidewalk	\$ 225.00
TOTAL				\$ 2,704.08

TOTAL MAJOR FEES FOR THE MONTH	\$ 13,083.36
TOTAL MINOR FEES FOR THE MONTH	\$ 2,704.08
TOTAL ALL PERMIT FEES FOR THE MONTH	\$ 15,787.44

TOTAL MAJOR PROJECTS VALUE 10/1/2016 thru 4/20/2017	\$ 10,154,794.00
TOTAL MAJOR PROJECTS SQ FT. 10/1/2016 thru 4/20/2017	78,797

TOTAL MAJOR PERMIT FEES 10/1/2016 thru 4/20/2017	\$ 61,966.16
TOTAL MINOR PERMIT FEES 10/1/2016 thru 4/20/2017	\$ 17,812.00
TOTAL ALL PERMIT FEES FOR THE FISCAL YEAR	\$ 79,778.16

Library Report, May, 2017

Activities between March 15 and April 15, 2017:

~There were 940 visits to the library.

~There were 1,279 items checked out.

~We added 17 new patrons.

~57 new items were added to the Library Collection.

Classes and Activities

CASA 3/22/17	3
Robotics 3/21/17	29
Shiraz 3/22/17	4
Adult coloring 3/23/17	4
P.A.T.S 3/23/17	3
Story Hour 3/24/17	10
American Doll Tea Party 3/25/17	26
Legos Robotics 3/28	24
Shiraz 3/29	11
Storytime 3/31/17	9
Science Club 4/03/17	13
Legos 4/4/17	21
Storytime 4/7	9
Shiraz 4/5/17	11
Pokemon 4/8	20
Science Club 4/10/17	17
Legos 4/11/17	6
Shiraz 4/12/17	9
Adult Coloring 4/13/17	3
Storytime 4/14/17	31
<u>Car Show Face Painter 4/15/17</u>	<u>37</u>

Participants for activities

290

**Water Managers
Monthly Department Report
Apr-17**

	2016						2017						
	Edwards		Trinity		Total	Quarterly	Edwards		Trinity		Total	Quarterly	
	Gallons	Acre Feet	Gallons	Acre Feet	Acre Feet	Acre Feet	Gallons	Acre Feet	Gallons	Acre Feet	Acre Feet	Acre Feet	
January	15,309,000	46.98	431,000	1.32	48.30	170.84	3,046,000	9.35	13,005,000	39.91	49.26	157.86	
February	512,000	1.57	19,825,000	60.84	62.41		1,132,000	3.47	15,007,000	46.05	49.53		
March	3,234,000	9.92	16,359,000	50.20	60.13		2,014,000	6.18	17,236,000	52.90	59.08		
April	494,000	1.52	18,620,000	57.14	58.66		1,830,000	5.62	15,236,000	46.76	52.37		
May	4,348,000	13.34	14,693,000	45.09	58.43	211.78	-	0.00	-	0.00	0.00	52.37	
June	29,247,000	89.76	1,608,000	4.93	94.69		-	0.00	-	0.00	0.00		
July	38,544,000	118.29	12,725,000	39.05	157.34		-	0.00	-	0.00	0.00		
August	24,439,000	75.00	7,880,000	24.18	99.18		-	0.00	-	0.00	0.00		
September	23,578,000	72.36	1,715,000	5.26	77.62	334.14	-	0.00	-	0.00	0.00	0.00	
October	27,951,000	85.78	0	0.00	85.78		-	0.00	-	0.00	0.00		
November	17,929,000	55.02	895,000	2.75	57.77		-	0.00	-	0.00	0.00		
December	14,578,000	44.74	888,000	2.73	47.46		-	0.00	-	0.00	0.00		
TOTAL	200,163,000	614.28	95,639,000	293.51	907.78	8,022,000 24.62 60,484,000 185.62 210.24						Total EAA Allocations 682.77	
EAA Stage 0, Available 882.77 Ac/Ft, Unused 268.49Ac/Ft						EAA Stage 0, Available 682.77 Ac/Ft, Unused 658.15Ac/Ft							
Current Edwards Permits													
Allocated Pumpage	CO00139		P100-767		511.951	Acre Feet	Year Comparision: January/April 2016 January/April 2017						
Purchase	BE 00109I		P100-327		2.000	Acre Feet	Edwards: 19,549,000 gals 59.99 ac/ft. 8,022,000 gals 24.62 ac/ft.						
Purchase	ME 00417D		P101-185		1.301	Acre Feet	Trinity: 55,235,000 gals 169.50 ac/ft. 60,484,000 gals 185.62 ac/ft.						
Purchase	ME 00479I		P101-315		3.895	Acre Feet	Total: 74,784,000 gals 229.49 ac/ft. 68,506,000 gals 210.24 ac/ft.						
Purchase	UV 00437I		P101-699		2.000	Acre Feet	Difference from 2016 – 2017: 6,278,000 gals 19.25 ac/ft. less usage						
Purchase	UV 00461I		P101-752		4.000	Acre Feet	Water Connections: 2016 – 1577 2017 - 1593						
Purchase	UV 00478I		P101-801		2.000	Acre Feet	Avg. usage per connection for April 2017: 10,713.119 gals						
Purchase	UV 00537H		P101-959		2.000	Acre Feet	Average usage per day for April 2017: 682,640.00 gals						
Purchase	UV 00576I		P102-040		14.000	Acre Feet	Avg. connections 2016: 1571 Avg. usage per connection for 2016: 188,300.4 gals						
Purchase	UV 00630G		P102-146		1.760	Acre Feet							
Purchase	BE 00081AE		P100-200		62.000	Acre Feet							
Transfer	CO00119AA		P102-564		0.660	Acre Feet							
Transfer			P103-312		4.500	Acre Feet							
Transfer			P102-416		2.000	Acre Feet							
Transfer	Keith Zar Pools		P106-186		1.000	Acre Feet							
Lease	Lloyd Loehman		P107-429		3.000	Acre Feet							
Lease	M. Friesenhahn		P100-745		65.000	Acre Feet							
Lease	BVFD		P102-302		-0.300	Acre Feet							

Total Edwards Allocations Available

682.77 Acre Feet

Monthly Well Progress Report

Trinity Well Status:	Static Level: Apr 1 st : 208.8'	Apr 25 th : 207.0'	Diff. of: 1.8'
GPM: 883	Pumping Level: Apr 1 st : 172.8'	Apr 25 th : 171.0'	Diff. of: 1.8'
Edwards Wells Status:	Static Level: Apr 1 st : 139.5'	Apr 25 th : 138.6'	Diff. of: 0.9'

New Meter Installations	4	Meter Replacement	1	Main Breaks	1
New Service Line Inspections	3	Service Line Replacement	0	Service Line Leak Repair	2
Irrigation System Inspections	3	Fire Hydrant Maintenance	3	Leak Adjustment	0
Toilet Rebates	0	Washing Machine Rebates	0	Water Heater Safety Inspections	4

Projects: 2016 CIP, All Water Lines Have been installed, Pressured tested to 200 psi and all water Bac "T" samples have come back "Neg". Service lines have been connected and placed in service. Valve boxes need to be cemented after roads are completed. Meter boxes are being installed.

Wells # 9 & 10: Water line is being installed along the Georg Ranch side of FM 3009. Site work has begun on the ground storage tank. Both pumps and motors have been installed. Awaiting "Bac T" samples.

Well site FM 2252: Well #2 has been rehabed and is back in operation.

City Administrator

From: Public Works
Sent: Thursday, April 20, 2017 11:38 AM
To: palackey@rcetx.com
Cc: City Administrator
Subject: FW: Retaining Wall Cap & Top Soil
Attachments: Est.2305.pdf

This is the revised quote for the additional topsoil in the area of the drainage behind the Morgan's house

From: jarrett@border-construction.com [mailto:jarrett@border-construction.com]
Sent: Thursday, April 20, 2017 11:04 AM
To: Public Works <publicworks@ci.garden-ridge.tx.us>
Subject: Retaining Wall Cap & Top Soil

Steven,

Attached is the revised proposal, now including top soil on the other half of the wall. Please let me know if you have any questions.

Thank you,

Jarrett Finger

Project Manager

Border Construction Services

Cell: 210-889-5432

jarrett@border-construction.com

Border Construction Services
 14726 Bulverde Rd.
 San Antonio, TX 78247-2626 US
 (210) 497-3739
 ricci@border-construction.com
 www.border-construction.com



Estimate

Date	Estimate #
04/20/2017	2305
Exp. Date	

Address
 City of Garden Ridge
 9400 Municipal Pkwy
 San Antonio, TX 78266

				Rep
				JF
Service	Quantity	Rate	Amount	
- The following proposal is for the installation of additional cap on the retaining wall at the drainage ditch off of Hickory Bend. - Install 250LF of additional retaining wall cap. The retaining wall will be capped with 4"x12"x16" caps that are glued in place on top of the existing retaining wall cap. Price includes the installation of up to 6" of soil behind the 250LF of retaining wall that is to receive the additional cap. - Installation of top soil (12 to 18 yards) behind the remaining 250LF of retaining wall as per site visit with Steven. - Exclusions: Haul-off of any existing / on site material, permitting, engineering, seeding. - Final billing based on actual footage of cap installed upon completion of the job.	1	775.00	3,950.00	
			775.00	
			Total	\$4,725.00

Pozzi Enterprises Inc, DBA Border Construction Services (BCS) will in no way assume responsibility concerning property lines or guarantee their accuracy. Any permits required by law are to be provided by the customer. BCS assumes no responsibility for unmarked sprinkler lines, or any other unmarked, buried hazards. All materials will remain the property of BCS until all invoices pertaining to this job are paid in full. Final billing is based upon the amount of work executed and/or additional materials installed upon completion of the job.

Accepted By _____ Accepted Date _____



GARDEN RIDGE POLICE DEPARTMENT

MAY MARCH 21ST – APRIL 20TH CALLS FOR SERVICE

Location	Calls	Code	Water	Total
ARROWOOD	0	1	0	1
BAT CAVE ROAD	3	1	0	4
BINDSEIL	2	0	0	2
COUNTRY OAK ESTATES	1	0	0	1
ENCLAVE AT GARDEN RIDGE	2	1	0	3
FM 2252	21	1	0	22
FM 3009	12	0	0	12
FOREST WATERS	9	0	0	9
GARDEN RIDGE ESTATES	19	6	0	25
GEORG RANCH	8	0	0	8
MUNICIPAL COMPLEX	10	1	0	11
NACOGDOCHES LOOP	1	0	0	1
OAK MEADOW ESTATES	2	0	0	2
PARK LANE ESTATES	2	0	0	2
REGENCY OAKS	2	0	0	2
SCHOENTHAL ROAD	1	0	0	1
THE FOREST OF GARDEN RIDGE	6	2	0	8
THE PARK AT GARDEN RIDGE	0	0	0	0
TROPHY OAKS	5	1	0	6
TWISTED OAKS	0	0	0	0
WILD WIND	3	0	0	3
WOODS OF GARDEN RIDGE	1	1	0	2
COUNTY	17	0	0	17
OTHER	7	0	0	7
TOTALS	134	15	0	149

ARRESTS – 15
ALARM PERMITS – 4
CRASHES – 7

ALARMS – 18
SOLICITOR PERMITS – 0

Location	Units	Injury	Fatal	Type
19500 BLK FM 3009	4 vehicles	0	0	CR3
19400 BLK FM 2252	2 vehicles	0	0	CR3
19800 BLK Lloyds Park	vehicle vs. pole	0	0	CR3
9200 BLK Bluebell Drive	2 vehicles	0	0	CR2
9000 BLK Garden Ridge Drive	vehicle vs. mailbox	0	0	CR2
21200 BLK Old Nacogdoches	vehicle vs. gate	0	0	CR2
19200 BLK FM 2252	2 vehicles	0	0	CR2

ENFORCEMENT (344)

***Citations – 150**

***Warnings – 194**

INCIDENTS and ARRESTS

- 3/24/2017- After being stopped for not displaying a registration insignia, Ofc. Oehler arrested James Stavola for Driving While License Invalid with No Insurance and a DWI warrant out of Collin County.
- 3/27/2017- Officers responded to a call about two subjects stealing mail out of mailboxes. Both subjects were detained and the investigation confirmed the crime. As a result, Bryan Duenas and Mayra Salinas were both arrested for Fraudulent Use or Possession of Identifying Information # of items 10<50.
- 3/28/2017- As a result of extensive investigation, Officers arrested Albert Anthon John Paz Martinez on a theft warrant out of Garden Ridge and recovered over \$30,000 in stolen property for the owner.
- 3/29/2017- After being stopped for expired registration, Ofc. Oehler arrested Eduardo Monreal for Driving While License Invalid with Previous Convictions.
- 3/29/2017- After being stopped for expired registration, Ofc. McKay arrested Jimmy Vasquez for Driving While License Invalid with No Insurance.
- 4/1/2017- After being stopped for defective taillight, Ofc. McMahan arrested Timothy Cedillo for Driving While License Invalid with Previous Convictions.
- 4/2/2017- Officer Pelata arrested a subject for violating the provisions of probation.
- 4/4/2017- After being stopped for a defective brake light, Ofc. Oehler arrested William Dubuque for Driving While License Invalid with an Alcohol Related Suspension.
- 4/6/2017- After being stopped for violation of city ordinance #22, Ofc. Pelata arrested Deborah Banuelos Ramos for Driving While License Invalid with Previous Convictions.
- 4/9/2017- After being stopped for a defective brake light, Ofc. Hackenberg arrested Victor Sanchez for Driving While License Invalid with Previous Convictions.
- 4/10/2017- After being stopped for expired registration, Ofc. Pelata arrested Alaisha Covington for Driving While License Invalid with Previous Convictions.
- 4/11/2017- After conducting an investigative detention on the occupant of a suspicious vehicle, Ofc. Thoemke arrested Kolton Kaczmarek for Possession of a Controlled Substance and traffic warrants out of Comal County.
- 4/14/2017- After being stopped for speeding 61/40, Ofc. McMahan arrested Nicole Mellinger for Driving While Intoxicated.
- 4/17/2017- After being stopped for a defective brake light, Ofc. Oehler arrested Gregory Boyce for Driving While License Invalid with No Insurance.

CASES FILED WITH DISTRICT ATTORNEY'S OFFICE

- 3/22/17: CASE #: 16-01605 / OFFENSE: Possession of Controlled Substance PG 1 >=4G<200G
CASE #: 16-01603 / OFFENSE: Burglary of a Building
- 3/23/17: CASE #: 16-01605 / OFFENSE: Assault Family Violence and Possession of Marijuana <2oz.

TRAINING

♦ "Taser/Bean Bag Shotgun Recertification"

- Lt. Bellinger
- Sgt. Dennis
- Ofc. Hackenberg
- Ofc. McKay
- Ofc. McMahan
- Ofc. Oehler
- Sgt. Osborn
- Ofc. Pelata
- Ofc. Sanchez
- Inv. Spiller
- Ofc. Thoemke

♦ "Intermediate Child Abuse"

- Ofc. Hackenberg

♦ "Cultural Diversity"

- Ofc. Hackenberg



MEMORANDUM

DATE: APRIL 27, 2017
TO: CITY OF GARDEN RIDGE – CITY COUNCIL
FROM: TRIHYDRO
RE: PROJECT UPDATES FOR MAY 3, 2017 COUNCIL MEETING

2013 CIP Project – Warranty Repairs

The contractor will schedule the seal coating for this repair once paving has begun in the new CIP project area, pending warmer weather conducive to paving. June 2017.

2015 CIP Project – Waterlines, Street and Drainage

The contractor has completed waterline installation, testing and is now completing service installation. The street contractor started concrete curbing 4/20 and is continuing prepping ahead of concrete placement. Progress meeting was held 4/24 to discuss schedules, coordination and project safety. Next meeting is 5/8 3pm.

Ten pay requests have been approved for this project totaling \$2,243,742.02.

2016 CIP Project – Street improvements

RCE has finalized design on this project. Plans are 90% complete now, pending final City staff review. Awaiting schedule to advertise and bid.

Well 9 & 10 Site Development

The construction of this site is well underway. The contractor, Pesado, has excavated the foundation of the ground storage tank. DM tank crews will be moving in for concrete foundation construction the bore crossing FM 3009 should begin shortly, pending TX DOT approval of the permit. We have reviewed several material submittals and continues to work with the contractor to move the project forward. We attended Georg Ranch residents meeting to update on construction. We are working on revised bore plan for subdivision entrance to minimize landscape disruption and avoid meandering gas line. C&C has set permanent well pumps.

Commercial Wastewater Service Planning

City council impact fee hearing was held 4/10. We are coordinating with ongoing planning 4/24 and TX DOT 4/28 meetings to assess effect on plan. CCMA is prepared to meet with City to finalize wholesale service contract. Staff has started discussion with the financial advisor and he is preparing the debt issuance schedule and plan to finance.

Water Master Plan Update

The Impact Fee committee meeting met 4/18 and approved fee recommendation.

Seal Coat and Striping Municipal Pkwy

Trihydro has met with staff and incorporated comments to finalize design. We are prepared to bid the project upon consensus of Council.

Naco Loop Waterline

Developer is anxious for City to move forward with waterline project. Trihydro is prepared to move forward with final design and bid schedule.

Resolution 412 -052017

RESOLUTION OF THE CITY OF GARDEN RIDGE, TEXAS, SUSPENDING THE CENTERPOINT ENERGY 2017 ANNUAL GRIP ADJUSTMENT FOR THE SOUTH TEXAS DIVISION IN THE CITY OF GARDEN RIDGE FOR A PERIOD OF 45 (FORTY-FIVE) DAYS FROM MAY 29, 2017

WHEREAS, CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas has filed for a Gas Reliability Infrastructure Program (GRIP) interim rate adjustment for their South Texas Division which includes the City of Garden Ridge, and,

WHEREAS, the GRIP interim rate adjustment will increase the rates for natural gas service customers located in Garden Ridge, Texas, and,

WHEREAS, the GRIP interim rate adjustment will become effective on May 29, 2017 unless the City of Garden Ridge suspends the date for a period of no longer than forty-five (45) days and such rate will remain in effect until superseded by the effective date of Company's next annual GRIP adjustment or the issuance of a final order in a rate setting proceeding for the South Texas Division of CenterPoint Energy.

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

That with the passage of this Resolution the City Council of the City of Garden Ridge, Texas suspends the CenterPoint Energy 2017 Annual Gas Reliability Infrastructure Program (GRIP) interim rate adjustment for a period of forty-five (45) days for natural gas customers located in the City of Garden Ridge.

PASSED AND APPROVED THIS 3rd day of May, 2017.

Nadine L. Knaus, Mayor

ATTEST:

Shelley Goodwin, City Secretary



March 30, 2017

CenterPoint Energy
1111 Louisiana Street
Houston, TX 77002-5231
P.O. Box 2628
Houston, TX 77252-2628

Mayor and City Council
City of Garden Ridge
Garden Ridge, Texas

Re: CenterPoint Energy 2017 Annual GRIP Adjustment for the South Texas Division

Dear Madam or Sir:

CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas ("CenterPoint" or the "Company"), files the enclosed tariffs and supporting documents, including a CD of the electronic files, with the City of Garden Ridge ("City") consistent with Section 7.7101 of the Railroad Commission of Texas ("Commission") Gas Services Division Rules and Section 104.301 of the Texas Utilities Code to establish the annual gas reliability infrastructure program ("GRIP") interim rate adjustment ("IRA") for the Company's South Texas Division, which includes the City. The proposed IRA will affect rates for natural gas service customers located in the City. Simultaneously with this filing, CenterPoint makes the same GRIP filing with the Commission for customers located in the environs and cities of the South Texas Division that have ceded original jurisdiction to the Commission.

CenterPoint consistently supplies its customers in the South Texas Division with safe and dependable natural gas service by prudently investing in additions and upgrades to its delivery system. The Company will continue to prudently invest in its infrastructure in order to improve its natural gas service to its customers and to anticipate and meet their needs under all operating conditions. The GRIP program enables a gas utility such as CenterPoint to begin recovery of its incremental capital investment in the system, subject to a prudence review in its next rate case. Consistent with Section 104.301 and Commission precedent, the City's review of this GRIP filing is limited to a ministerial review to ensure compliance with the GRIP statute.

Pursuant to applicable law, the proposed IRA will become effective on May 29, 2017, unless the City suspends that date for a period of no longer than forty-five (45) days. The approved IRA will be applied to the monthly customer charge and will remain in effect until superseded by the earlier of (1) the effective date of the Company's next annual GRIP adjustment for the South Texas Division; or (2) the issuance of a final order in a rate setting proceeding for the South Texas Division.

As detailed in the attached schedules and supporting material, the Company invested \$30,316,196 in its South Texas Division in calendar year 2016 and the applicable IRA is:

Rate Schedules	Current Customer Charge	Proposed 2017 Interim Adjustment	Proposed Customer Charge	Increase to Each Bill
R-2085-GRIP 2017 Residential	\$ 21.20 per customer per month	\$2.04 per customer per month	\$23.24 per customer per month	\$2.04 per customer per month
GSS-2085-GRIP 2017 General Service Small	\$34.74 per customer per month	\$4.13 per customer per month	\$38.87 per customer per month	\$4.13 per customer per month
GSLV-616-GRIP 2017 General Service Large Volume	\$188.15 per customer per month	\$25.06 per customer per month	\$213.21 per customer per month	\$25.06 per customer per month

Along with and in support of the IRA, CenterPoint also includes the following:

- (a) An earnings monitoring report showing the Company's earnings for the South Texas Division during the 2016 calendar year (under the "Earnings Report" section of the enclosed filing).
- (b) An Interim Cost Recovery and Rate Adjustment Report containing accounting schedules and project reports for the GRIP Adjustment Period including a description of (i) the projects undertaken during the GRIP Adjustment Period (ii) the investment to provide utility service in the South Texas Division, which were both completed and placed in service during the GRIP Adjustment Period, (iii) the Company's prior utility investments in the South Texas Division that were either retired or abandoned during the GRIP Adjustment Period, and (iv) the cost, need and customers benefited by those investments and retirements (under the "Investment and Retirement Project Report" section of the enclosed filing).
- (c) The Company's calculation of the GRIP Adjustment amount to go into effect on the later of the Planned Effective Date or the end of any suspension period imposed (under the "Initial Adjustment Report" section of the enclosed filing).

(d) Affidavits by Kristie Colvin, Tony A. Gardner and Randal M. Pryor (under the "Affidavits" section of the enclosed filing).

- Ms. Colvin's affidavit verifies (i) that the South Texas Division's books and records are kept in accordance with the rules of the Commission and (ii) that the reports enclosed accurately reflect the South Texas Division's books and records related to the information in those reports.
- Mr. Gardner's affidavit verifies the notice of the GRIP filing through customer bill inserts.
- Mr. Pryor's affidavit concerns the reimbursement of relocation expenses.

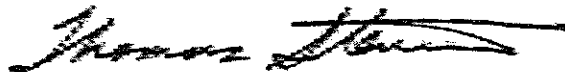
In addition, the source documentation and workpapers supporting the data and calculations contained in the foregoing reports is maintained in CenterPoint's electronic databases which are available for review. To schedule an opportunity to review the electronic databases or any hard copy project files related to the new investment or retirements, please contact me at (713) 207-3583.

Notice of this proceeding will be provided to affected customers in the South Texas Division by bill insert or by separate mailing within 45 days after the date of this filing in accordance with the applicable law.

Please accept for filing the above mentioned tariffs, filing package and enclosures and return the enclosed copy of this letter with your file mark thereon to acknowledge such filings for our records.

Please do not hesitate to contact us with any questions you may have regarding this filing.

Sincerely,



Thomas D. Stevens
Director of Regulatory Affairs

Attachments

cc: Mr. Randal M. Pryor
Mr. George Hepburn
Ms. Stephanie Bundage Juvane
Ms. Gracy Rodriguez

City of Garden Ridge

March 30, 2017

Page 4

DELIVERED TO:

_____, _____ of
NAME OFFICE (Mayor, City Secretary, etc.)

the City of Garden Ridge on this ____ day of March 2017.

SIGNATURE

ORDINANCE NO. 200-052017

AN ORDINANCE OF THE CITY OF GARDEN RIDGE, TEXAS, PROVIDING DEFINITIONS; ADOPTING A WASTEWATER MASTER PLAN AND IMPACT FEE STUDY; ESTABLISHING A WASTEWATER IMPACT FEE BASED UPON LIVING UNIT EQUIVALENTS; PROVIDING CONSTRUCTION, SEVERABILITY AND OPEN MEETING CLAUSES; AND ESTABLISHING AN EFFECTIVE DATE.

Whereas, the City Council of the City of Garden Ridge, Texas (the "City Council") adopted Resolution No. 403-022017, in February of 2017, establishing the date for public hearing and directing that notice to be given for such public hearing to be held on Land Use Assumptions and Capital Improvements Plan (Wastewater Master Plan and Impact Fee Study) as provided for in Chapter 395, Tex. Loc. Gov't. Code ("Chapter 395");

Whereas, after notice of public hearing was published on February 4, 2017, the City Council held such hearing on March 6, 2017 to consider the land use assumptions and the proposed Capital Improvements Plan;

Whereas, the City Council approved the proposed land use assumptions and the capital improvements plan by Resolution 406-032017; and

Whereas, the City Council of the City of Garden Ridge, Texas adopted Resolution No. 407-022017, in March of 2017, establishing the date for public hearing and directing that notice to be given for such public hearing to be held on a Wastewater Impact Fee as provided for in Chapter 395, Tex. Loc. Gov't. Code ("Chapter 395");

Whereas, after notice of public hearing was published on March 10, 2017, the City Council held such hearing on April 10, 2017 to a proposed Wastewater Impact Fee;

Whereas, the City Council approved the proposed Wastewater Impact Fee by Resolution 411-042017; and

Whereas, in accordance with the above steps, the City Council desires to adopt a Wastewater Master Plan and Impact Fee pursuant to Chapter 395;

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

PART 1. GENERAL PROVISIONS.

Section 1.1. Title. This ordinance shall be known, and may be cited, as the Wastewater Master Plan and Impact Fee ordinance of the City of Garden Ridge, Texas.

Section 1.2. Purpose. This Ordinance is intended to assure the provision of adequate public facilities to serve new development in the City's service area by requiring said development to pay its pro rata share of the costs of improvements necessitated by and attributable to such new development.

Section 1.3. Authority. This Ordinance is adopted pursuant to Chapter 395, Texas Local Government Code, the Texas Constitution and the general laws of the State of Texas. The provisions of this Ordinance shall not be construed to limit the power of the City to utilize other methods authorized under State law or pursuant to other City powers to accomplish the purposes set forth herein, either in substitution or in conjunction with this Ordinance. Guidelines may be developed by resolution or otherwise to implement and administer this Ordinance.

Section 1.4. Definitions. In this Ordinance:

(1) "Advisory Committee" means the City's Impact Fee Advisory Committee appointed by the City Council pursuant to 395.058, Tex. Loc. Gov't. Code, to advise and assist in the adoption of land use assumptions, review and file comments on the capital improvements plan and to perform the other duties set forth in such section.

(2) "Assessment" means the determination of the amount of the impact fee per service unit and is the maximum amount which can be imposed on new development pursuant to this Ordinance.

(3) "Capital Improvement" means either a wastewater facility, with a life expectancy of three (3) or more years, to be owned and operated by or on behalf of the City and as listed in the Impact Fee Capital Improvements Plan.

(4) "Chapter 395" means Chapter 395, Texas Local Government Code, as amended.

(5) "City" means the City of Garden Ridge, Texas.

(6) "Credit" means the amount of the reduction of an impact fee or fees, payments or charges for the approved construction or provision of the same type of capital improvements for which the fee has been assessed.

(7) "Facilities Expansion" means a wastewater facility expansion.

(8) "Final Plat Approval" or "Approval of a Final Plat" means the point at which the applicant has complied with all conditions of approval and the plat has been released for filing with the County Clerk of Comal County.

(9) "Guidelines" means administrative or procedural guidelines, if any, developed by the City to further the implementation of the provisions of this Ordinance. Said guidelines, as amended from time to time, shall not supersede any provision or alter any substantive procedure established in this Ordinance.

(10) "Impact Fee" means a fee, charge or assessment for wastewater facilities, as appropriately imposed on new development by the City in order to fund or recoup the costs of capital improvements or facilities expansions necessitated by and attributable to such new development. Impact Fees do not include the dedication or rights-of-way or easements for such facilities, the construction of wastewater improvements and other infrastructure within the development to serve the development unless such wastewater improvement is listed on the impact fee capital improvements plan, the dedication of park land or open space, any site-specific facility, or any other work, dedication or improvement that is not a wastewater facility listed on the impact fee capital improvements plan.

(11) "Impact Fee Capital Improvements Plan" means a wastewater improvements plan adopted or revised pursuant to this Ordinance.

(12) "Land Use Assumptions" means the projections of population growth and associated changes in land uses and intensities adopted by the City, as may be amended from time to time, upon which the impact fee capital improvements plan is based.

(13) "Living Unit Equivalent (L.U.E.)" means a unit of measure which represents the quantity of water utilized and wastewater generated on an average annual daily basis from a single-family, detached residence of average size and occupancy and which is the standardized measure used for service units. The formula for determining Living Unit Equivalents is set out in the Wastewater Master Plan and Impact Fee Study, attached hereto as Exhibit "A".

(14) "New Development" means the subdivision of land, the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any

structure, or any use or extension of the use of land, any of which increases the number of service units.

(15) "Offsite" means located entirely on land which is not included within the bounds of the plat or project being considered for impact fee assessment.

(16) "Platted" means platted in accordance with Chapter 212, Tex. Loc. Gov't. Code, or the applicable subdivision or platting procedures of the City of Garden Ridge.

(17) "Service Area" means the area within which impact fees for capital improvements or facilities expansions will be collected for new development occurring within such area and within which fees so collected will be expended for those types of improvements or expansions identified in the master plan applicable to the service area.

(18) "Service Unit" means the same as "living unit equivalent", which is the applicable standard units of measure shown in Exhibit "A" hereto.

(19) "Site-Specific Facility" means an improvement or facility which is for the primary use or benefit of a new development and which is not included in the capital improvements plan and for which the developer or property owner is solely responsible under subdivision and other applicable regulations. Site-specific facility may include improvements located offsite, within, or on the perimeter of the new development site.

(20) "Wastewater Facility" means an improvement for providing sanitary sewer service, including, but not limited to, land or easements, treatment facilities, lift stations, collection lines, or interceptor mains. Wastewater facilities exclude site-specific facilities constructed by developers.

(21) "Wastewater Facility Expansion" means the expansion of the capacity of any existing wastewater facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing wastewater facility to serve existing development.

(22) "Wastewater Improvements Plan" means the adopted plan, as may be amended from time to time, which identifies the wastewater facilities or sanitary sewer expansions and their associated costs which are necessitated by and which are attributable to new development projected within a period not to exceed ten (10) years, and which are to be financed in whole or in part through the imposition of wastewater impact fees pursuant to this Ordinance.

(23) Terms used which are defined in 395.001, Tex. Loc. Gov't. Code, shall have the same meaning as they have in said Code.

Section 1.5. Adoption of Master Plan. The Wastewater Master Plan identifying capital improvements or facility expansions pursuant to which impact fees may be assessed, as considered at the March 6, 2017 public hearing and is set out in Exhibit "A" attached hereto, is hereby adopted.

Section 1.6. State Law. Chapter 395 supplements this Ordinance to the extent that its provisions may be applicable hereto and, to such extent, its provisions are incorporated herein.

Section 1.7. Advisory Committee. (a) The Advisory Committee shall consist of citizens of the City appointed by the City Council. If the Commission does not include at least one representative of the real estate, development or building industry the City council shall appoint at least one representative, having such qualifications, as a voting member of the Advisory Committee. If any impact fee is to be applied to the extraterritorial jurisdiction of the City, a representative from that area shall be appointed by the City Council.

(b) The duties of the Advisory Committee shall be as follows:

(i) advise and assist the adoption of land use assumptions;

- (ii) review the capital improvements plan and file written comments;
- (iii) monitor and evaluate implementation of the capital improvements plan;
- (iv) file semi-annual reports with respect to the progress of the capital improvements plan and report to the City Council any perceived inequities in implementing the plan or imposing the impact fee; and
- (v) recommend to the City Council as necessary and required the timely amendment and/or update of the capital improvements plan and the impact fees.

(c) All information and professional reports concerning the development and implementation of the capital improvements plan shall be made available to the Advisory Committee, and the City staff and contract officers of the City shall provide the committee with such support and assistance as may be required.

PART 2. WASTEWATER IMPACT FEE ESTABLISHED.

Section 2.1. Establishment. There is hereby established a Wastewater Impact Fee which shall be imposed against new development in order to generate revenues for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to such new development.

Section 2.2. Basis. The Wastewater Impact Fee shall be assessed on the basis of Living Unit Equivalents. The number of Living Unit Equivalents shall be determined at the time of assessment as hereinafter set out.

Section 2.3. Amount. The Wastewater Impact Fee for each Living Unit Equivalent shall, as set forth in Exhibit "A" as amended from time to time in accordance with Chapter 395, be \$5,689.00 for wastewater service.

Section 2.4. Payment. All payments pursuant to this Ordinance shall be made to the City Secretary or his/her designate.

Section 2.5. Exemption or Waiver. (a) Any building permit application which was duly accepted for filing prior to the effective date of this Ordinance and subsequently granted, shall be exempt from the assessment and payment of an impact fee under this Ordinance, unless such application thereafter expires.

(b) The City Council may grant a waiver from any requirement of this Ordinance on other grounds, as may be set forth in administrative guidelines.

(c) If the City Council grants a variance or waiver to the amount of the impact fee due for a new development under this Section, it shall cause to be appropriated from the other City funds the amount of the reduction in the impact fee to the capital improvements account.

Section 2.6. Establishment of Accounts.

(a) The City shall establish an account to which interest is allocated for each category of capital facility for which an impact fee is imposed pursuant to this Ordinance. Each impact fee collected within the service area shall be deposited in such account.

(b) Interest earned on the impact fee account shall be considered funds of the account and shall be used solely for the purposes authorized in Section 2.7.

(c) The City shall establish adequate financial and accounting controls to ensure that impact fees disbursed from the account are utilized solely for the purposes authorized in Section 2.7. Disbursement of funds shall be authorized by the City at such times as are reasonably necessary to carry out the purposes and intent of this Ordinance; provided, however, that any fee paid shall be expended within a reasonable period of time, but not to exceed ten (10) years from the

date the fee is deposited into the account.

(d) The City shall maintain and keep financial records for impact fees, which shall show the source and disbursement of all fees collected or expended.

Section 2.7. Use of Proceeds.

(a) The impact fees collected pursuant to this Ordinance may be used to finance or to recoup the costs of any capital improvements or facilities expansions identified in the impact fee capital improvements plan for the service area, including the construction contract price, surveying and engineering fees, planning fees land acquisition costs (including land , purchases, court awards and costs, attorney's fees, and expert witness fees), and the fees actually paid or contracted to be paid to an independent qualified engineer or other consultants preparing or updating the impact fee capital improvements plan who is not an employee of the City. Impact fees may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the City to finance such capital improvements or facilities expansions.

(b) Impact fees collected pursuant to this Ordinance shall not be used to pay for any of the following expenses:

(i) construction, acquisition or expansion of capital improvements or assets other than those identified in the capital improvements plan;

(ii) repair, operation, or maintenance of existing or new capital improvements or facilities expansions;

(iii) upgrading, expanding or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;

(iv) upgrading, expanding or replacing existing capital improvements to provide better service to existing development; provided, however, that impact fees may be used to pay the costs of upgrading, expanding or replacing existing capital improvements in order to meet the need for new capital improvements generated by new development; or

(v) administrative and operating costs of the city.

PART 3. APPLICABILITY OF COMMUNITY IMPACT FEES.

Section 3.1 (a) Any land for which a subdivision plat was filed of record prior to the effective date of this Ordinance and for which Wastewater Impact Fees were not paid shall be subject to the payment of Wastewater Impact Fees under this Ordinance unless otherwise mutually agreed upon.

Section 3.2. Fees under this Ordinance.

(a) Unless there is executed an agreement for payment of impact fees in another manner, the Wastewater Impact Fee imposed by this Ordinance shall apply to new development not coming under 3.1 above.

(b) The Wastewater Impact Fee for development coming under this section shall be assessed and collected with respect to:

(i) land platted after the adoption of this ordinance, at the time the City releases such plat for recording; and

(ii) development which occurs or is proposed without platting, at the earlier of the time application is made for a building permit or application is made for connection

to the City's wastewater system.

(c) Impact fees may be assessed but not collected for property where service is not available unless:

(i) the City commits to commence construction of necessary facilities identified in the master plan within two years and will have service available within a reasonable time not to exceed five years;

(ii) the City agrees in writing to permit the property owner to construct or finance the required capital improvement(s) or facility expansion(s) and that the costs incurred or funds advanced by such owner will either

(A) be credited against the impact fees otherwise due from such owner;

(B) reimburse the owner for such costs from impact fees paid from such owner and other new developments that will use such improvements or expansions, in which case fees shall be reimbursed to the owner as and when collected by the City from new development; or

(C) the owner voluntarily requests the City to reserve capacity to serve future development and the City and the owner enter into a valid written agreement;

provided that any such impact fee assessed but not collected, and for which no written agreement is entered into between the City and the property owner pursuant to this Section 3.2(c), shall be thereafter collected at the earlier of the time the City contracts for the capital improvements necessary to serve the property or service is made available to the property.

(d) A property owner and the City may enter into a valid written agreement providing for the time and method of the payment of impact fees, which agreement shall prevail over any contrary provision of this Ordinance.

Section 3.3. Calculation of Impact Fees.

(a) Impact fees shall be calculated based upon the number of service units as determined by using the conversion table provided in Exhibit "A". The impact fee required for any property, development or application shall be determined by multiplying the number of service units in the proposed development by the amount of the respective impact fees per service unit set forth in Section 2.3 and in Exhibit "A".

(b) Should the number of service units required for any property increase after the impact fees for such property are assessed and collected, the impact fees for such property shall be increased in an amount equal to the impact fee established by this Ordinance multiplied by the number of additional service units required for such property.

(c) The total amount of impact fees to be paid to and deposited into the impact fee account by the City for any development shall be reduced by any allowable credits, if any, for the category of capital improvements as provided in Section 3.7.

(d) If at any time impact fees are assessed against any property but are unpaid, the total amount of such unpaid impact fees shall be attached to the development application, plat and/or other documents applicable to the property and thereafter collected

(i) at the earliest time provided for in this Ordinance; and

(ii) in no event later than the date service is connected to the property.

(e) Replatting shall not require recalculation of impact fees unless the number of

service units is increased. If a proposed replat increases the number of service units, the impact fee shall be recalculated as provided in Section 3.3(b) above.

Section 3.4. In Addition to Other Fees. The Wastewater Impact Fee shall be charged in addition to all other fees set out by City Ordinance or regulation including, but not limited to, building permit fees and tap fees, park land dedication requirements and payments in lieu, and dedication of easements and right-of-way.

Section 3.5. Easement Exclusive of Fees. If granting of easements or rights-of-way is necessary to construction of an impact fee capital improvement, said easement shall be granted by the record owner of the land so affected, exclusive and in addition to the payment of the impact fee, and at the time of payment of the impact fee, as a condition of service. If construction of an impact fee capital improvement is undertaken by the City in any public right-of-way due to lack of said easement, and subsequent relocation of the improvement is required by any public agency, the record owner of the land shall bear all expense of said relocation.

Section 3.6. Appeals.

(a) The property owner or applicant for new development may appeal the following decisions to the City Council: (1) the applicability of an impact fee to the development; (2) the amount of the impact fee due; (3) the availability or the amount of any credit; (4) the application of any credit against an impact fee due; (5) the amount of a refund due, if any.

(b) The burden of proof shall be on the appellant to demonstrate that the amount of the fee or the amount of the credit was not calculated according to the applicable schedule of service units or the guidelines established for determining credits.

(c) The appellant must file a notice of appeal with the City Secretary within thirty (30) days following the decision appealed from. If the notice of appeal is accompanied by a bond or other sufficient surety satisfactory to the City Attorney in an amount equal to the original determination of the impact fee due, the development application may be processed while the appeal is pending.

Section 3.7. Credits. If the property owner and the City have entered into a valid written agreement authorized by the City Council, then, in that event, to the extent provided for in such agreement, if any, the property owner shall be entitled to:

(a) an off-set against or credit for the payment of impact fees otherwise payable by such property owner for the land being developed, to the extent of the approved costs and expense of any such construction, contribution, or dedication of any facility appearing on the capital improvements plan which is required to be constructed by the City in order to serve a property owner's development, that is paid or made by such property owner;

(b) A credit against any category of impact fee as provided in the agreement; or

(c) Reimbursement for the costs of capital improvement(s), constructed or paid by the property owner, from impact fees received from other new developments that will use such capital improvement(s) or facility expansion(s).

Section 3.8. Refunds.

(a) On the request of an owner of property on which an impact fee has been paid, the political subdivision shall refund the impact fee if existing facilities are available and service is denied or the political subdivision has, after collecting the fee when service was not available, failed to commence construction within two years or service is not available within a reasonable period considering the type of capital improvement or facility expansion to be constructed, but in no event later than five years from the date of the fee payment.

(b) Upon completion of all the capital improvements or facilities expansions identified in

the impact fee capital improvements plan, the City shall recalculate the maximum impact fee per service unit using the actual costs of the capital improvements or expansions. If the maximum impact fee per service unit based on actual cost is less than the impact fee per service unit paid, the City shall refund the difference, if such difference exceeds the impact fee paid by more than ten percent (10%). The refund to the record owner shall be calculated by multiplying such difference by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

(c) The City shall refund any impact fee or part thereof that is not spent as authorized by this Ordinance within 10 years after the date of the fee payment.

(d) An impact fee collected pursuant to this Ordinance shall be considered expended if the total expenditures for capital improvements or facilities expansions authorized in Section 2.7 within the service area within ten (10) years following the date of collection exceeds the total fees collected for such improvements or expansions during such period.

(e) If a refund is due pursuant to this section, the City shall pro-rate the same by dividing the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The total refund payable to any such property owner shall be calculated by multiplying the refund due per service unit by the number of service units for the property for which the fee was paid, and interest due shall be calculated upon that amount.

(f) Refunds shall be made only to the record owner of the property at the time of the refund and shall bear interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Article 1.03, Title 79, Revised Statutes (Article 5069-1.03), or its successor.

Section 3.9. Updates to Plan and Revision of Fees.

(a) The City shall update its land use assumptions and impact fee capital improvements plan and shall recalculate its impact fees not less than once every three years in accordance with the procedures set forth in Texas Rev. Civil Statutes, Local Government Code, Section 395, or in any successor statute; provided that after giving the required notice the City Council may determine that no changes or amendments are required.

(b) The City may review its land use assumptions, impact fee capital improvements plan, and other factors such as market conditions more frequently than provided in subsection (a) to determine if the land use assumptions and capital improvements plan should be updated and the impact fee recalculated accordingly.

Section 3.10. Prohibition Against Transfer. The payment of impact fees and credits earned under this Ordinance shall inure to the benefit of and remain with the land for which such impact fees were paid or credits earned, and may not be sold, assigned, conveyed or transferred for the benefit of any other land or property. No impact fee receipts, LUEs, rights, benefits or credits arising under this Ordinance may be sold, assigned, transferred or conveyed except to a subsequent grantee or purchaser of the land for which such fee was paid or credit earned. All rights or benefits arising from the payment of an impact fee or any credit shall automatically vest in the owner and each subsequent owner of the land for which the fee was paid or credit earned.

PART 4: CLOSING PROVISIONS.

Section 4.1. Construction. The terms and provisions of this Ordinance shall not be construed in a manner to conflict with Chapter 395, as amended, and if any term or provision of this Ordinance shall appear to conflict with any term, provision or condition of Chapter 395, such Ordinance term or provision shall be read, interpreted and construed in a manner consistent with and not in conflict with Chapter 395.

Section 4.2. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other

provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 4.3. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code, and it is accordingly so ordained.

Section 4.4. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on this day of , 2017.

City of Garden Ridge, Texas

Nadine L. Knaus, Mayor

Attest:

Shelley Goodwin, City Secretary

Approved:

City Attorney

Richard Rosen
21110 Tree Top
Garden Ridge

Garden Ridge Board

In late January of this year we transferred water to our name we received a water bill of \$793.82 then March \$1221.20 at this time the house is vacant and has been since end of January. I received a phone call that the water usage was very high and they checked it and the sprinkler were using the water. Our tenet used 6,000 gallons then 5,000 and in August 8,500 propel cause is the timer, I'm told that if power goes out timer resets to factory settings I had sprinkler people out and timer was set to very high settings. Any help with this will be greatly appreciated

Thank you Richard Rosen

Date	Time	Max Flow	Consumption	Rosen, Richard 21110 Tree Top Cove			
03/23/2017	11:01 PM	33.95	66.66	03/22/2017	1:01 AM	34.3	33.61
03/23/2017	10:01 PM	40.95	940.94	03/22/2017	12:01 AM	34.3	33.37
03/23/2017	9:01 PM	37.8	893.20	03/21/2017	11:01 PM	33.95	33.06
03/23/2017	8:01 PM	39.2	948.24	03/21/2017	10:01 PM	33.6	33.00
03/23/2017	7:01 PM	37.8	784.68	03/21/2017	9:01 PM	33.95	33.22
03/23/2017	6:01 PM	39.9	386.77	03/21/2017	8:01 PM	33.95	149.35
03/23/2017	5:01 PM	0.35	-	03/21/2017	7:01 PM	0	(0.01)
03/23/2017	4:01 PM	0	0.01	03/21/2017	6:01 PM	0	0.01
03/23/2017	3:01 PM	0	0.02	03/21/2017	5:01 PM	0	0.02
03/23/2017	2:01 PM	0	(0.02)	03/21/2017	4:01 PM	34.65	33.76
03/23/2017	1:01 PM	34.65	16.92	03/21/2017	3:01 PM	34.65	33.84
03/23/2017	12:01 PM	34.65	33.85	03/21/2017	2:01 PM	34.65	16.97
03/23/2017	11:01 AM	34.3	21.49	03/21/2017	1:01 PM	34.3	33.62
03/23/2017	10:01 AM	34.3	33.60	03/21/2017	12:01 PM	34.65	33.80
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03/11/2017	3:01 PM	0	-
03/11/2017	2:01 PM	0	(0.01)
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03/11/2017	4:01 AM	0	(0.02)
03/11/2017	3:01 AM	0	-
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03/10/2017	7:01 PM	0	-
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03/09/2017	2:01 PM	0	0.01
03/09/2017	1:01 PM	34.65	16.90
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03/09/2017	6:01 AM	39.2	301.97
03/09/2017	5:01 AM	39.55	1,028.26
03/09/2017	4:01 AM	37.1	845.72
03/09/2017	3:01 AM	38.15	913.85
03/09/2017	2:01 AM	39.9	769.68
03/09/2017	1:01 AM	0	0.02
03/09/2017	12:01 AM	0	0.02
03/08/2017	11:01 PM	0	(0.02)
03/08/2017	10:01 PM	0	0.01
03/08/2017	9:01 PM	0	0.03
03/08/2017	8:01 PM	0	0.01
03/08/2017	7:01 PM	0	(0.01)
03/08/2017	6:01 PM	0	-
03/08/2017	5:01 PM	0	(0.02)
03/08/2017	4:01 PM	0	(0.02)
03/08/2017	3:01 PM	6.65	11.71
03/08/2017	2:01 PM	0	0.02

03/10/2017	12:01 PM	33.95	33.31
03/10/2017	11:01 AM	34.3	34.64
03/10/2017	10:01 AM	34.3	33.45
03/10/2017	9:01 AM	39.9	951.38
03/08/2017	9:01 AM	0	-
03/08/2017	8:01 AM	0	(0.01)
03/08/2017	7:01 AM	0	0.02
03/08/2017	6:01 AM	0	-
03/08/2017	5:01 AM	0	0.02
03/08/2017	4:01 AM	0	(0.02)
03/08/2017	3:01 AM	34.3	16.73
03/08/2017	2:01 AM	33.95	33.21
03/08/2017	1:01 AM	33.95	33.01
03/08/2017	12:01 AM	33.95	33.10
03/07/2017	11:01 PM	33.95	33.19
03/07/2017	10:01 PM	33.95	33.28
03/07/2017	9:01 PM	34.3	33.47
03/07/2017	8:01 PM	33.95	150.35
03/07/2017	7:01 PM	0	0.02
03/07/2017	6:01 PM	0	0.03
03/07/2017	5:01 PM	0	(0.03)
03/07/2017	4:01 PM	33.95	33.66
03/07/2017	3:01 PM	34.3	33.56
03/07/2017	2:01 PM	34.3	16.82
03/07/2017	1:01 PM	34.3	33.61
03/07/2017	12:01 PM	34.3	33.63
03/07/2017	11:01 AM	34.3	33.76
03/07/2017	10:01 AM	34.65	33.82
03/07/2017	9:01 AM	40.6	957.48
03/07/2017	8:01 AM	37.8	888.72
03/07/2017	7:01 AM	38.15	882.26
03/07/2017	6:01 AM	38.15	782.00
03/07/2017	5:01 AM	39.55	410.98
03/07/2017	4:01 AM	33.6	16.57
03/07/2017	3:01 AM	33.95	33.19
03/07/2017	2:01 AM	33.95	33.26
03/07/2017	1:01 AM	33.95	33.29
03/07/2017	12:01 AM	33.95	33.33
03/06/2017	11:01 PM	34.3	33.38
03/06/2017	10:01 PM	39.9	927.55
03/06/2017	9:01 PM	37.45	879.47
03/06/2017	8:01 PM	38.5	877.36
03/06/2017	7:01 PM	38.5	801.14
03/06/2017	6:01 PM	40.6	403.58
03/06/2017	5:01 PM	0	0.02
03/06/2017	4:01 PM	0	-

03/08/2017	1:01 PM	0	0.02
03/08/2017	12:01 PM	0	0.02
03/08/2017	11:01 AM	0	0.03
03/08/2017	10:01 AM	0	0.03
03/06/2017	10:01 AM	34.3	33.33
03/06/2017	9:01 AM	34.3	33.36
03/06/2017	8:01 AM	34.3	33.45
03/06/2017	7:01 AM	34.3	33.63
03/06/2017	6:01 AM	39.2	301.06
03/06/2017	5:01 AM	39.9	1,032.54
03/06/2017	4:01 AM	37.45	848.52
03/06/2017	3:01 AM	38.15	911.91
03/06/2017	2:01 AM	40.25	769.56
03/06/2017	1:01 AM	33.95	33.15
03/06/2017	12:01 AM	33.95	33.24
03/05/2017	11:01 PM	34.3	33.27
03/05/2017	10:01 PM	34.3	33.30
03/05/2017	9:01 PM	34.3	33.44
03/05/2017	8:01 PM	34.3	150.44
03/05/2017	7:01 PM	5.6	2.76
03/05/2017	6:01 PM	0	0.01
03/05/2017	5:01 PM	0	(0.02)
03/05/2017	4:01 PM	0	(0.02)
03/05/2017	3:01 PM	0	0.01
03/05/2017	2:01 PM	0	(0.01)
03/05/2017	1:01 PM	0	-
03/05/2017	12:01 PM	0	(0.03)
03/05/2017	11:01 AM	0	0.02
03/05/2017	10:01 AM	0	-
03/05/2017	9:01 AM	0	(0.03)
03/05/2017	8:01 AM	0	0.01
03/05/2017	7:01 AM	0	(0.01)
03/05/2017	6:01 AM	0	0.02
03/05/2017	5:01 AM	0	0.02
03/05/2017	4:01 AM	0	0.02
03/05/2017	3:01 AM	0	(0.02)
03/05/2017	2:01 AM	0	0.02
03/05/2017	1:01 AM	0	-
03/05/2017	12:01 AM	0	0.01
03/04/2017	11:01 PM	0	0.02
03/04/2017	10:01 PM	0	0.01
03/04/2017	9:01 PM	0	0.02
03/04/2017	8:01 PM	0	(0.01)
03/04/2017	7:01 PM	0	-
03/04/2017	6:01 PM	0	0.01
03/04/2017	5:01 PM	0	0.02

03/06/2017	3:01 PM	0	0.02
03/06/2017	2:01 PM	0	0.03
03/06/2017	1:01 PM	33.95	16.68
03/06/2017	12:01 PM	33.95	27.27
03/06/2017	11:01 AM	33.95	22.59
03/04/2017	11:01 AM	0	-
03/04/2017	10:01 AM	0	0.01
03/04/2017	9:01 AM	0	-
03/04/2017	8:01 AM	0	-
03/04/2017	7:01 AM	0	0.01
03/04/2017	6:01 AM	0	0.01
03/04/2017	5:01 AM	0	0.02
03/04/2017	4:01 AM	0	0.03
03/04/2017	3:01 AM	34.65	16.87
03/04/2017	2:01 AM	34.3	33.59
03/04/2017	1:01 AM	33.95	33.23
03/04/2017	12:01 AM	33.6	33.01
03/03/2017	11:01 PM	33.95	33.15
03/03/2017	10:01 PM	33.95	33.23
03/03/2017	9:01 PM	33.95	33.37
03/03/2017	8:01 PM	33.95	150.18
03/03/2017	7:01 PM	0	0.03
03/03/2017	6:01 PM	0	0.03
03/03/2017	5:01 PM	0	0.01
03/03/2017	4:01 PM	34.65	33.74
03/03/2017	3:01 PM	34.65	36.81
03/03/2017	2:01 PM	34.65	19.01
03/03/2017	1:01 PM	34.65	33.76
03/03/2017	12:01 PM	34.65	33.83
03/03/2017	11:01 AM	34.3	33.62
03/03/2017	10:01 AM	34.3	33.36
03/03/2017	9:01 AM	39.2	931.48
03/03/2017	8:01 AM	37.1	869.81
03/03/2017	7:01 AM	37.8	873.05
03/03/2017	6:01 AM	38.15	783.95
03/03/2017	5:01 AM	39.9	418.28
03/03/2017	4:01 AM	34.3	16.85
03/03/2017	3:01 AM	34.65	33.84
03/03/2017	2:01 AM	34.3	33.68
03/03/2017	1:01 AM	34.3	33.40
03/03/2017	12:01 AM	33.95	33.13
03/02/2017	11:01 PM	33.6	33.06
03/02/2017	10:01 PM	39.55	917.58
03/02/2017	9:01 PM	37.1	872.28
03/02/2017	8:01 PM	38.5	871.71
03/02/2017	7:01 PM	38.15	798.34

03/04/2017	4:01 PM	0	0.01
03/04/2017	3:01 PM	0	0.02
03/04/2017	2:01 PM	0	(0.01)
03/04/2017	1:01 PM	0	0.02
03/04/2017	12:01 PM	0	0.02
03/02/2017	12:01 PM	34.3	24.13
03/02/2017	11:01 AM	34.3	26.09
03/02/2017	10:01 AM	33.95	33.12
03/02/2017	9:01 AM	33.95	33.03
03/02/2017	8:01 AM	33.95	33.19
03/02/2017	7:01 AM	33.95	33.36
03/02/2017	6:01 AM	39.2	297.60
03/02/2017	5:01 AM	39.9	1,039.40
03/02/2017	4:01 AM	38.15	867.13
03/02/2017	3:01 AM	38.85	931.86
03/02/2017	2:01 AM	40.25	782.88
03/02/2017	1:01 AM	33.95	33.29
03/02/2017	12:01 AM	33.6	33.07
03/01/2017	11:01 PM	33.95	33.08
03/01/2017	10:01 PM	33.95	33.14
03/01/2017	9:01 PM	34.3	33.36
03/01/2017	8:01 PM	34.3	150.33
03/01/2017	7:01 PM	0	-
03/01/2017	6:01 PM	5.6	2.70
03/01/2017	5:01 PM	0	0.02
03/01/2017	4:01 PM	0	0.01
03/01/2017	3:01 PM	0	0.02
03/01/2017	2:01 PM	0	0.01
03/01/2017	1:01 PM	0	-
03/01/2017	12:01 PM	0	0.03
03/01/2017	11:01 AM	0	0.01
03/01/2017	10:01 AM	0	(0.01)
03/01/2017	9:01 AM	0	(0.02)
03/01/2017	8:01 AM	0	(0.02)
03/01/2017	7:01 AM	0	0.02
03/01/2017	6:01 AM	0	(0.04)
03/01/2017	5:01 AM	0	0.02
03/01/2017	4:01 AM	0	0.04
03/01/2017	3:01 AM	0	0.02
03/01/2017	2:01 AM	0	-
03/01/2017	1:01 AM	0	(0.02)
03/01/2017	12:01 AM	0	(0.02)
02/28/2017	11:01 PM	0	(0.02)
02/28/2017	10:01 PM	0	0.03
02/28/2017	9:01 PM	0	0.02
02/28/2017	8:01 PM	0	(0.01)

03/02/2017	6:01 PM	39.9	404.33
03/02/2017	5:01 PM	0	-
03/02/2017	4:01 PM	5.95	5.11
03/02/2017	3:01 PM	0	0.04
03/02/2017	2:01 PM	0	-
03/02/2017	1:01 PM	34.65	16.86
02/28/2017	1:01 PM	34.65	37.00
02/28/2017	12:01 PM	34.3	33.49
02/28/2017	11:01 AM	33.95	33.21
02/28/2017	10:01 AM	33.95	33.06
02/28/2017	9:01 AM	39.2	932.38
02/28/2017	8:01 AM	37.1	873.21
02/28/2017	7:01 AM	37.8	874.96
02/28/2017	6:01 AM	38.15	790.22
02/28/2017	5:01 AM	40.25	422.83
02/28/2017	4:01 AM	34.3	16.94
02/28/2017	3:01 AM	34.65	50.58
02/28/2017	2:01 AM	34.3	66.88
02/28/2017	1:01 AM	33.95	66.31
02/28/2017	12:01 AM	33.95	66.24
02/27/2017	11:01 PM	33.95	66.40
02/27/2017	10:01 PM	41.3	929.35
02/27/2017	9:01 PM	37.8	895.09
02/27/2017	8:01 PM	39.2	948.19
02/27/2017	7:01 PM	38.5	799.58
02/27/2017	6:01 PM	40.6	411.64
02/27/2017	5:01 PM	0.35	0.04
02/27/2017	4:01 PM	3.85	1.15
02/27/2017	3:01 PM	4.2	10.45
02/27/2017	2:01 PM	5.25	2.56
02/27/2017	1:01 PM	34.65	16.87
02/27/2017	12:01 PM	34.3	21.72
02/27/2017	11:01 AM	34.3	28.91
02/27/2017	10:01 AM	34.65	33.84
02/27/2017	9:01 AM	34.65	33.66
02/27/2017	8:01 AM	34.3	33.36
02/27/2017	7:01 AM	33.95	33.21
02/27/2017	6:01 AM	38.5	290.44
02/27/2017	5:01 AM	39.55	1,022.03
02/27/2017	4:01 AM	37.1	854.41
02/27/2017	3:01 AM	38.15	918.83
02/27/2017	2:01 AM	40.25	788.04
02/27/2017	1:01 AM	34.3	62.51
02/27/2017	12:01 AM	40.25	1,067.05
02/26/2017	11:01 PM	39.55	949.41
02/26/2017	10:01 PM	37.8	532.69

02/28/2017	7:01 PM	9.45	41.08
02/28/2017	6:01 PM	7.35	12.16
02/28/2017	5:01 PM	0	0.02
02/28/2017	4:01 PM	34.65	35.78
02/28/2017	3:01 PM	34.65	30.10
02/28/2017	2:01 PM	34.65	22.06
02/26/2017	2:01 PM	0	(0.03)
02/26/2017	1:01 PM	0	0.02
02/26/2017	12:01 PM	0	0.01
02/26/2017	11:01 AM	0	0.02
02/26/2017	10:01 AM	0	(0.02)
02/26/2017	9:01 AM	0	-
02/26/2017	8:01 AM	0	0.01
02/26/2017	7:01 AM	0	0.03
02/26/2017	6:01 AM	0	0.02
02/26/2017	5:01 AM	0	0.03
02/26/2017	4:01 AM	0	0.01
02/26/2017	3:01 AM	33.95	16.54
02/26/2017	2:01 AM	33.95	33.10
02/26/2017	1:01 AM	33.95	33.14
02/26/2017	12:01 AM	33.95	33.25
02/25/2017	11:01 PM	33.95	33.28
02/25/2017	10:01 PM	33.95	33.36
02/25/2017	9:01 PM	34.3	33.45
02/25/2017	8:01 PM	34.3	150.28
02/25/2017	7:01 PM	0	0.02
02/25/2017	6:01 PM	0	-
02/25/2017	5:01 PM	0	(0.01)
02/25/2017	4:01 PM	0	0.02
02/25/2017	3:01 PM	0	-
02/25/2017	2:01 PM	0	0.06
02/25/2017	1:01 PM	0	-
02/25/2017	12:01 PM	0	0.03
02/25/2017	11:01 AM	0	-
02/25/2017	10:01 AM	0	(0.02)
02/25/2017	9:01 AM	0	0.01
02/25/2017	8:01 AM	0	(0.01)
02/25/2017	7:01 AM	0	0.01
02/25/2017	6:01 AM	0	0.02
02/25/2017	5:01 AM	0	(0.02)
02/25/2017	4:01 AM	0	0.01
02/25/2017	3:01 AM	0	-
02/25/2017	2:01 AM	0	-
02/25/2017	1:01 AM	0	0.02
02/25/2017	12:01 AM	0	0.01
02/24/2017	11:01 PM	0	0.01

02/26/2017	9:01 PM	39.55	873.96
02/26/2017	8:01 PM	40.6	737.59
02/26/2017	7:01 PM	39.9	210.07
02/26/2017	6:01 PM	0	0.02
02/26/2017	5:01 PM	0	(0.02)
02/26/2017	4:01 PM	0	0.02
02/26/2017	3:01 PM	0	0.02
02/24/2017	3:01 PM	34.65	25.21
02/24/2017	2:01 PM	34.65	25.31
02/24/2017	1:01 PM	34.65	33.60
02/24/2017	12:01 PM	34.3	33.43
02/24/2017	11:01 AM	34.3	33.22
02/24/2017	10:01 AM	33.6	32.89
02/24/2017	9:01 AM	39.2	927.46
02/24/2017	8:01 AM	37.1	871.15
02/24/2017	7:01 AM	37.8	872.32
02/24/2017	6:01 AM	38.15	790.29
02/24/2017	5:01 AM	40.25	424.22
02/24/2017	4:01 AM	34.3	16.81
02/24/2017	3:01 AM	34.3	50.41
02/24/2017	2:01 AM	34.3	66.85
02/24/2017	1:01 AM	33.95	66.30
02/24/2017	12:01 AM	33.95	65.87
02/23/2017	11:01 PM	33.95	65.88
02/23/2017	10:01 PM	41.3	924.84
02/23/2017	9:01 PM	38.15	893.87
02/23/2017	8:01 PM	39.2	946.02
02/23/2017	7:01 PM	37.8	801.44
02/23/2017	6:01 PM	40.25	412.25
02/23/2017	5:01 PM	1.05	1.75
02/23/2017	4:01 PM	5.95	8.49
02/23/2017	3:01 PM	0	0.02
02/23/2017	2:01 PM	0	(0.01)
02/23/2017	1:01 PM	34.3	16.68
02/23/2017	12:01 PM	33.95	18.10
02/23/2017	11:01 AM	33.95	31.68
02/23/2017	10:01 AM	33.95	32.83
02/23/2017	9:01 AM	33.6	32.94
02/23/2017	8:01 AM	33.95	32.98
02/23/2017	7:01 AM	33.95	33.16
02/23/2017	6:01 AM	39.2	291.71
02/23/2017	5:01 AM	40.25	1,037.59
02/23/2017	4:01 AM	38.15	868.47
02/23/2017	3:01 AM	38.85	931.70
02/23/2017	2:01 AM	40.6	790.40
02/23/2017	1:01 AM	0	(0.02)

02/24/2017	10:01 PM	0	0.03
02/24/2017	9:01 PM	0	-
02/24/2017	8:01 PM	0	0.01
02/24/2017	7:01 PM	0	0.03
02/24/2017	6:01 PM	0	-
02/24/2017	5:01 PM	0	0.01
02/24/2017	4:01 PM	34.65	33.68
02/22/2017	4:01 PM	5.95	10.12
02/22/2017	3:01 PM	6.3	6.22
02/22/2017	2:01 PM	0	0.03
02/22/2017	1:01 PM	0	(0.01)
02/22/2017	12:01 PM	0	0.01
02/22/2017	11:01 AM	0	0.02
02/22/2017	10:01 AM	0	0.02
02/22/2017	9:01 AM	0	0.03
02/22/2017	8:01 AM	0	0.03
02/22/2017	7:01 AM	0	-
02/22/2017	6:01 AM	0	(0.02)
02/22/2017	5:01 AM	0	0.02
02/22/2017	4:01 AM	0	0.01
02/22/2017	3:01 AM	34.3	16.73
02/22/2017	2:01 AM	34.3	33.54
02/22/2017	1:01 AM	34.65	33.61
02/22/2017	12:01 AM	34.65	33.64

Average Flow	19.57
Average Consump	166.75
Total Consumptio	120,058.10
Max Flow	41.3
Units	Gallons/Hour
Earliest	02/22/2017 0:01
Latest	03/23/2017 23:01

Irrigation System

Average Usage Da	4,001.94 gals
Average Usage Hc	166.75 gals
Average Usage Mi	2.78 gals
Average Usage Se	0.046 gals

02/23/2017	12:01 AM	0	(0.01)
02/22/2017	11:01 PM	0	(0.02)
02/22/2017	10:01 PM	0	-
02/22/2017	9:01 PM	0	0.04
02/22/2017	8:01 PM	0	0.02
02/22/2017	7:01 PM	0	0.01
02/22/2017	6:01 PM	8.4	66.82
02/22/2017	5:01 PM	7.35	15.14



GIS TEXAS
P.O. Box 741
Cibolo, TX 78108-0741
(210) 837-0021
jgarvin@gistexas.com



Invoice

Date	Invoice #
4/7/2017	610

Bill To

DICK ROSEN
202 DEL MONTE
CIBOLO, TX 78108

Service Call Address:

RENTAL PROPERTY
21110 TREE TOP COVE
GARDEN RODGE, TX 78266

Quantity

Description

Water Utility

Terms

GARDEN RIDGE

Due on receipt

Rate

Amount

TECH NOTES:

3/28/2017 CALLED TO CHECK CONTROLLER AND ASSIST OWNER
IN CORRECT OPERATION. 1 SERVICE CALL

4/7/2017 CALLED TO ASSIST OWNER IN RESETTNG CONTROLLER
AND REPAIR 2 IRRIGATION LEAKS / TEST BACKFLOW
PREVENTION ASSEMBLY

4/13/17
4/12/2017 INSTALL DRIP SYSTEM IN THE 2 PLANTERS ON FRONT
PORCH. 1 HR SERVICE CALL

1	Backflow Prevention Assembly Test	50.00	50.00
3	General Irrigation Repairs per Service Hr	87.00	261.00
	Drip irrigation system installation materials	6.98	6.98T

IRRIGATION CONTROLLER SETTING

PROGRAM A) STATION 13 MINUTES; MONDAY & FRIDAY; ROTOR
AND SPRAY HEADS (ALL OTHER STATIONS)

PROGRAM B) STATIONS 3 MINUTES; EVERYDAY; DRIP & FLOWER
POTS (#9, 10, 12, 13, 15)

Sales Tax

8.25%	0.58
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Thank you for your business.

ATTENTION: 90 CALENDAR DAY WARRANTY ON ALL
LABOR & MATERIALS. NO WARRANTY OFFERED ON
PLANTS, GRASS, OR TREES.

Total

\$318.56

"TCEQ Statement"

Irrigation in Texas is regulated by the Texas Commission on Environmental
Quality (TCEQ) (MC-178). P.O. Box 13087.

27 April 2017

Final Report from the City of Garden Ridge Water Impact Fee Committee

Impact Fee Committee Members were: Chairman Royce Simmonds, Vice Chair Wes Kleckley, and Committee Members: David Heier, Walter Lamar and Shawn Willis.

Structure: The City of Garden Ridge Impact Fee Committee was formed on 12 December 2016 to review the proposed update of the City of Garden Ridge 2016 (January 2017) Water Master Plan from the 2009 Water Master Plan along with a mandate to make recommendations to the City Council for any changes to the plan along with a recommendation for setting the amount of the water and wastewater impact fees.

The final meeting of the committee was 18 April 2017 with all members present and no citizen participation in any of the meetings.

After a complete review of the proposed new Water Master Plan with the River City Engineering team including significant discussion by the committee on all aspects of the master plan ranging from current requirements, anticipated future requirements, anticipated future funding requirements and a review of similar size cities within Texas on the amount charged for their impact fees, the committee unanimously voted for the following recommendations to go forward to the City of Garden Ridge City Council:

- **Accept the 2016 (2017) Water Master Plan as proposed by the River City Engineering Company.**
- **Set the City of Garden Ridge Water Impact fee at \$ 4,581.00 on new development connections to the water system.**
- **The Committee made no recommended changes to the proposed funding of the non-impact fee eligible projects anticipated in the future. Source of funding will be reviewed, such as bonds, when future projects are being developed.**

The committee understands, that this impact fee recommendation along with the earlier wastewater impact fee recommended by the committee "slightly" exceeds the combined impact fees of "some local area cities", however, the committee believes that the vision the City of Garden Ridge is putting into place for future development will mitigate any possible concerns from future developers/developments on slightly higher impact fee costs.

Respectfully,



**Royce Simmonds, Chair
City of Garden Ridge Wastewater and Water Impact Fee Committee**

RESOLUTION NO. 413-052017

A Resolution Ordering a Public Hearing on amendments to the City of Garden Ridge Land Use Assumptions and Capital Improvements Plan and the Imposition of an Impact Fee for the City of Garden Ridge Water System (2016 Water Master Plan)

WHEREAS, the City Council of the City of Garden Ridge, Texas adopted a Land Use Assumptions and Capital Improvements Plan and Impact Fee for the City of Garden Ridge Water System on June 3, 1998, and;

WHEREAS, the City Council of the City of Garden Ridge received a recommendation from the City of Garden Ridge Impact Fee Committee on May 3, 2017, recommending the adoption of amendments to the Land Use Assumptions and Capital Improvement Plan and Impact Fee for the City of Garden Ridge Water System (2016 Water Master Plan), and;

WHEREAS, the City of Garden Ridge periodically amends the Land Use Assumptions and Capital Improvement Plan and Water Impact Fee due to the growth in the city and its impact on the city water system with last amendment approved October 7, 2009, and;

WHEREAS, the City of Garden Ridge City Council must adopt a resolution establishing a public hearing date to consider amendments to the Land Use Assumptions and Capital Improvements Plan and Impact Fee for the City of Garden Ridge Water System in accordance with Local Government Code Chapter 395 for the designated service area as defined in the City of Garden Ridge 2016 Water Master Plan, and:.

THEREFORE, Be it Resolved by the City Council of the City of Garden Ridge, Texas that:

1. A Public Hearing be conducted on June 7, 2017 at 6:00 p.m. to receive citizen comments on proposed amendments to the 2016 Water Master Plan to include an Impact Fee of \$4,581 per Living Unit Equivalent (LUE) in the designated service area as defined in said plan.
2. The Public Hearing will be conducted in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas.
3. The City Council directs the City Administrator to make available to the public for review the proposed amendments to the 2016 Water Master Plan which includes a proposed Impact Fee.
4. The City Council directs the City Administrator to publish the required notice for the Public Hearing in the official City newspaper.

PASSED AND APPROVED this 3rd day of May, 2017.

Nadine L. Knaus, Mayor

ATTEST:

Shelley Goodwin, City Secretary

Council Ideas/Suggestions List by Category

Updated: April 25, 2017

Ongoing items

Items	Status	Completed Council Approval
1. Issues with 2013 CIP project		
a. Warranty issues –		
i. Letter to contractor	Sent	
ii. Meeting with contractor	March 24, 2016	
iii. Status of repairs/corrections	Ongoing and to be completed by May 10 Paving repairs to be completed when paving occurs in current CIP Project	
2. Concealed handguns (Councilman Thompson)		
a. Letter/contact with Judge	Presented at May 5, 2016 Council meeting	Completed-Awaiting Councilman Thompson's approval
b. Cost of wands or other monitoring devices	Presented at May 5, 2016 Council meeting Included in FY 2016 Budget Amendment #1 Equipment installed	Completed-Awaiting Councilman Thompson's approval
3. Sewer Along 2252 (Councilman Lantzy)	City Council, City Engineer, staff, City Attorney, Financial Advisor continue gathering information, discussions and study. Continue as Executive Session item monthly until ready for Council action 6/15/16-City Council authorized staff to move forward with	

	aspects of project Reimbursement Resolution to City Council August 3, 2016 with Council decision on whether to include water line extension on Naco Loop as part of project Reimbursement Resolution approved August 17, 2016 by City Council City Engineer working on Wastewater Master Plan and Impact Fee Study Coordinating Impact Fee Committee Meeting in Dec. 2016 Impact Fee Committee met Dec. 12, 2016 Impact Fee Committee met on Jan. 19, 2017 and developed recommendation to City Council concerning approval of Wastewater Master Plan and Impact Fee Public Hearing requirements in process for adoption of plan and impact fee Plan adopted by City Council on March 6 and Public Hearing on Impact Fee is April 10 Plan and Impact Fee adopted by Resolution with Ordinance being drafted for finalization	
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4. iPerl Meter Installation and registration questions (Councilman Trial)	iPerl meter installation ongoing Audit of 80 random iPerl meters ongoing (in 2nd month) Sensus software update complete Tablets utilized for meter reading in April Audit results will be presented to Council upon completion Working with Sensus on review of iPerl meter readings and billings Sensus reviewing meter reading information	
5. Personnel Policy (Mayor Knaus) Incentive Pay (Councilman Thompson)	Meeting scheduled for May 18, 2016 with City Council, staff, City Attorney to begin review of draft document Incentive Pay will be discussed during Personnel Policy draft document discussions 6/15/16 – City Attorney looking at another possible policy for Council Consideration and to bring back to Council upon completion of review City Attorney continues work on revising policy with proposed revised chapters to Council for comment City staff working on plan to complete policy for presentation to Council	

	Presenting City Council (4/5/17) with proposal from SeeKing to complete Employee Handbook and Policy Further discussion and direction on proposal to be provided by City Council on May 3, 2017	
6. Hickory Bend erosion /Maintenance (Councilman Thompson)	Meeting with RCE, Staff & homeowners met March 30 City Engineer completing plans and acquiring cost estimate Public Works Director contacting contractors for bids on the project Two bids received with City Engineer awaiting one additional bid One additional bid received and City Engineer reviewing contractor's references. Item on September 7, 2016 Council meeting City Engineering discussed lowest bid received for project at Sept. 7, 2016 Council meeting and Council by consensus awarded bid with ratification of bid award to occur at Oct. 5, 2016 Council meeting Bid award ratified 10/5/16 – 45 days to complete project Project began Dec. 12 and to be completed prior to	

	end of 2016 Project completed Project being placed on March 1st Council meeting to discuss additional work on project Councilman Thompson, City Engineer and City Staff met with property owners and discussed additional work with additional work update to be discussed with City Council on 4/5/17 City Engineer discussing cost increase with contractor	
7. Council Chamber Sound System (Mayor Knaus)	Met with contractors and awaiting proposals/cost estimates FY 2017 Budget item Postponed due to budgetary constraints Eric Lowman worked on sound system in Dec. and improved sound in Council Chambers	
8. Electronic Payments (Councilman Thompson)	Researched & cost included in FY 2016 Budget Amendment #1 Software upgrade for Incode on May 19 Service Charge and Convenience fee Ordinance to Council June/July Contract with new credit card provider Design website link Goal for full implementation Oct.	Convenience Fee Ordinance adopted May 2016 Software upgrade completed Cost of project included in FY2016 Budget Amendment #1

Electronic Water Billing (Councilman Thompson)	1, 2017 Contract with credit card processor completed Possible revisions to Convenience Fee Ordinance may be necessary-to discuss with City Attorney New credit card machine in use Software upgrade on May 19 Include in FY 2017 Budget Begin implementation FY 2017 Full implementation TBD Online water bill payments active September 14, 2016 Online Court payments active October 2016	Software upgrade completed
9. Community Center (Councilman Lantzy)	Comparing pricing of similar venues Developing fully loaded cost for facility Acquiring estimates for removal of overhead doors, sound system, commercial stove, AC system Developing list of aesthetical improvements to center that may affect lighting, energy and electrical improvements Staff working on maintenance items Comparing	

	contracts from other venues for revisions to current contract Bring information at hand to Council in June for discussion and direction Councilman Lantzy discussed Community Center with Council on 6/6/16 Proposals for door removal, new air conditioning and ducting received and to be presented to City Council with funding through CIP Council approved funding on August 3, 2016 through CIP. Doors removed, new air conditioning installed. Awaiting install of duct work on September 12, 2016 Duct work installation completed September 12/13, 2016 City Attorney revising Community Center Contract per Council direction 10/5/16 – Marketing and future projects being discussed by Council Work continues on revising Community Center Contract Council to consider revised agreement in Feb. Council meeting Revised agreement	
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	approved Feb. 13, 2017 and being utilized	
10. Training for Commissioners (Councilman Thompson)	Continuous/Ongoing Staff will advise Commissioners of training/seminars as information available Budget Training/Travel annually Councilman Thompson to attend TML Newly Elected Officials training August 18 Councilmen Thompson and Trial attended August 18, 2016 training Two P&Z members and Councilman attended AACOG Planning & Zoning training P&Z Chair Stocks to attend a training session in February 2017 Councilman Trial, P&Z Commissioner Bower, City Secretary and City Administrator participated in a TML Webinar on economic development in February	
11. Update Ordinances (Councilmen Thompson and Lantzy)	Cost for Codifying to be included in FY 2017 Budget Work with legal to develop plan for updating Identify ordinances to be updated Codifying of	

	ordinances postponed due to budgetary constraints	
12. Assistant City Administrator (Mayor Knaus and Councilman Lantzy)	City Administrator to develop job description Include position in FY 2017 Budget Postponed due to budgetary constraints	
13. Code Compliance (Councilman Thompson)	City Council discussion on need for Code Compliance Officer Council objectives for Code Compliance Officer Obtain legal requirement for Code Compliance Officer Determine budgetary impact Place on Council agenda in June for discussion of above Possible inclusion in 2017 Budget Postponed due to budgetary constraints	
14. Quarterly Issues Town Hall Meeting (Councilman Lantzy)	Determine dates for Meetings	
15. Interface with Businesses (Councilman Trial)	Review Grapevine Policy with comments from legal Review website link with comments from legal Placement of above on June/July agenda	

16. Bat Cave Road widening (Councilman McCaw)	General briefing on future agenda	
Completed Items	Status	Completed Council Approval
1.City Concerns/Ideas (Councilman Thompson)	Review of existing process Communication with Council Process Improvement	Done Done-Monthly list of complaints/issues submitted to Council Done-Call to citizens in April/May Grapevine to submit qualifications for reengineering experience
2. Agenda Tracking (Mayor Knaus)	Short term – methodology developed and in use Long term – Determination to made if needed at later date	Done
3. Citizen Input to Budget (Councilman Lantzy)	Placed in Grapevine – contact your Councilman	Done
4. Training for Council members (Councilman Thompson)	List of recommended training developed and submitted to Council	Done
5. Grapevine and inserts policy (Councilman Thompson)	Policy sent to Councilman – per Councilman, no action required at this time	Done
6. Freezing of Taxes for persons over 65 and/or disabled (Councilman Lantzy)	Placed on April agenda	Discussed in April Council Meeting –Awaiting Councilman Lantzy's approval - Done
7. Finish seating areas for Community Center (Councilman Trial)	Painting of benches can be accomplished by Public Works Future discussion if necessary when Community Center is discussed	Benches painted in May – Awaiting Councilman Trial's approval Done per Councilman Trial – 6/8/16

Pending	Status	Completed Council Approval
8. Annual or semi-annual inspection of buildings and other City facilities (Councilman Trial)	To be implemented semi-annually	Implemented Monthly
9. Disaster recovery plan for City (Councilman Trial)	Discuss at future Council meeting to determine the scope of recovery plan	
10. Disaster recovery plan for Water Department (Councilman Trial)	Discuss at future Council meeting to determine the scope of recovery plan	
11. Complaint system process reengineering (Councilman Thompson)	Pending citizen volunteer response to determine next step June 2016 citizen volunteer Jessie Valdez met with Mayor and staff to begin review of and analyze process Review of process completed with Staff developing report for Public Works and Water Department employees	
12. Location of middle school (Councilman Arvidson and Councilman Trial)	Discussions have begun with CISD	
13. Interpretive Services for meetings (Councilman Thompson)	Identified source for various interpretive services Devices for hearing impaired could be part of sound system upgrade in Council room	
14. Video stream Council meetings (Councilman Trial)	Discuss with legal pros/cons Sound system in Council room can be planned for future streaming capabilities Requires additional	

	technology upgrades and equipment Budget impact	
15. Permit for feeding deer (Councilman Trial)	Discuss at future Council meeting	
16. Videos for website (Councilman Trial)	Maybe prepared by GRES or students to increase civic involvement	
17. Coffee with Mayor and Council (Councilman Trial)	Discuss at future Council meeting and determine dates	
18. Business outreach by Council – walk businesses (Councilman Trial)	Discuss at future Council meeting	

2017 Rolling Agenda

Red=City Council Purple=Quarry Commission
Green= Planning & Zoning Blue= Water Commission
Orange =City Holidays Pink=Impact Fee Committee

May 17, 2017

Special Meeting and Reception

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			

1. Issue the Certificates of Election and Administer Oaths of Office to Larry Thompson for Mayor, Robb Erickson City Council, Place 2, and Brian Lantzzy for City Council, Place 3
2. Election of Mayor Pro-tem for a one year period expiring May 2018
3. Designation of authorized signers on bank accounts held by the City of Garden Ridge with American Bank of Texas and TexPool
4. Bank signature cards

Executive Session:

1. Vacancy City Council, Place 5

RECEPTION TO FOLLOW

June 7, 2017

Topics on Rolling Agenda: (21 days before mtg) 5/17/17
Items Due to City Secretary: (15 days before mtg) 5/19/17
Agenda locked @ 10am
CAadm Final Approval: (14 days before meeting) 5/22/17
Draft Agenda to Mayor/City Atty (12 days before mtg) 5/23/17
Agenda posted on (6 days before meeting) 6/1/17

Red=City Council Purple=Quarry Commission
Planning & Zoning =Green Water Commission= Blue
Pink=Impact Fee Committee

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	

Proclamations/Awards (Before Citizen Comment Period)

Consent Agenda

1. Minutes 5-1-17, 5-3-17, and 5-17-17
2. Financial Report
3. Staff Reports (Admin, Library, Public Works, Water, PD)

Public Hearings

Non-Consent Agenda

Ordinances and Resolutions and CIP presentation

1. CIP
 - CIP Project for 2013
Status report
 - CIP Project for 2015
Status report
Trinity Wells pumpage and infrastructure
 - CIP Project for 2016
Status report
Prioritization of additional projects
 - Water Master Plan
 - Sewer System Update (FM 2252)
2. Election of Mayor Pro Tem
3. Bank signature cards
4. City Seal

Commission Items

P&Z-

- Sign Ordinance
- Zoning Ordinance
- Subdivision

Quarry

Water

4/28/2017 3:59:41 PM

- Ordinance 54

Wildlife Management Advisory Commission

Discussion

1. Future Agenda Items requested by City Council

Updates

1. City Attorney Update
 - a. Animal Ordinance
 - b. Employee Personnel Policy
2. City Council Communications
 - a. Council Idea/Suggestions
 - b. Citizen/ Issue Process
 - c. Communication
3. Parks Committee
 - a. July 4th Celebration
 - b. Christmas Tree Lighting Event
4. Rolling Agenda

Executive Session

- Councilmember Pl. 5 vacancy

PENDING FUTURE AGENDA ITEMS

- 1) 2/2/16 Discussion of issues surrounding Bat Cave Road will be placed on future Council agenda...*J. McCaw*
- 2) Ordinance update plan....*Legal & S. Goodwin*
- 3) Daily cost per animal that Garden Ridge keeps....*S. Trial*
- 4) FY 2018 Budget Calendar... *N. Cain*

Items for further discussion before adding to list

State of City.....*N. Cain*