



City of Garden Ridge

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

AGENDA REGULAR CITY COUNCIL MEETING, AUGUST 2, 2017 AT 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, August 2, 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 July 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. July 4th Video
4. Pledge of Allegiance
5. City/Employee Recognitions
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 two (2) minutes per citizen during Item 9.
- d) Citizens' comments will be limited to thirty (30) minutes.
- e) Citizens' 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.*

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. June 7, 2017 City Council Regular Meeting (postponed from July 5, 2017 Regular Meeting)
 - ii. July 5, 2017 City Council Regular Meeting
 - iii. July 18, 2017 City Council Special Meeting
- b) Financial Statement and Investment Report –June 30, 2017

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) Staff Reports:
 - 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
 - City Council Idea/Suggestions
 - Communication efforts
 - Citizen Concern/Input
 - Website
 - Upcoming events
 - ii. Police Department Monthly Activity Report
 - Traffic Enforcement
 - Criminal activity within city
 - Code Compliance Enforcement
 - Upcoming events-National Night Out
 - iii. Public Works Monthly Activity Report
 - Street and Right-Of-Way Maintenance
 - Drainage Facility and Easement Maintenance
 - Animal Control (domestic and wild)
 - Public Works Projects
 - iv. Water Manager Monthly Activity Report
 - Water pumping/usage from city wells
 - Water system infrastructure maintenance, repairs and/or projects
 - Water and/or Drought Management (current Watering Stage)
 - v. Library Monthly Activity Report
 - Upcoming events
- c) City Engineer Projects Status Reports:
 - i. CIP Project for 2013
 - ii. CIP Project for 2015

- a. Phase I
 - b. Phase II
 - c. Trinity Wells #9 and #10 Project
 - d. Municipal Parkway Seal Coating
 - e. Waterline extension project to Winco/Naco Loop
 - f. Hickory Bend Drainage
- iii. Sewer System (FM 2252)
- d) 2017 Tax Rate
 - i. Review and discussion on the 2017 Effective and Rollback Tax Rate Calculations
 - ii. City Council proposal to adopt a tax rate of \$0.323146 for the 2017 tax year after compliance with all requirements related to the adoption of the proposed tax rate.
 - iii. Announce dates and times of public hearings and adoption of the proposed tax rate.
- e) 2018 Budget Update
 - i. Announce dates and times of public hearing and adoption of the proposed FY2018 Budget.
- f) Planning and Zoning Commission Recommendations and Possible Action:
No report.
- g) Quarry Commission Recommendations and Possible Action:
No report.
- h) Water Commission recommendations and Possible Action:
 - i. Receive a recommendation from the Water Commission regarding a request from Robert D. Doerr, Regency Oaks Homeowners Association Treasurer, for a reduction of water bill for the billing period of May 23, 2017 through June 23, 2017.
 - ii. Receive a recommendation from the Water Commission for the reappointment of Commissioners Heier, Holloway, and Harshbarger due to expiring terms of office (September 30, 2017).
- i) Wildlife Management Advisory Commission:
No report.
- j) Garden Ridge Parks Committee:
 - i. Update on Keep Texas Beautiful Program
- k) City Administration Project Updates:
 - i. Master Land Use Plan Update
 - a. Steering Committee Meeting, August 7th at 6:45p.m.
 - b. Town Hall Meeting, August 28th at 6 p.m.
 - i. Communications for Town Hall Meeting
- l) City Council Discussions/Project Updates:
 - i. Mayor's communication efforts
 - ii. Volunteer Program
 - iii. Update on CISD activities/concerns (Thompson)
 - iv. Creation of list of items for discussion with TxDOT at a public meeting (Arvidson)
 - v. Future Agenda Items

9. Citizen's Participation – Limit remarks to two (2) minutes per citizen
See "Rules for Citizen's Participation" under Item 5.

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 (“AAMPO”)
Boy Scouts and/or Girl Scouts
City Commissions (Planning and Zoning, Quarry, Water, and Wildlife Management)
Comal ISD/Garden Ridge Elementary
Counties (Bexar, Comal and Guadalupe)
Garden Ridge Lions Club
Garden Ridge Police Academy Alumni Association/Citizen Patrol
Greater Bexar County Council of Cities
Joint Base Land Use Study-Randolph
Northeast Partnership

11. Executive Session

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

- a) Pursuant to Texas Government Code Chapter 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties of City Attorney.
- b) Pursuant to Texas Government Code Chapter 551.071 (Consultation with Attorney) and 551.074 (Personnel Matters) to deliberate the duties, roles, and responsibilities related to City Council School Liaison and to seek or receive legal advice regarding same.
- c) Pursuant to Texas Government Code Chapter 551.071 to consult with City Attorney to seek or receive legal advice regarding ADA requirements related to crosswalk on Municipal Parkway and related parking area signs.

12. 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.

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:

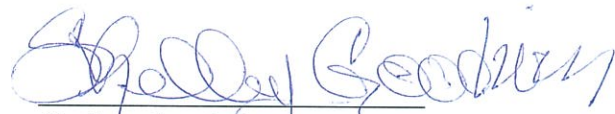
This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the 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 5:05 p.m. on July 26, 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



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, **JUNE 7, 2017**

Members Present:

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

Member Absent:

Councilmember (Place 5 Vacant Position)

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:

Kay Bower, Planning and Zoning Commission Vice-Chairman

1. Call to Order

With a quorum of the City Council members present, Mayor Thompson called the regular meeting of the Garden Ridge City Council to order at 6:01 p.m. on Wednesday, June 7, 2017, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Councilmember Arvidson led the Pledge of Allegiance.

3. Proclamations, Recognitions and/or events

a) Proclamation

Life Saving Award – Sgt. Keith Osborn

Chief Eberhardt read the award and provided Sgt. Keith Osborn with the Life Saving Award. Sgt. Osborn was pinned with the Life Saving pin by his son Keith Osborn, Jr.

Mayor and City Council thanked Sgt. Osborn for his heroic actions in assisting with saving the life of a resident.

Chief Eberhardt stated he has recently ordered more AED's with Federal Drug Seizer Funding, which will allow for officers to have more access to lifesaving equipment.

b) Employee recognitions and/or City events

i. Recognitions for City employees

Nancy Cain, City Administrator, stated she has received the following recognitions:

- City Staff received a thank you for helping with set up of CISD Bond Election
- Sgt. Osborn and Officer Thoemke received a thank you for their civic assistance
- City of Garden Ridge received a thank you for assisting with collections of food items for a food drive

c) Upcoming City events

Mayor Thompson reminded residents to come out to the July 4th Celebration which will be held in Paul Davis Park and begins at 9:30 a.m.

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

Nancy Cain, City Administrator, read the Citizen Participation rules.

Mayor Thompson emphasized and explained the provisions and the regulations of the Texas Open Meetings Act.

Gerry Franklin, 7911 Indian Mound, stated she wished to speak regarding the CISD Bond for the new high school. She stated she feels the City Council is not standing up for citizens by opposing the new High School to be built in Garden Ridge. She asked that the City Council reconsider this action and to communicate better with its residents regarding these types of issues.

Karen Adams, 9010 Cinnabar Court, stated she wished to speak regarding the CISD Bond for the new high school. She read a letter opposed to the new high school being located in the City of Garden Ridge.

Ken Kneupper, 8891 Schoenthal Road, stated he wished to speak regarding the CISD Bond. He stated he is the 1st vice president of his HOA and they have known for a year about the proposed location of the high school and that the proposed new location is not in the city limits. He also stated he attends school board meetings and City Council Meetings so that he stays informed and is not blindsided by issues. CISD was contacted by the City of Schertz and informed that they want their land back and are willing to pay a lot of money, which would be a good business decision for CISD. He also stated the Hubertus Road site will cause drastic traffic issues since that road is not big enough for both a middle school and high school.

Jonathan Tucker, 9205 Gloxinia, stated he provided a packet of issues to the City Council, but wished to speak on Ordinance 71. He stated he feels the Oak Wilt Abatement Ordinance 71 is not the best way to manage Oak Wilt. He feels the City should contact the neighbors and the City should work out the treatment and funding plan. He stated currently the Go Fund Me account has only raised \$500 and he has found that no other cities handle abatement it this way. He believes the ordinance just needs to be amended to take the burden off homeowners.

5. 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. **May 1, 2017 City Council and Planning & Zoning Commission Joint Meeting**
 - ii. **May 3, 2017 City Council Regular Meeting**
 - iii. **May 17, 2017 City Council Special Meeting**
- b) **Financial Statement and Investment Report –April 30, 2017**
- c) **Approval of new employee with 90-day probationary period of a salary set at 5% less than salary set for position in the 2017 Budget applicable to said position:**
 - i. **Christopher Grang for Water Department**
- d) **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

Mayor Thompson stated he wanted Agenda Item 6. d) iii. pulled off the Consent Agenda to be considered separately and with Agenda Item 7. s) v, which will be moved up in the Agenda order.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Arvidson, to approve the remainder of the Consent Agenda items 6. a), b) c), d) i., ii., iv. and v. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

6. Business Items

The following items are for discussion, consideration and action.

a) Action on items pulled from the Consent Agenda

Mayor Thompson moved up 7.s) v. so it could be discussed with the Water Manager Report pulled from the Consent Agenda.

Royce Goddard, Water Manager, provided an update on Well 2. He stated no preventive maintenance or rehab has been performed since it was last pulled in 1996, but when the well was put back online no water was flowing out. The well was then pulled again and found the shaft had broken. He provided a quote for the repairs which includes jetting to remove silt and other material built up. He also stated there is no indication the broken shaft has caused additional damage to the pump. He recommended replacing the shaft with a stainless steel shaft and jetting the well for a thorough clean up. Total cost \$36,437.94 with jetting; without jetting \$18,937.94.

The City Council discussed the rehab project and the bidding process.

Nancy Cain, City Administrator, updated the City Council on the competitive bidding process required for purchases over \$50,000. She also stated this project can be considered an emergency, so we would not have to go out for bids. She stated if the City Council moved for an approval to start the project tonight then we could bring back a Resolution ratifying the approval in July.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Arvidson, to approve the replacing of the shaft and to do the jetting for a total cost of \$36,437.94 for Wells #2. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember McCaw, seconded by Councilmember Lantzy, to approve Consent Agenda Item 6. d) iii. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Mayor Thompson provided the history of the Consent Agenda and what changes are being made specifically; the Department Reports will not be included in the Consent Agenda in the future.

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. **Water Master Plan**
- v. **Sewer System (FM 2252)**
- vi. **Hickory Bend Drainage**

Pat Lackey, Trihydro, reviewed his report (see attached) and PowerPoint (see attached). He provided a project timeline on Phase I of the CIP Project.

City Council stressed the importance of the schedule and communications on the project schedule to the residents of the City of Garden Ridge.

Mr. Lackey stated he would provide updates on the schedule to the City Staff for the website and social media.

The City Council asked for a briefing of the appearance of Well 9 & 10.

Royce Goddard, Water Manager, stated Wells 9 & 10 will look like the City's current elevated well behind City Hall, but for security purposes there will be a fence. He stated there will be two fence: a wooden 8'ft fence with a second chain-link fence with wire at the top, inside the wooden fence. He also stated only the tanks and wooden fence will be visible.

Mr. Lackey stated there is currently no action to be taken on the sewer system; they are currently updating cost estimates and looking at the TxDOT project effect on the system.

Mr. Lackey stated Hickory Bend has been delayed due to weather and he will contact the 3 residents with the new schedule.

Mayor Thompson provided an update from his conversation with Mr. Lackey regarding the Hickory Bend Project and the contractor has agreed to do the project without charging for labor.

The City Council agreed by consensus for the cost increase for the Hickory Bend project, but not to exceed \$500.

Mr. Lackey stated the Winco project is currently in the designs process, and he will provide the designs to City Staff in 60 days for review and then approval.

c) City Engineer recommendation and possible award of bid for Municipal Parkway seal coating and authorize the City Administrator to execute the contract.

Pat Lackey, Trihydro, stated there was a bid opening on May 31, 2017, for the Municipal Parkway seal coating. He stated they requested a base bid along with 2 alternative bids for city hall, community center and parking lots. The lowest bidder was Old Castle Materials with a base bid of \$26,571 and with the 2 alternative bids the total bid was \$46,053 with the completion of the project occurring in 32 calendar days. He stated he recommends the City Council award the bid to Old Castle Materials dba Wheeler Coatings.

The City Council discussed when the work would be conducted.

Mayor Thompson stated Staff will need to coordinate with the school, Community Center, Library, City Hall and emergency staff.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Erickson, to approve the City Engineer recommendation of awarding the bid for Municipal Parkway seal coating to Old Castle Material dba Wheeler Coatings in the amount not to exceed \$46,053 and authorize the City Administrator to execute the contract. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

d) Election of Mayor Pro-Tem for a one year period expiring May 2018.

Mayor Thompson stated Mayor Pro-Tem McCaw has volunteered to serve another term as Mayor Pro-Tem

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Arvidson, to appoint Councilmember McCaw as Mayor Pro-Tem for a one year period expiring May 2018. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

- e) **Consider consent to assignment of exclusive franchise agreement between the City of Garden Ridge and Bexar Waste to BFI Waste Services of Texas, LP.; the contract will be assigned by Bexar Waste to BFI Waste Service of Texas, LP. who will assume all obligations of the remainder of the current contract.**

Miguel Gutierrez stated he has been running the company ever since his father's murder. He stated the City of Garden Ridge has been dear to their company and he will miss doing business with us, but coming to work every day has been a constant reminder of their loss. He stated they are asking for consent from the City Council, so they can sell their business and move forward with grieving. He introduced Tom Armstrong with BFI Waste Services of Texas, LP.

The City Council gave their condolences to the Gutierrez family and thanked them for the superior service.

Tom Armstrong stated he has spent lots of time with Mr. Gutierrez and learned a lot about the city and the standard of service they provide. He stated the City has their commitment to work with the same work ethics and superior service that Garden Ridge is accustomed to. Mr. Armstrong introduced Ryan Whiteside, Terry Gablick, John Carrington, Filda Juarez, and Kenny Ramsensky. He stated he believes if it isn't broken don't fix it; service dates, service and carts will stay the same but later branding will change.

Councilmember Erickson provided a history of his experience with trash collection services when takeover by another company. He stated services went down and cost went up.

Tom Armstrong stated the cost provided in the current contract will remain the same. He stated BFI is committed to keeping the service the same if not better. He stated during the transition they will have additional drivers, but drivers the City has now will stay the same.

Motion: A motion was made by Councilmember Erickson, seconded by Councilmember McCaw, to approve and provide consent to assignment of exclusive franchise agreement between the City of Garden Ridge and Bexar Waste to BFI Waste Services of Texas, LP.; the contract will be assigned by Bexar Waste to BFI Waste Service of Texas, LP. who will assume all obligations of the remainder of the current contract. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

- f) **Designation of authorized signers on bank accounts held by the City of Garden Ridge with American Bank of Texas and TexPool.**

Mayor Thompson stated American Bank of Texas has been sold and is now #1 First United. He stated currently the signatures are the Mayor, Mayor Pro-Tem, City Administrator, and City Secretary.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Arvidson, to approve the designation of authorized signers as Mayor, Mayor Pro-Tem, City Administrator, and City Secretary on bank accounts held by the City of Garden Ridge with #1 First United and TexPool. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

g) City of Garden Ridge requested assistance of Comal County with Fire Code Enforcement and Fire Investigation assistance.

i. Consider Interlocal Cooperation Agreement between Comal County and the City of Garden Ridge for Fire Code Enforcement.

Nancy Cain, City Administrator, stated previously the City of Garden Ridge received the services through Bill Anz, as Fire Marshal with Bracken Volunteer Fire Department, but he no longer wishes to continue those services for the City. She stated the only option was to contract with Comal County. She stated there is no cost to the City for these services.

Motion: A motion was made by Councilmember McCaw, seconded by Councilmember Lantzy, to approve the Interlocal Cooperation Agreement between Comal County and the City of Garden Ridge for Fire Code Enforcement. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

ii. Consider the approval of Ordinance 201-062017 of the City of Garden Ridge establishing the position of Fire Marshal; authorizing the duly appointed Comal County Fire Marshal to perform the duties of Fire Marshal on behalf of the City of Garden Ridge; granting the Comal County Fire Marshal the powers, rights and privilege of Fire Marshal; adopting the Comal County Fire Code, as amended; providing for severability; providing a repealing clause and providing an effective date.

Nancy Cain, City Administrator, stated Ordinance 201 establishes the Fire Marshal position for the City of Garden Ridge.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember McCaw, to approve Ordinance 201-062017 of the City of Garden Ridge establishing the position of Fire Marshal; authorizing the duly appointed Comal County Fire Marshal to perform the duties of Fire Marshal on behalf of the City of Garden Ridge; granting the Comal County Fire Marshal the powers, rights and privilege of Fire Marshal; adopting the Comal County Fire Code, as amended; providing for severability; providing a repealing clause and providing an effective date. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

h) Discussion and possible direction on a request from Astrid Wisser for City Council assistance concerning TCEQ Air Quality Permits for two rock crushing plants outside of Garden Ridge city limits on Coyote Run and Old Nacogdoches Rd.

Mayor Thompson stated Astrid Wisser emailed and asked that this information be shared with the City Council, so it was placed on the City Council agenda. He stated the two rock crushing plants are located outside the city limits which limit the city's role.

Cynthia Trevino, City Attorney, stated with the location of the two rock crushing plants being outside the City of Garden Ridge city limits and ETJ, the City Council cannot provide any regulation, however we can write letters expressing our concerns.

Astrid Wisser reviewed the paperwork she provided to the City Council and she spoke on the effects it can have on residents of Garden Ridge. She stated these plants will also be adding additional truck traffic in Garden Ridge. She stated she feels helpless surrounded by these types of industries and them polluting our air.

The City Council discussed the reason why these industries are locating in this area and the types of control the City has when they locate outside the city limits. They also encouraged residents to go on the TCEQ website and express their concerns about these types of industries.

Royce Goddard, Water Manager, stated ACCOG has installed Air Quality Monitors at the City's 3009 well site. He stated these are checked monthly and the results are reported to different agencies including TCEQ. He also stated the air quality in the City of Garden Ridge is good.

Mayor Thompson stated the City's only option is to write letters to TCEQ and other agencies letting them know we are opposed to the location of these types of industries. He also encouraged residents to pay close attention to your state legislature; they are trying to take control from local government. He also stated there are several bills on the State Legislature's Special Session that are harmful to municipalities and could create serious issues for municipalities. He encouraged citizens to contact their representatives.

Cynthia Trevino, City Attorney, stated she will provide a letter to the City Administrator so it can be adjusted to fit the current situation.

The City Council agreed by consensus to send letters to TCEQ and other elected officials expressing concern with these types of industries.

i) Discussion and possible direction regarding a single official City of Garden Ridge Seal. (Thompson and McCaw)

Mayor Thompson stated recently he has discovered that the City has four different City Seals and believes that the City needs to officially adopt a single Seal. He provided the City Council with the official City Seal proposed (see attached). He stated in the near future the City Council will need to adopt an Ordinance that provides more specific use and colors of the City Seal, motto, department logos and more.

Mayor Pro-Tem McCaw stated he has noticed over the years several different City Seals and feels the City needs to be consistent.

The City Council agreed by consensus for the official City of Garden Ridge Seal to be the one Mayor Thompson proposed.

j) Discussion and possible direction regarding highlighting the star located on the front of City Hall. (McCaw)

Mayor Pro-Tem McCaw stated when you look at the front of City Hall the lettering and star blend in with the building since they are the same color as the stucco. He feels the lettering and the star should be highlighted to stand out.

Steven Steinmetz, Public Works Manager recommended painting the star and the letters with the terra cotta color that was used on the sign.

The City Council agreed by consensus to paint the star and lettering to highlight and to preferably use a blue color.

k) Discussion and possible authorization on creation of a 501.(c)3 for the Parks Committee and the Library. (Lantzy)

Councilmember Lantzy stated he has spoken with an attorney and received a quote for assisting in the formation of two non-profit corporations for a flat rate of \$2,000 each with any additional services being charged at the firm's hourly rate. He stated with a 501.(c)3 the Parks Committee and the Library can receive contributions, donations and apply for grants.

Cynthia Trevino, City Attorney, recommended delaying this discussion so she can review and meet with the entities to find out the exact needs, to insure City property is protected.

Mayor Thompson stated the creation of a 501.(c)3 should not cost that much and the City should get with other organizations and find out how they created their 501.(c)3.

Shelby Trial, Parks Committee Chair, stated there is a lot of work that goes into the creation of a 501.(c)3. He stated the Parks Committee has been looking at the Keep Texas Beautiful program, which would allow them to use their 501.(c)3, but their affiliation also takes a lot of work and is very structured. He also stated there are over 390 municipalities in Texas affiliated with this program. Mr. Trial stated Lisa Swint has agreed to take the lead on this project and do more research on the qualifications and restrictions to enroll in this program. He stated their intention is to join KTB which cost \$100 and opens up an opportunity to several grants, but they will also continue working on getting their own 501.(c)3.

The City Council agreed by consensus to continue exploring other avenues of receiving their 501.(c)3 status for the Parks Committee and Library.

l) Update on Municipal Court and proposal to solicit applications for Municipal Court Judge.

Nancy Cain, City Administrator, stated with the passing of our Municipal Court Judge John Hrncir, the City Council will need to appoint another Municipal Court Judge. She stated the City currently has an Alternate Municipal Court Judge so the City is covered until one is hired. She also stated she will advertise the vacant position and request that anyone interested should submit their resume. She will bring the top candidate to the July or August City Council meeting for them to consider appointing as the new Municipal Court Judge.

m) Planning and Zoning Commission Recommendations and Possible Action:

- i. Receive a recommendation on the petition from Brannon Properties, representing Joan Catheryn Fritze Crowell, for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District, 14.8 acre tract of land lying in the G.M. Dolson Survey 98, Comal County, Texas, further located at the southeast corner of the intersection of Nacogdoches Road (F.M. 2252) and Doerr Lane, Garden Ridge, Texas.**

Nancy Cain, City Administrator, stated she received an email from the Brannon's which stated the property owner is withdrawing their petition.

- ii. Receive a recommendation and consider 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.

Kay Bower, Planning and Zoning Commission Vice Chair, stated Planning and Zoning Commission has worked on Ordinance 55 for almost a year. She stated the Planning and Zoning Commission voted unanimously to recommend to City Council the approval of Ordinances 55, 7, and 13. She then deferred any questions to the City Attorney.

Cynthia Trevino, City Attorney, stated that recent rulings from the Supreme Court regarding the regulations of signs affect how the city enforces signs. She stated several regulations were pulled out of Ordinance 55 and moved to Ordinance 7 or 13 which will allow the City to still regulate those items. She also stated once the new Land Development Code is adopted, then these Ordinances will need to be amended again.

The City Council discussed the flags and definitions in Ordinance 55.

Motion: A motion was made by Mayor Pro-Tem McCaw, seconded by Councilmember Lantzy, to approve the Planning and Zoning Commission recommendation to amend 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. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

- iii. **Receive a recommendation and consider amending Ordinance 7-042006, 7-092008 and all amendments thereafter adopted, related to the rules and regulations governing plats, plans and subdivisions of land within the incorporated area and Extraterritorial Jurisdiction of the City of Garden Ridge, Texas; establishing a requirement to provide transferable water rights or other water resource acceptable to the City as an alternate water source to add to the Water System Infrastructure, to allow ample water supply to the subdivision, applicable to all subdivisions of land as provided; incorporating sign regulations herein; providing a severability clause; and providing an effective date.**

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Erickson, to approve the Planning and Zoning Commission recommendation to amend Ordinance 7-042006, 7-092008 and all amendments thereafter adopted, related to the rules and regulations governing plats, plans and subdivisions of land within the incorporated area and Extraterritorial Jurisdiction of the City of Garden Ridge, Texas; establishing a requirement to provide transferable water rights or other water resource acceptable to the City as an alternate water source to add to the Water System Infrastructure, to allow ample water supply to the subdivision, applicable to all subdivisions of land as provided; incorporating sign regulations herein; providing a severability clause; and providing an effective date. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

- iv. **Receive a recommendation and consider an amending Comprehensive Planning and Zoning Ordinance 13 of the City of Garden Ridge, Texas; establishes a Planning and Zoning Commission; establishes a Board of Adjustment; regulates and restricts the use and location of buildings and outbuildings, exterior lighting,**

fencing and landscaping; includes definitions, divides the City into Zoning Districts with regulations for each; sets Special Use Permit requirements; sets broadcast and reception antenna rules; adopts a map of the City showing the boundaries and classifications of Zoning Districts; incorporating sign regulations herein; prescribes a penalty of not less than \$10.00 nor more than \$2000.00 for violation of this Ordinance; and repeals Ordinance 13-102008 adopted on October 1, 2008.

Motion: A motion was made by Councilmember Erickson, seconded by Councilmember Arvidson, to approve the Planning and Zoning Commission recommendation to amend Comprehensive Planning and Zoning Ordinance 13 of the City of Garden Ridge, Texas; establishes a Planning and Zoning Commission; establishes a Board of Adjustment; regulates and restricts the use and location of buildings and outbuildings, exterior lighting, fencing and landscaping; includes definitions, divides the City into Zoning Districts with regulations for each; sets Special Use Permit requirements; sets broadcast and reception antenna rules; adopts a map of the City showing the boundaries and classifications of Zoning Districts; incorporating sign regulations herein; prescribes a penalty of not less than \$10.00 nor more than \$2000.00 for violation of this Ordinance; and repeals Ordinance 13-102008 adopted on October 1, 2008. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

n) Quarry Commission Recommendations and Possible Action:

No report.

o) Water Commission recommendations and Possible Action:

No report.

p) Impact Fee Committee recommendation and update:

i. Review the proposed amended Water Master Plan and Water Impact Fee

Pat Lackey, Trihydro, reviewed the proposed amended Water Master Plan and Water Impact Fee (see attached PowerPoint). He also provided the history of the Water Impact Fee in the City of Garden Ridge and recommended increasing the fee to \$4,581 per connection.

ii. Hold public hearing to receive comments for or against the consideration of the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee for the City of Garden Ridge Water System (2016 Water Master Plan).

Mayor Thompson opened the public hearing at 8:26 p.m. and asked if anyone wished to speak for or against the amendment of land use assumption and a capital improvement plan and the imposition of an impact fee for the City of Garden Ridge Water System (2016 Water Master Plan).

With no citizens coming forth to speak, Mayor Thompson closed the public hearing at 8:27 p.m.

iii. Consider the approval of Ordinance 96-062017 of the City of Garden Ridge, Texas, providing definitions; adopting amendments to the Water Master and Capital Improvements Plan; establishing a Water Impact Fee based upon Living Unit Equivalents; providing construction, severability and Open Meeting clauses; and establishing an effective date; and amending ordinance 96-102009 approved on October 7, 2009.

Motion: A motion was made by Councilmember Erickson, seconded by Councilmember Lantzy, to approve Ordinance 96-062017 of the City of Garden Ridge, Texas, providing definitions; adopting amendments to the Water Master and Capital Improvements Plan; establishing a Water Impact Fee based

upon Living Unit Equivalents; providing construction, severability and Open Meeting clauses; and establishing an effective date; and amending ordinance 96-102009 approved on October 7, 2009. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

q) Wildlife Management Advisory Commission:

i. Update on appointed Commissioners' willingness to serve.

Nancy Cain, City Administrator, stated in May the City Council appointed seven members to serve on the Wildlife Management Advisory Commission, but City Council asked that the seven members be contacted to ensure that they still were willing to serve on the Commission. She stated that the seven members were contacted and they are all willing to still serve.

ii. Update on first meeting date (June 19, 2017 at 6 p.m.) and meeting items.

Nancy Cain, City Administrator, stated the first meeting has been set for June 19, 2017 at 6 p.m. She stated the members will be sworn in, receive orientation training, and elect a chair and vice-chair at this meeting.

iii. Consider the appointment of the City Council Representative position.

Mayor Thompson stated Councilmember Erickson has volunteered to serve as the Councilmember Ex-Officio member.

Motion: A motion was made by Mayor Pro-Tem McCaw, seconded by Councilmember Arvidson, to appoint Councilmember Erickson to serve as the Ex-Officio member of the Wildlife Management Advisory Commission. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

r) Update from the Garden Ridge Parks Committee:

i. July 4th Celebration

a. Request for additional funding (Lantzy)

Shelby Trial, Parks Committee Chair, stated he will need additional space in the July Grapevine in order to provide all the July 4th Celebration information in the Park's article. He stated with the new addition of events and awards, they are requesting additional funds.

Councilmember Lantzy stated that with all the additional events that will occur at the 2017 July 4th Celebration, he is requesting the City raise the July 4th budget an additional \$1,000.

Motion: A motion was made by Councilmember Erickson, seconded by Mayor Pro-Tem McCaw, to approve giving the July 4th Celebration line item an additional \$1,000. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Mayor Thompson stated he has requested the Parks Committee to come up with a prioritized list with cost for the upcoming budget process.

ii. Update on Walking Trails

This item was not discussed at this meeting.

s) Status Reports:

i. Animal Control Ordinance amendments

Nancy Cain, City Administrator, stated City Staff is still working on the amendments to the Animal Ordinance.

ii. Personnel Policy

Nancy Cain, City Administrator, stated she has received another Personnel Policy for consideration and Karen Ford, Finance/HR, is trying to tailor it to fit the City of Garden Ridge.

iii. City Administrator update on status of Senate Bill 2

Nancy Cain, City Administrator, stated she has not received any news on Senate Bill 2, but understands that a special session has been called.

iv. Master Land Use Plan Update

Nancy Cain, City Administrator, stated she was notified that Freese and Nichols received 489 completed surveys. She also stated she has received a rough draft of the proposed Master Land Use Plan, but she is asking Freese and Nichols to make some edits before she sends it out to the Steering Committee for their review.

v. Water Manager update on status of Well #2 (at F.M. 2252 site)

This item was discussed earlier in the meeting.

t) City Council Communication Projects:

i. City Council Idea/Suggestions

Mayor Thompson reviewed how this table was cleaned up. He asked that each Councilmember review this and to contact the City Administrator with any additions or edits.

Councilmember Lantzy asked the Mayor to provide the City Council with his goals so that the City Council knows how to help him achieve those goals.

Mayor Thompson stated he first wants to look at the City Council meetings and agendas and then look at strategic plans for future.

ii. Citizen Concern/Inputs

The City Council did not have any questions regarding this Agenda Item.

iii. Update on communication efforts

a. City Council calendar

Mayor Thompson asked that each Councilmember send their schedules for summer vacations and other events to the City Secretary. He stated City Staff needs to start planning budget and other meetings and having a calendar is critical to scheduling of the meetings.

The City Council also discussed the different options of calendars that can be used and different options to receiving the calendar items.

b. City Council Agenda Process

Mayor Thompson reviewed the City Council Agenda Process (see attached).

iv. Future Agenda Items

Mayor McCaw Pro-Tem stated he would like to have a discussion on annexation.

Councilmember Arvidson stated he would like to have a discussion, create a list of questions/concerns and then invite TxDOT to attend a City Council meeting and address the list. He stated some of the items are traffic, road noise, quiet pavement, speed limit on F.M. 2252 and on F.M. 3009.

Mayor Thompson stated he would like to have a discussion on the issues that were presented tonight regarding the CISD Bond.

Councilmember Lantzy stated he would like to have a discussion regarding holding two meetings a month.

Councilmember Lantzy stated he would like to have a discussion regarding holding more town hall meetings.

7. Citizen's Participation – Limit remarks to two (2) minutes per citizen

Bill Swint, 8422 Twisted Oaks, stated he believes the voters were misled regarding the CISD Bond packages. He stated all the communications from CISD stated the proposed high school would be located off Hubertus Road, but the Board of Trustees held a closed door meeting on April 21, 2017. He stated at this meeting directions were provided to begin negotiations for the purchase of the property at F.M. 3009 and Schoenthal Road.

Jennifer McGovern, 22031 Old Nacogdoches Rd., stated she noticed that all around the outside of Garden Ridge are white signs. These signs are different notices of issues occurring outside the City limits of Garden Ridge, she believes the City of Garden Ridge should also be notified.

Diana Tillery, 19506 Windswept, thanked the City Council for adding the HOA Presidents into the communication loop. She also thanked the City Council for their service.

Ken Kneupper, 8891 Schoenthal Rd., stated he has attended almost every CISD Board of Trustees Meetings so he can stay informed. He stated CISD could not advertise the new proposed location because they did not own the property. He stated the new high school will have a capacity of 1,500 students, but will open the school up with 900 students.

Dr. Jim Miller, 9910 Marie Meadow, stated when Municipal Parkway is seal coated, City staff needs to remember the dumpsters are available for City residents in July. He also stated on the next City survey a question regarding best avenue to receive communications would be helpful; then City Council will know where to focus their communication funding.

Conan Fox, 22133 Paseo Corto, stated residents of Georg Ranch were notified by CISD regarding the proposed new location of the high school. He also provided dates of other notices and meetings that were held to inform voters of the proposed changes. He also stated CISD post regular updates regarding meetings, notices and project updates to their Facebook page.

Kay Bower, 8947 Garden Ridge Dr., stated she would recommend painting the star and lettering on City Hall and the Library a terra cotta color.

8. 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**

Mayor Pro-Tem McCaw thanked everyone for their work in getting the word out to residents regarding the survey.

Councilmember Erickson thanked City Administration for making the first deadline regarding our City website. He also thanked those who submitted photos for the website upgrade.

Councilmember Lantzy stated at the last Quarry Commission a training session occurred that was very informative about blasting procedures. He stated if the City ever has a need to explain this procedure, then the City should use the same presentation.

Councilmember Arvidson stated with the recent events at the Elementary School and the parking situation, he believes that there needs to be a meeting so we can better coordinate those types of issues. He stated he also believes that the traffic issues need to be addressed before the start of the new school year.

Mayor Thompson reminded everyone of the July 4th Celebration. He also encouraged residents to watch the City calendar because the Library is holding a lot of great activities this summer.

9. Executive Session

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

Pursuant to Texas Government Code Chapter 551.074 (personnel) and 551.071 (legal advice) to deliberate upon and seek legal advice related to the appointment of candidate to fill the unexpired term for the position of City Council, Place 5.

Mayor Thompson announced the City Council will recess into Executive Session at 9:24 p.m., in accordance with Texas Government Code Chapter 551.074 (personnel) and 551.071 (legal advice) to deliberate upon and seek legal advice related to the appointment of candidate to fill the unexpired term for the position of City Council, Place 5.

Mayor Thompson adjourned the Executive Session at 10:02 p.m. and the City Council reconvened back into regular session.

10. Reconvene

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

Motion: A motion was made by Mayor Pro-Tem McCaw, seconded by Councilmember Lantzy, to appoint Kay Bower to fill the unexpired term for the position of City Council, Place 5. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

11. Adjournment

There being no further business, the Wednesday, June 7, 2017 Garden Ridge City Council regular meeting was adjourned at 10:03 p.m. by Mayor Thompson.

Larry Thompson
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



City of Garden Ridge

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

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

Members Present:

Mayor Larry Thompson
Councilmember Kay Bower
Councilmember Robb Erickson
Councilmember Bryan Lantzy

Member Absent:

Mayor Pro-Tem John McCaw
Councilmember Todd Arvidson

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:

Chairman David Krawczynski, Wildlife Management Advisory Commission

1. Call to Order

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

2. Pledge of Allegiance

Councilmember Bower led the Pledge of Allegiance.

3. Recognitions and/or events

Mayor Thompson administered a ceremonial Oath of Office to Kay Bower, Councilmember Place 5.

Mayor Thompson thanked everyone for attending the July 4th Parade and Celebrations. He also thanked the Parks Committee, GRCPAAA and City Staff for making the event a success. He stated there were kids running around and adults having a good time; the event truly had a small town feel.

Nancy Cain, City Administrator, stated she received several thank yous from residents:

- Water Department-Brad and Chris for helping a resident with her sprinkler system.
- Public Works and Water Department-for helping with the repairs and cleaning of Park Lane Park.

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

Karen Adams, 9010 Cinnabar Court, requested that her comments in the June minutes be amended. She also spoke in opposition to the location now proposed for the new high school.

Ken Kneupper, 8891 Schoenthal Road, thanked City staff for all their hard work on July 3rd and 4th. He provided copies of maps and a survey report supporting the proposed new high school location near Garden Ridge (see attached).

Linda Potts, 8142 Ridge North, spoke in opposition to the location now proposed for the new high school.

Gerry Franklin, 7911 Indian Mound, spoke in opposition to the location now proposed for the new high school.

5. 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. **June 7, 2017 City Council Regular Meeting**
- b) **Financial Statement and Investment Report –May 31, 2017**
- c) **Approval of the Bexar Metro 9-1-1 Network District's Proposed Fiscal Year 2018 Budget in accordance with Texas Health & Safety Code, Chapter 772.309.**
- d) **Approval of the 2018 Comal Appraisal District Budget in accordance with Section 6.06(b) of the Texas Property Tax Code.**
- e) **Government/Municipal/Public Funds Business Entity Deposit Authorization Resolution 415-072017 to update authorized signers on sixteen City of Garden Ridge accounts held at 1 First United.**

Councilmember Lantzy stated he wanted Agenda Item 5. a) i. and 5. c) pulled off the Consent Agenda to be considered separately.

Motion: A motion was made by Councilmember Bower, seconded by Councilmember Erickson, to pull items 5. a)i. and c) from Consent Agenda to be heard separately. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Erickson, to approve the remainder of the Consent Agenda items 5. b), d) and e). The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

6. Business Items

The following items are for discussion, consideration and action.

- a) **Action on items pulled from the Consent Agenda**

- 5. a) **Approval of Minutes:**

- i. **June 7, 2017 City Council Regular Meeting**

Councilmember Lantzy asked for the City Secretary to listen to Karen Adams' comments on the recording of the June 7, 2017 City Council Regular Meeting to make sure it is the true reflection of her comments.

5. c) Approval of the Bexar Metro 9-1-1 Network District's Proposed Fiscal Year 2018 Budget in accordance with Texas Health & Safety Code, Chapter 772.309.

Councilmember Lantzy discussed the 40% increase in some of the budget line items and inquired to the process of not approving the budget.

Cynthia Trevino, City Attorney, clarified the law in accordance with Texas Health & Safety Code, Chapter 772.309. She also provided the timeframe and process for approval of the budget.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Erickson, to postpone the approval of Consent Agenda 5. a) i. until the August 2, 2017 City Council Regular Meeting and to approve Consent Agenda item 5. c). The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Staff Reports:

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
- Upcoming events

Nancy Cain, City Administrator, stated her report is included in the packet.

Councilmember Bower asked that a year-to-date rental information be included on the Community Center report. She also inquired as to why some deposits are not returned.

Ms. Cain explained the different reasons why deposits are not returned. She also stated the deposit line item includes deposits of rentals that have been booked in advance and have not occurred yet.

ii. Police Department Monthly Activity Report

- Traffic Enforcement
- Criminal activity within city
- Code Compliance Enforcement
- Upcoming events-National Night Out

Chief Ron Eberhardt announced National Night Out will be held on October 3, 2017 this year.

The City Council thanked Chief Eberhardt and his department for all their hard work at the July 4th Celebrations. They also discussed the call ratio in the different subdivisions.

Chief Eberhardt explained that the larger ratio of calls in certain subdivisions is because those subdivisions are larger than the others.

iii. Public Works Monthly Activity Report

- Street and Right-Of-Way Maintenance
- Drainage Facility and Easement Maintenance
- Animal Control (domestic and wild)
- Public Works Projects
- Request for purchase of icemaker

Steven Steinmetz, Public Works Director, stated he is requesting to purchase an icemaker that would be shared with the Water Department and could be used as a backup for City events. He stated he has found an icemaker for \$1,200 that produces 50lb of ice per day.

Mayor Thompson stated this expense would be out of the current budget and would eliminate a situation with Community Center renters' ice needs and disturbance to groups using the center.

The City Council discussed the size of the machine and the usage.

The City Council agreed by consensus for the purchase of the icemaker for \$1,200.

iv. Water Manager Monthly Activity Report

- **Water pumping/usage from city wells**
- **Water system infrastructure maintenance, repairs and/or projects**
- **Water and/or Drought Management**
- **Briefing on status of Well #2**

Royce Goddard, Water Department Manager, stated he received a thank you from a resident who was grateful for Brad and Chris assisting them with a water leak. He also stated Well #2 is back online. He further stated due to the lack of rain Edwards Aquifer Authority will be going into Stage 1 Water Restrictions on July 17 and as a result the City of Garden Ridge may also want to go into Stage 1 Water Restrictions in mid-July.

v. Library Monthly Activity Report

- New Patrons**
- Old Patrons**
- Library activities and classes**

Mayor Thompson stated several citizens have donated the remainder of the painting supplies and their time painting and doing prep work for the Library.

The City Council discussed the book about the history of Garden Ridge that was written by Linda Crosland and encouraged residents to stop by and look at the book.

c) City Engineer Projects Status Reports:

- i. CIP Project for 2013**
- ii. CIP Project for 2015**
 - a. Phase I**
 - b. Phase II**
 - c. Trinity Wells #9 and #10 Project**
 - d. Municipal Parkway Seal Coating**
 - e. Waterline extension project to Winco/Naco Loop**
 - f. Hickory Bend Drainage**
- iii. Sewer System (FM 2252)**

Daniel Mummert, Trihydro, City Engineers, provided a PowerPoint (see attached) on updates of projects. He highlighted:

- Paving of Phase I completion occurred on June 30, 2017.
- Paving of Phase II is scheduled to begin on August 1, 2017.
- Trinity Wells #9 and #10 Project is moving along and the project is 51% complete. He stated he will be bringing back options for a security fence and shrubbery.
- Municipal Parkway work will begin on July 14th and 15th unless the weather is bad and then it will begin on July 21st. He also provided the City Council with 2 options for the Municipal Parkway crosswalk.

The City Council discussed the fencing for the Trinity Wells #9 and #10 Project.

Mayor Thompson stated the main purpose of the fencing should be security. The site could be used as a gateway entry welcoming people into that part of Garden Ridge.

The City Council discussed the Municipal Parkway crosswalks options. They also discussed the ADA requirements for crosswalks.

Mayor Thompson stated when the Municipal Parkway work is done, additional parking and signage in the City Hall parking lot will also occur.

Mr. Mummert stated he will look into the ADA requirements for crosswalks and get back to the City Council with options.

- d) Approval/Disapproval of employee benefits for fiscal year 2018 and authorize City Administrator to negotiate contracts with Texas Municipal League IEBP:**
 - i. Health insurance:**
 - a. Option 1: \$486.32/month/employee**
 - b. Option 2: \$463.10/month/employee**
 - ii. Dental insurance at \$29.01/month/employee**

Mayor Thompson stated the information regarding the Health and Dental insurance was provided in the packet and staff recommends option 2.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Erickson, to approve health insurance at a rate of \$463.10/month/employee and dental insurance at a rate of \$29.01/month/employee as part of employee benefits for fiscal year 2018, and to authorize the City Administrator to negotiate contracts with Texas Municipal League IEBP. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

- e) Planning and Zoning Commission Recommendations and Possible Action:**
No report.

- f) Quarry Commission Recommendations and Possible Action:**
No report.

- g) Water Commission recommendations and Possible Action:**
No report.

- h) Wildlife Management Advisory Commission:**
Report by Councilmember Erickson.

Councilmember Erickson reported that at the first Wildlife Management Advisory Commission meeting, 5 out of the 7 members were present and a Chair and Vice Chair were selected. He introduced the Chair David Krawczynski and Vice Chair Cynthia Shanahan-Segovia.

Chair David Krawczynski stated he is looking forward to serving and making recommendations to the City Council. He reviewed his background in Wildlife Management.

Councilmember Erickson stated the appointed seven members bring a wealth of knowledge to the City regarding wildlife.

The City Council thanked the Chair, Vice Chair and other members for serving.

- i) Garden Ridge Parks Committee:**
 - a. July 4th Celebration**
 - b. Review FY2018 Budget Request**

Shelby Trial, Parks Committee Chair, thanked City staff for helping making the July 4th Celebration a success. He stated at the next Parks Committee meeting, they will discuss what worked and what did not work at the July 4th Celebration, so adjustments can be made for next year. He also thanked Aurora Fox for assisting with the face painting.

Mayor Thompson stated he asked the Parks Committee to provide a budget for the FY 2018. He stated the proposed budget in the packet has been provided for review, but feels the services they are doing to develop City Spirit is worth the money.

j) City Administration Project Updates:

i. Animal Control Ordinance amendments

ii. City Council Idea/Suggestions

Nancy Cain, City Administrator, stated the amendments to the Animal Control Ordinance are still being reviewed by City staff. She also stated the City Council Idea/Suggestions has been updated.

iii. Communication efforts

a. Citizen Concern/Input

b. City Council calendar

c. Website

Mayor Thompson stated citizens have been writing to the City Council and feels that there are times when a particular City Council member might have more knowledge about the subject, so he feels a policy should be established on how to handle these situations. He stated he will give a Councilmember two days to respond to the citizen or to notify him that they will be communicating with the citizen. He stated if he does not receive a notification from a Councilmember or a cc on correspondence with the citizen, then he will communicate with the citizen.

Nancy Cain, City Administrator, stated there is a three month calendar of events for the City Council in the packet. She inquired as to whether the City Council would like to receive the calendar electronically or on paper.

The City Council agreed by consensus to receive the calendar electronically.

iv. Master Land Use Plan Update

a. Status of Project

b. Steering Committee Meeting, August 7th at 6:45p.m.

c. Town Hall Meeting, August 28th at 6 p.m.

Nancy Cain, City Administrator, reviewed the process for upcoming meetings regarding the Master Land Use Plan. She stated City staff will be using the same methods that were used last time to get the word out to all the residents.

Mayor Thompson informed everyone that the Steering Committee meetings are public and he encouraged everyone to attend.

v. Personnel Policy

Nancy Cain, City Administrator, stated Karen Ford, Human Resources, is currently working on a Personnel Policy received from our City Attorney. She stated Ms. Ford is editing it to fit the needs of the City of Garden Ridge.

vi. Proposed 2018 Budget and 2017 Tax Rate Schedule and process

Nancy Cain, City Administrator, reviewed the 2018 Budget and 2017 Tax Rate Schedule, process and upcoming meetings.

Mayor Thompson expressed the urgency for the City Council to attend the meetings. He also explained the quorum requirements for a City Council Special Meeting.

k) City Council Discussions/Project Updates:

i. Mayor's communication efforts

Mayor Thompson announced his efforts to improve communications by holding a Mayor's Coffee every Monday from 9:30 a.m. – 11:00 a.m. He also stated he will be holding his office hours Mondays, Tuesdays and Fridays from 1:00 p.m.-4:00 p.m. if a resident prefers to have a private discussion.

ii. Discussion on creation of a list of CISD activities/concerns regarding new high school location to include a possible letter to CISD (Thompson)

Mayor Thompson stated he is writing a letter to CISD to advise them of some of the concerns residents have with the proposed new location of the high school, and to ask about the process they used to select the new location. He stated the City of Garden Ridge is neither for nor against the new location, but feels the City has an obligation to let CISD know how its citizens feel. He stated he will include any letters the City has received in his submission.

Astrid Wisser, 9902 Katherine Glen, spoke in support of the new location of the High School being right outside the City of Garden Ridge.

Kenneth Webster, 25714 Lewis Ranch, spoke in support of the new location of the High School being right outside the City of Garden Ridge.

Kristen Hunter, 21919 Cristobal Dr., spoke in support of the new location of the High School being right outside the City of Garden Ridge.

Bill Swint, 8440 Twisted Oaks, spoke in opposition to the new location of the High School being right outside the City of Garden Ridge.

The City Council agreed by consensus that the Mayor's letter should take a neutral stance on the new location, but should pass on concerns and support regarding the new location.

iii. Creation of list of items for discussion with TxDOT at a public meeting (Arvidson)

Mayor Thompson stated this item will be postponed until the August 2nd City Council Meeting when Councilmember Arvidson will be present.

iv. Twice a month meetings (Lantzy)

Councilmember Lantzy stated he suggested twice a month meetings since the Regular Meeting has become more than 3 hours long.

The City Council discussed a twice a month meeting and agreed to ask questions or request additional information from City staff in advance.

The City Council agreed by consensus to revisit this issue if the meetings continue to be longer than 3 hours.

v. Town Hall meetings (Lantzy)

Councilmember Lantzy stated he suggested holding a Town Hall meeting regarding F.M. 2252 and other issues within the City of Garden Ridge.

Mayor Thompson stated he is looking at holding Town Hall meetings but would like to wait until after the Budget process and the completion of the Master Land Use Plan.

vi. Future Agenda Items

No new items were added.

6. Citizen's Participation – Limit remarks to two (2) minutes per citizen

Amy Harrell, 9415 Sumac Lane, spoke in support of the new location of the High School being right outside the City of Garden Ridge. She also thanked the City of Garden Ridge for the pretty streets.

Shelby Trial, 21657 Forest Waters Circle, thanked Mrs. Knuepper for her hard work with the Silent Auction.

Kevin Klueh, 8926 Comanche Path, encouraged the City Council to create a better communication system with CISD.

Diana Tiller, 19506 Windswept Cove, encouraged the City Council to review how the City of Fairfax, Arizona handles their communication.

Brent Rudewick, 29456 3009 FM, spoke in support of the new location of the High School being right outside the City of Garden Ridge.

7. 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 Citizen 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**

No reports were provided.

8. Executive Session

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

Pursuant to Texas Government Code Chapter 551.071 to consult with City Attorney to seek or receive legal advice regarding warranty responsibilities and contract specifications as related to ongoing CIP projects.

Mayor Thompson announced the City Council will recess into Executive Session at 8:45 p.m., in accordance with Texas Government Code Chapter.

Mayor Thompson adjourned the Executive Session at 9:52 p.m. and the City Council reconvened back into regular session.

9. Reconvene

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

Motion: A motion was made by Councilmember Erickson, seconded by Councilmember Lantzy, to direct the City Attorney to draft a letter for the Mayor to sign regarding the warranty responsibilities and contract specifications as related to ongoing CIP projects. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Bower, to direct the City Engineer to take core samples of the work done on Phase I and to have the samples tested. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

10. Adjournment

There being no further business, the Wednesday, July 5, 2017 Garden Ridge City Council regular meeting was adjourned at 9:55 p.m. by Mayor Thompson.

Larry Thompson
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary

SIGN IN TO SPEAK FOR ALL WHO WISH TO ADDRESS THE CITY COUNCIL

CITY COUNCIL REGULAR MEETING July 5, 2017

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 and to two (2) minutes per citizen during Item 8.
- d) Citizens' comments will be limited to one (1) hour in Item 5 and thirty (30) minutes in Item 8.
- 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. **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	LIST AGENDA ITEM # YOU WISH TO SPEAK DURING OR #5 FOR CITIZEN PARTICIPATION
✓ 1. KEN KNEIPER	8891 Schoeathal Rd.	JULY 4 & High School
✓ 2. Linda Potts	8142 Ridge North,	High School
✓ 3. KAREN Adams	9010 Cinnabar Ct	HS #4
✓ 4. Astrid Wisser	9902 Katharine Glen	HS #4
5. Amy Jason	9315 Sumac Ln	HS #4 NOT HERE. Astrid signed her up. H
✓ Mrs. Gerry Franklin	7911 Indian Mound	HS #4 Hubertus Rd
✓ 7. Kenneth Webster	25214 Lewis Ranch	HS
✓ 8. Krista Hunter	21919 Cristobal Dr.	HS #4

**SIGN IN TO SPEAK FOR ALL WHO WISH TO ADDRESS THE CITY COUNCIL
CITY COUNCIL REGULAR MEETING July 5, 2017**

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 and to two (2) minutes per citizen during Item 8.
- d) Citizens' comments will be limited to one (1) hour in Item 5 and thirty (30) minutes in Item 8.
- 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. **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	LIST AGENDA ITEM # YOU WISH TO SPEAK DURING OR #5 FOR CITIZEN PARTICIPATION
1. <u>Bruce Swint</u>	<u>8440 Twisted Oaks</u>	<u>High School</u>
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____

[illegible]

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH, TEXAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TYPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10026800

COMAL-3009 PROPOSED SITE

RADIUS EXHIBIT

LAT NO. _____
 DB NO. 8100-06
 DATE May 2017
 DESIGNER CCT
 CHECKED CCT DRAWN EP
 SHEET 1.0

AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2017 CAPCOG, Digital Globe, Texas Delineation Program, USDA Farm Service Agency



Project Site

 Contiguous GCWA Habitat (23.6 acres)

--- 10-ft Contours

GCWA Points

- 4/26/2017
- 5/1/2017
- 5/8/2017
- 5/15/2017
- 5/22/2017

0 800 1,600

FEET

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

N

JOB NO. 8100-06

DATE Jun 2017

DESIGNER PSS

CHECKED VC DRAWN PSS

SHEET EXHIBIT 02

COMAL ISD FM 3009

PROPOSED SCHOOL SITE

Golden-cheeked Warbler Presence/Absence Survey

SITE MAP

PAPE-DAWSON

ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

Date: Jun 05, 2017 10:30:07 AM User: SChenier
 File: P:\8100\06\DESIGN\GIS\Environmental\GCWA Survey 2017\Comal ISD - Ex02 SITE MAP.mxd

DRAFT

BAT CAVE

FM-3009

STORM
WATER
MANAGEMENT

ATHLETIC FIELD

PARKING

BUILDING

STORM
WATER
MANAGEMENT

PARKING

ATHLETIC FIELD

STORM
WATER
MANAGEMENT

Legend

-  PROPERTY_BOUNDARY
 DFIRM 100 Year Floodplain

JOB NO. 8100-06
DATE Jan 2017
DESIGNER BL
CHECKED JD DRAWN EP
SHEET Ex 4

**COMAL-3009 PROPOSED
HIGH SCHOOL SITE
ASSUMED SITE PLAN**

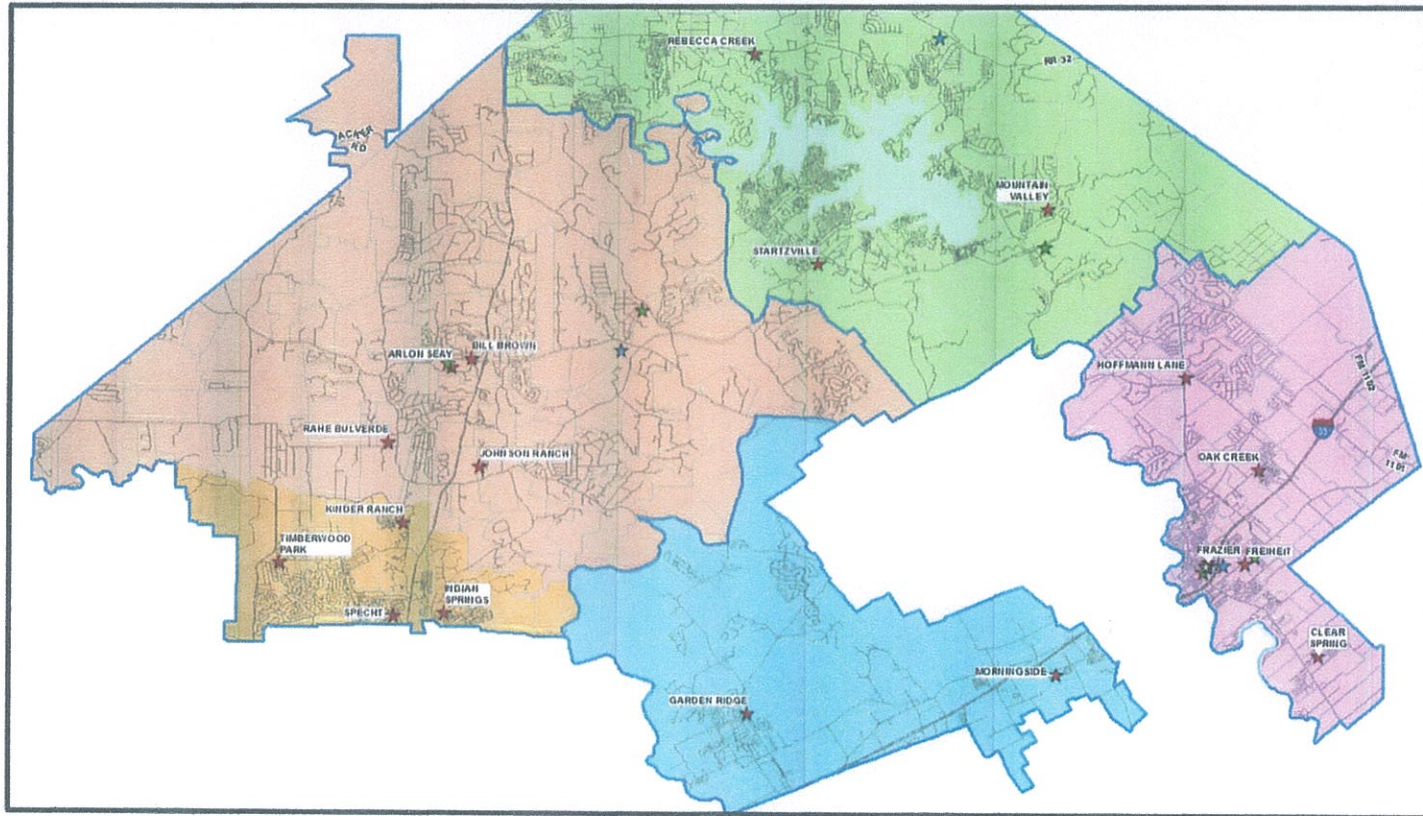
**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



Potential HS #4 Boundaries & Enrollment

		OPENS 9TH - 11TH GRADE						
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
GARDEN RIDGE	0	584	787	864	906	935	982	1,002
CANYON	2,857	2,360	2,307	2,514	2,709	2,847	3,009	3,085





LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

TO: Ms. Helen Keaton
Comal Independent School District

DATE: 11/19/13

FROM: Cara C. Tackett, P.E.
Gene Dawson, Jr., P.E.

PROJECT NO.: 8211-01

CC: Kent Niemann, AIA, Pfluger Architects
Carr Hornbuckle, AIA, Pfluger Architects

Bradley Koether, P.E.
Jacob J. Powell, P.E.

RE: Hubertus Road High School Tract Feasibility Narrative

Jurisdiction: City of Schertz

County: Comal

Project Location: Fronting portions of IH-35, Hubertus Road, and FM 482 between IH-35 and FM 482, and west of Hubertus Road

Property Size: 89.22-acres

As requested, we have prepared a feasibility narrative for the proposed Comal Independent School District (ISD) High School tract near the intersection of IH-35 and Hubertus Road, located within the City of Schertz city limits. This memo will summarize our preliminary analysis of utility and street infrastructure requirements, drainage constraints, environmental concerns, and platting/permitting requirements for the tract. A site constraints exhibit has been included for reference.

Summary of Key Issues and Conclusions

The following table summarizes key issues that impact the ability and costs associated with development of the site for a high school. Many of these issues will result in additional costs to resolve and/or address the issue. Some issues are defined sufficiently at this time to provide order of magnitude estimates while others are still open ended. Those items for which preliminary costs could be outlined are shown. The issues noted are those that are unique to this property and may not be common to a typical undeveloped property. Typical development issues not shown in the table but summarized in the text would include requirements such as on-site detention, tree ordinance compliance, and platting and impact fees.

The key issues unique to this site are offsite road improvements for the improvement to Hubertus Road, turn lanes on Hubertus, FM 482, and IH-35 frontage road; offsite utility extension for sewer; on site impacts from jurisdictional waters; and irregular site geometry that results in inefficient use of the land and some areas that are not useable. Some of these costs are common to both the proposed high school and middle school properties. If both were constructed, these costs could be distributed between the development costs for both schools. If only one school were constructed, the majority of these costs would still be incurred.

Texas Board of Professional Engineers, Firm Registration # 470

SAN ANTONIO / AUSTIN
HOUSTON / FORT WORTH

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

MEMO

Ms. Helen Keaton

Comal ISD- Hubertus Road High School Tract

November 19, 2013

Page 2 of 7

Based on the magnitude of the offsite improvements required and the difficult site characteristics, the property, in our professional opinion, would not typically be considered economical for the construction of a high school.

Development Topic	Issue	Potential Cost Impact
Traffic Improvements	Turn lanes and median required on FM 482	\$50,000-\$75,000
	Reconstruction of Hubertus Rd adjacent to school sites (affects both school sites)	\$500,000-\$750,000
	Possible reconstruction of Hubertus Rd from the east end of school sites to the IH-35 frontage road (affects both school sites)	\$150,000-\$250,000 additional
	Signal and turn lane improvements at Hubertus Rd and IH-35 frontage road intersections (affects both schools sites)	\$110,000
	Dedicate 17' right-of-way along FM 482 and 30' right-of-way along Hubertus Rd; decreases usable acreage by 0.17 acres for 17' dedication and 1.38 acres for 30' dedication.	Land Price not Known by Engineer to calculate impact
Utility Improvements	Extend 12" sanitary sewer main along FM 482 to serve school sites (affects both school sites)	\$100,000
	Provide 16' sanitary sewer easement on the school property adjacent to FM 482; impacted area of 0.16 acres	Not yet determined
Jurisdictional Waters	Approximately 0.93 acres of potential jurisdictional water of the U.S. (JWUS) on the site; Decreases useable acreage; Added cost for permitting. Location of JWUS in central portion of the site makes utilization of both sides challenging.	Not yet determined
Site Geometry	Site geometry is irregular and would result in unusable areas. The area along Hubertus Road that is separated from the core of the tract by geometry and the JWUS is approximately 27.6 acres.	Not yet determined

MEMO

Ms. Helen Keaton
Comal ISD- Hubertus Road High School Tract
November 19, 2013
Page 3 of 7

Platting Status and Site Development

- The 89.22-acre high school tract is located across Hubertus Road from the 32.47-acre middle school tract, which is also owned by Comal ISD.
- The tract is not part of an overall development plan.
- The tract is unplatted, and will require platting before development.
- Platting fees are estimated at \$5,000-\$10,000.
- The 89.22-acre tract is zoned GB-2 (general business). Schools are permitted in areas zoned GB-2.
- The tract has slopes generally ranging from about 3% to 5% throughout the site.
- The tract has an irregular shape, which will create difficulties when laying out a site plan. It is likely that there will be unusable space due to the irregular geometry.
- The Comal County soil survey indicates that soils in this area tend to be clayey.

Tree Preservation and Mitigation

- Per the City of Schertz tree ordinance, at least 25% of all trees onsite must be preserved, except for exempt species.
- Exempt species include hackberry, eastern red cedar, common ashe juniper, chinaberry, mesquite, and ligustrum.
- The City of Schertz tree ordinance requires a tree survey of all Protected trees (8" or greater, measured as Diameter of Breast Height, or DBH) and Heritage trees (24" or greater), except for exempt species.
- A Tree Removal Permit is required for the removal of any Protected or Heritage trees.
- Protected and Heritage trees that are removed as a result of the approval of a Tree Removal Permit shall be mitigated. Protected trees shall be mitigated at a one-to-one DBH inch ratio, and Heritage trees shall be mitigated at a three-to-one DBH inch ratio.

Environmental

- The property is not within the Edwards Aquifer Recharge, Contributing, or Transition Zones.
- There are no endangered species assessments required for the tract.
- The USGS Quadrangle maps show a "blue line" for the floodplain on the property. This is an indicator that the stream centerline may be considered jurisdictional waters of the U.S. and should be evaluated based on a field investigation.
- According to the FEMA floodplain maps, approximately 1,800 LF of Dry Comal Tributary 12 occurs within the parcel. In addition, the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory Maps indicate potentially one wetland approximately 0.25 acres in size may be located onsite.
- Pape-Dawson performed a field investigation to delineate any potential jurisdictional waters of the U.S. on the site. Based on our assessment, potential waters of the U.S. within the tract include approximately 2,782 linear feet of Dry Comal Tributary 12, averaging approximately 14 feet wide and 258 linear feet of an associated tributary averaging approximately 6 feet

MEMO

Ms. Helen Keaton

Comal ISD- Hubertus Road High School Tract

November 19, 2013

Page 4 of 7

wide. The total area of potential waters of the U.S. within the site is therefore approximately 40,496 square feet, or 0.93 acres. Hydrologically connected wetlands are absent within the limits of the tract. Taking into account the 0.93 acres of potential waters of the U.S., the usable area of the tract is about 88.29 acres.

- The U.S. Army Corps of Engineers regulates Section 404 of the Clean Water Act and Section 10 Rivers and Harbors Act. Disturbance of Jurisdictional Waters of the United States (JWUS) requires submittal of a Nationwide Permit (NWP) 39 Pre-Construction Notification (PCN) Form for commercial and institutional developments. The disturbance allowed under a NWP is limited to 300 linear feet (LF) of JWUS. For disturbance greater than 300 LF, an individual permit is required. Any disturbance related to construction of commercial and institutional developments requires submittal of a Section 404 permit.
- If construction within the JWUS is limited to utility improvements, then construction activities are subject to NWP 12. If disturbance of JWUS is less than one-tenth of an acre, submittal of a NWP 12 PCN Form is not required. If disturbance of JWUS is one-tenth of an acre or more, but less than 0.5 acres, submittal of a NWP 12 PCN Form is required.
- Processing of a Section 404 permit takes approximately 75 days once submitted to the U.S. Army Corps of Engineers.
- Disturbance exceeding 300 linear feet requires compensatory mitigation accompanied by a waiver from the Fort Worth District Engineer or an Individual Permit, in which case processing could take up to 12 months.

Traffic and Site Access

- Hubertus Road and FM 482 are both shown on the City of Schertz Major Thoroughfare Plan (MTP) and designated as principal arterial streets (120' ROW).
- Pape-Dawson has had preliminary meetings with the Texas Department of Transportation (TxDOT) and City of Schertz regarding required improvements, which are summarized as follows.
- FM 482:
 - FM 482 is under TxDOT jurisdiction.
 - FM 482 is currently a two-lane road with an 86' right-of-way (ROW). The future ROW width per the MTP is 120'.
 - During platting, the district would be required to provide a minimum dedication of 17' of ROW to adhere to the MTP. Further design is necessary to determine actual ROW reservations. Drainage constraints on the north side of the FM 482 may require that all ROW dedication be provided on the south side of FM 482, which is where the school tracts are located.
 - It is likely that left and right turn lanes will be required at the FM 482 and Hubertus Road intersection.
 - A left turn lane will likely be required at an entrance into the school site from FM 482.

MEMO

Ms. Helen Keaton

Comal ISD- Hubertus Road High School Tract

November 19, 2013

Page 5 of 7

- The total street improvements along FM 482 are estimated at approximately \$50,000 to \$75,000 for design and construction. This represents approximately 400 linear feet of pavement widening for turn lanes and a median. At this point, there has been no design for street improvements.
- **Hubertus Road:**
 - Hubertus Road is under City of Schertz jurisdiction.
 - Hubertus Road is currently a two-lane road with a ROW width estimated at 60'. The ROW width per the MTP is 120'.
 - Hubertus Road is approximately 3,250 LF from IH-35 to FM 482. Approximately 1,250 LF of Hubertus is adjacent to both the high school and middle school tracts, and approximately 750 LF of Hubertus is adjacent to only the high school tract.
 - During platting, the City of Schertz will require a minimum dedication of 30' of ROW along each side of Hubertus Road adjacent to the school properties. In this instance, Comal ISD would be providing full dedication where the district property is on both sides of the street.
 - Left and right turn lanes will likely be required at any driveways along Hubertus Road.
 - Currently, Hubertus Road is narrow (approximately 20') and is in poor condition. Along with street dedication, it is likely that the City of Schertz would require the District to reconstruct Hubertus Road adjacent to the school property. Depending on the required street section, the street improvements adjacent to the school sites could range from \$500,000 to \$750,000.
 - Given the condition of Hubertus Road, the school may elect to reconstruct the entire length of Hubertus Road between FM 482 and IH-35. The additional cost for this reconstruction could range from \$150,000 to \$250,000. At this point, there has been no design for street improvements.
 - It is possible that the City of Schertz may share costs for the Hubertus Road improvements, but this has not been determined or negotiated.
 - The tract will likely be allowed one driveway onto the IH-35 access road. The access road is one-way in the southbound direction, so the driveway would be right-in, right-out only.
- **Traffic Signal Improvements:**
 - Preliminary traffic analysis indicates that a signal is not warranted at the intersection of FM 482 and Hubertus Road.
 - Traffic impact from the development of both the high school and middle school tracts may require mitigation improvements at the existing signalized intersection of Hubertus Road and the IH-35 Southbound Frontage Road. The required improvement consists of a 280 LF eastbound right-turn lane, at an estimated cost of \$60,000.
 - The existing signalized intersection of Hubertus Road at IH-35 Northbound Frontage Road warrants the addition of a right turn lane under existing traffic conditions. Although development of a school may further impact the intersection, it is our

MEMO

Ms. Helen Keaton

Comal ISD- Hubertus Road High School Tract

November 19, 2013

Page 6 of 7

opinion that the 245 LF westbound right-turn lane will not be the responsibility of the District. The estimated cost for the turn lane is \$50,000.

Floodplain/Drainage

- There is no FEMA floodplain on the property. However, the low crossing the tract should be analyzed to determine the potential for ultimate development floodplain. Further studies would be required to determine the limits.
- The majority of the site drains to a low that bisects the site. The low is identified as Dry Comal Tributary 12. The tributary drains northward to FM 482, then under FM 482 via a culvert (size unknown).
- Once crossing under FM 482, runoff flows northeast parallel to FM 482 before turning northwest.
- The City of Schertz requires detention for all developments. Likewise, TxDOT will require that detention is provided so that runoff to TxDOT drainage infrastructure is not increased.
- The approximate required detention volume for the 89.22-acre site is 36,000 cubic yards (or 22.3 acre-ft). This is roughly a footprint of approximately 7.5-acres.

Utilities

Water

- Part of the tract is within the City of Schertz service area, and part is within the jurisdiction of Green Valley Special Utility District (SUD). Green Valley SUD has insufficient pressure to serve the school site, water service will have to be obtained from City of Schertz. This may require a change in the utility CCN boundaries.
- There is an existing City of Schertz 12" water main running along IH-35.
- The 89.22-acre tract can obtain service directly from the 12" water main.

Sanitary Sewer

- The City of Schertz is the sanitary sewer purveyor for the tract.
- Currently, the City of Schertz is extending a 12" sewer main to a point approximately 1,150 LF northeast of the tract along FM 482.
- TxDOT will require that the sewer main along FM 482 be extended in an easement on the District's property, and not in the TxDOT right-of-way. The easement would be adjacent to and outside of the space reserved for ROW.
- The development of the tract will require extending the 12" sanitary sewer main approximately 1,650 LF across and along FM 482. The estimated cost for the extension is \$100,000. This includes approximately 1,150 linear feet of extended main along the middle school tract, and 500 linear feet of main along the high school tract.

MEMO

Ms. Helen Keaton

Comal ISD- Hubertus Road High School Tract

November 19, 2013

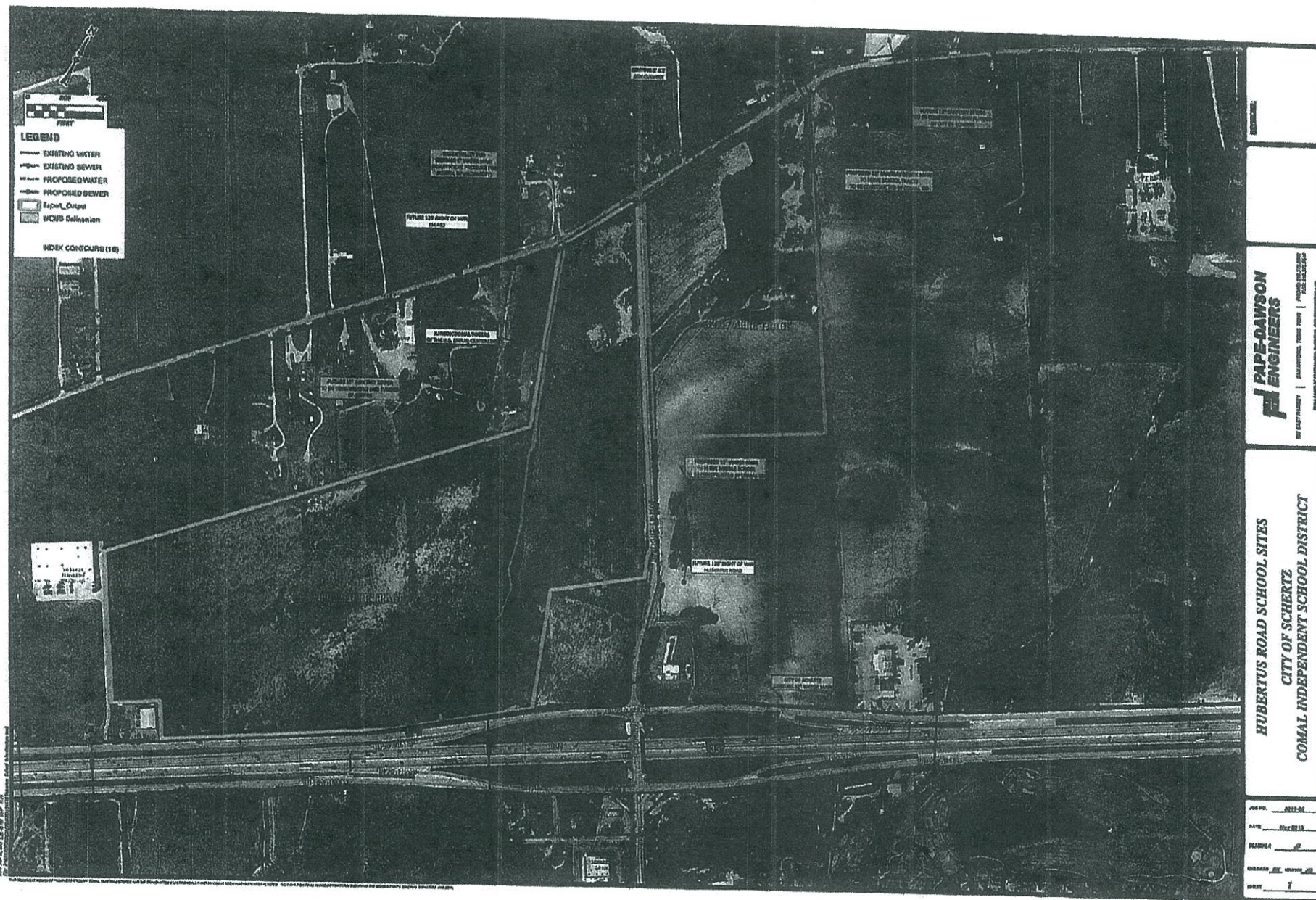
Page 7 of 7

Electric, Cable TV, Telephone, and Gas

- The City of Schertz is served by three electric providers: CPS Energy, New Braunfels Utilities (NBU), and Guadalupe Valley Electric Cooperative. Preliminary analysis indicates that Hubertus Road is the dividing line between the CPS Energy and NBU service areas. The CPS Energy service area appears to be west of Hubertus Road, while the NBU service area appears to be east of Hubertus Road.
- Three-phase overhead electric (NBU) is located along Hubertus Road. Based on visual observation, it appears that one of the parcels that make up the high school tract is currently served from the three-phase electric along Hubertus.
- There is also three-phase overhead electric (CPS Energy) at the southernmost corner of the tract along IH-35, and single-phase overhead electric runs adjacent to the tract all along IH-35. If necessary, the estimate cost for extending three-phase electric is \$85/LF.
- Telecommunications in the City of Schertz are provided by both Time Warner Cable and AT&T.
- Natural gas is supplied to the City of Schertz by both CPS Energy and Centerpoint Energy. Preliminary analysis indicates that the school tracts may obtain gas service from CPS Energy.

END OF MEMO

P:\821101\Word Memos\Draft-131115-Hubertus Road High School Feasibility Narrative.docx



**PAPE-DAWSON
ENGINEERS**

**HUBERTUS ROAD SCHOOL SITES
CITY OF SCHERTZ
COMAL INDEPENDENT SCHOOL DISTRICT**

JUN NO. 0011-01
DATE Mar 02 13
DESIGN 12
CLASS BY 00
NOTE 7



City of Garden Ridge

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

MINUTES OF CITY COUNCIL SPECIAL MEETING, **JULY 18, 2017**

Members Present:

Mayor Larry Thompson
Mayor Pro-Tem John McCaw
Councilmember Todd Arvidson
Councilmember Kay Bower
Councilmember Robb Erickson
Councilmember Bryan Lantzy

Member Absent:

None

City Staff Present:

Nancy Cain, City Administrator
Ron Eberhardt, Police Chief
Royce Goddard, Water Manager
Steven Steinmetz, Public Work Director
Karen Ford, Finance/HR
Linda Crosland, Librarian
Kim Ryan, Community Center Manager
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the City Council Members present, Mayor Thompson called the special meeting of the Garden Ridge City Council to order at 10:00 a.m. on Monday, July 18, 2017, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

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

No one wished to speak.

3. Discussion, review and possible action

- a) **Presentation, discussion, review and possible direction on the proposed FY2018 Budgets for the City of Garden Ridge**
 - i. **General Fund**
 - ii. **Water Fun**
 - iii. **Interest & Sinking Fund**
 - iv. **Capital Improvement Fund**

Mayor Thompson provided a PowerPoint presentation (see attached) regarding the FY 2018 Budget Proposals. He presented an overview of the budget proposals, highlights, new budget items, challenges, future and next steps in the process.

- b) **File proposed 2018 Fiscal Year Budgets for the City of Garden Ridge General Fund, Water Fund, Interest and Sinking Fund and Capital Improvement Fund with the City Secretary**

The City Council reviewed the FY 2018 General Fund. The City Council discussed amending the budget footnote regarding the \$78,000 for rewrite of City Ordinance, in order to clarify what is entailed in the project. They also discussed annexations, Wildlife Management, city informational sign, additional hours for Library employees, and advertisement of Community Center.

Motion: Upon a motion made by Councilmember Lantzy, and seconded by Councilmember McCaw, to file proposed 2018 Fiscal Year Budget for the City of Garden Ridge General Fund with the City Secretary. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

The City Council reviewed the FY 2018 Water Fund. The City Council discussed professional services and maintenance services line items.

Motion: Upon a motion made by Councilmember Erickson, and seconded by Councilmember Arvidson, to file proposed 2018 Fiscal Year Budget for the City of Garden Ridge Water Fund with the City Secretary. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

The City Council reviewed the FY 2018 Interest & Sinking Fund.

Motion: Upon a motion made by Councilmember Bower, and seconded by Councilmember McCaw, to file proposed 2018 Fiscal Year Budget for the City of Garden Ridge Interest & Sinking Fund with the City Secretary. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

The City Council reviewed the FY 2018 Capital Improvement Fund. The City Council discussed the 2012 and 2015 CIP Funds and potential uses of any remaining funds. They also discussed bond funding, encumbered requirements, timing and the process for reviewing and evaluating professional service contracts.

Motion: Upon a motion made by Councilmember Erickson, and seconded by Councilmember Lantzy, to file proposed 2018 Fiscal Year Budget for the City of Garden Ridge Capital Improvement Fund with the City Secretary. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

c) Review Budget and Tax Rate adoption process and schedule

Nancy Cain, City Administrator, stated with the filing of the 2018 Fiscal Year Budgets with the City Secretary, the July 27, 2017 is canceled. She stated she has been told by Comal Appraisal District that she should be receiving the appraisal information today, which means that the City could have the tax rate calculation by August 2, 2017. She stated there could be a chance the August 14, 2017 Special Meeting maybe eliminated also.

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

No one wished to speak.

5. Adjournment

There being no further business, the Monday, July 18, 2017 Garden Ridge City Council Special Meeting was adjourned at 1:10 p.m. by Mayor Thompson.

Larry Thompson
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



City of Garden Ridge

FY 2018 Budget Proposals

General Fund

Water Fund

Interest and Sinking Fund

Capital Improvement Fund



Overview

- Balanced
- Based on assumptions
 - City growth with 5% tax revenue growth
 - Water sales volume increase of 5%
- Departmental requests fully funded +
- This Intro framed around:
 1. Highlights
 2. New Stuff
 3. Challenges
 4. Future



Highlights

- Reserves
 - 8.4 / 7.9 months for General Fund
 - 19.5 / 18.5 months for Water Fund
- Personnel
 - Pay – 3% increase
 - Benefits
 - Increased: Med 9.51%, Vision 7%, WC 5%, SUI 1.9%, Life 8%
 - Decreased: Ret .35%



New Stuff

- Studies / Analyses
 - Water Rate, Zoning & City Ordinances*, Street MP
- Additional Programs
 - Citizen Communications
 - Parks Activities Budget
 - Volunteer Programs
 - Court of Record
 - Emergency Management & Service Continuity



New Stuff (cont)

- Library
 - Staffing
 - Equipment
 - Children's Activities
- Community Center
 - Blue Bonnet Room & Kitchen Counter renovation
 - Main Floor deferred...
- Training & Professional Development
 - Staff and Commissions



Challenges

- Development & Growth
 - MLUP and resulting Zoning, Ordinances (new and existing)
- Water
 - Rate Analysis
 - Fully-loaded business
- Staff
 - Succession planning, training, certifications
 - Workflow & efficiency, level of service with city growth
- Emergency Management



Future

- Water
 - Profitable & Stable
- Sewer
 - Folded into Water Utility
- Ordinances
 - Cleaned up and Codified
- Personnel System
 - Evaluations & Accountability
 - Incentives and Recognition
 - Merit/Performance Increases



What now...

- Review each budget
 - Answer questions
 - Address concerns
 - Modify if necessary
 - Council presents Budgets to City Secretary
 - Council presents Budgets to City in Public Hearing
-
- Council approves Budgets...



City of Garden Ridge

FY 2018 Budget Proposals

General Fund

Water Fund

Interest and Sinking Fund

Capital Improvement Fund

CITY OF GARDEN RIDGE
MONTHLY ACCOUNT BALANCES & INTEREST RATES
PERIOD ENDED AS OF 06/30/2017

CITY FUNDS	BALANCE	CURRENT INTEREST RATE	QTR AVG INT RATE
GF OPERATING ACCOUNT	\$ 123,683.56	0.0000%	0.0000%
GF MONEY MARKET	137,871.12	0.1500%	0.1500%
TEXPOOL INVESTMENTS	1,911,956.76	0.8817%	0.5733%
ASSET/FORFEITURE - STATE	97.72	0.0800%	0.0400%
ASSET/FORFEITURE - FED	86,292.39	0.1000%	0.1133%
2009 REFI	68,973.95	0.1000%	0.1233%
2009 I&S	108,708.00	0.1500%	0.1067%
2012 REFI	155,317.26	0.1500%	0.1500%
2012 I&S	110,302.16	0.1500%	0.1300%
2015 I&S	105,988.28	0.1500%	0.1200%
2012 CIP PROJECT	29,892.17	0.0500%	0.0500%
2015 CIP PROJECT	12,657.37	0.1200%	0.1367%
STREET IMPACT FEES	6,872.17	0.0500%	0.0500%
CONSTRUCTION BOND	313,280.47	0.1500%	0.1500%
TEXPOOL 2015 CIP PROJECT	3,574,751.14	0.8817%	0.5733%
TEXPOOL STREET IMPROV	31,411.95	0.8817%	0.5733%
PEG CAPITAL FEES	91,655.84	0.0000%	0.0000%
TOTAL CITY FUNDS	\$ 6,869,712.31		
AVERAGE INTEREST RATES - CITY		0.2832%	0.2027%

WATER FUNDS	BALANCE	CURRENT INTEREST RATE	QTR AVG INT RATE
WATER IMPACT FEES	\$ 6,216.74	0.0500%	0.0500%
TEXPOOL WATER INVEST	1,600,476.94	0.8817%	0.5733%
TEXPOOL IMPACT FEES	1,636.03	0.8817%	0.5733%
TEXPOOL WATER RIGHTS	4,943.17	0.8817%	0.5733%
WATER SURCHARGE	144,798.27	0.1500%	0.1500%
OPERATING ACCOUNT	406,469.60	0.1500%	0.1500%
TOTAL WATER FUNDS	\$ 2,164,540.75		
AVERAGE INTEREST RATES - WATER		0.4992%	0.3450%

TOTAL ALL ACCOUNTS	\$ 9,034,253.06		
AVERAGE INTEREST RATES - ALL ACCOUNTS		0.3352%	0.2433%

CITY OF GARDEN RIDGE
CASH & INVESTMENTS STATEMENT
PERIOD ENDED AS OF 06/30/2017

GENERAL FUND	BALANCE
GF Operational Checking	\$ 123,683.56
GF Money Market	137,871.12
TexPool Investments	1,911,956.76
TOTAL General Fund Reserves	\$ 2,173,511.44

WATER FUND	BALANCE
Operational Checking	\$ 406,469.60
TexPool Water Invest	1,600,476.94
TOTAL Water Company Reserves	\$ 2,006,946.54

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES
CURRENT AND YEAR TO DATE AS OF 06/30/2017

GENERAL FUND	Jun-17	YTD	FY 2017 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 98,071.86	\$ 2,291,793.11	\$ 2,670,121.00	85.8%	\$ 378,327.89
EXPENDITURES					
ADMINISTRATION	55,821.08	457,848.22	742,067.00	61.7%	284,218.78
COURT	5,302.05	54,279.82	77,592.00	70.0%	23,312.18
POLICE	86,528.28	838,396.66	1,206,236.00	69.5%	367,839.34
PUBLIC FACILITIES	28,293.02	284,008.70	437,111.00	65.0%	153,102.30
COMMUNITY CENTER	5,524.07	38,854.11	55,948.00	69.4%	17,093.89
LIBRARY	4,239.28	37,884.39	59,522.00	63.6%	21,637.61
TOTAL EXPENDITURES	185,707.78	1,711,271.90	2,578,476.00	66.4%	867,204.10
NET POSITION	\$ (87,635.92)	\$ 580,521.21	\$ 91,645.00		\$ (488,876.21)

WATER FUND	Jun-17	YTD	FY 2017 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 170,355.48	\$ 926,043.48	\$ 1,414,035.00	65.5%	\$ 487,991.52
EXPENDITURES	106,865.05	1,301,896.45	2,906,014.00	44.8%	1,604,117.55
NET POSITION	\$ 63,490.43	\$ (375,852.97)	\$ (1,491,979.00)		\$ (1,116,126.03)

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES - COMMUNITY CENTER
PERIOD ENDED AS OF 06/30/2017

REVENUES	YTD
RENTALS	\$ 27,400.00
DEPOSITS	15,205.00
DEPOSITS REFUNDED	(11,050.00)
DONATIONS	500.00
TOTAL REVENUES	32,055.00

EXPENDITURES	
MANAGER FEES	12,991.25
TELEPHONE	423.00
UTILITIES	4,717.61
MAINTENANCE	4,957.06
SUPPLIES	756.04
CLEANING	3,770.00
EQUIPMENT	189.15
MARKETING	-
DONATION EXPENDITURES	-
FACILITY ENHANCEMENTS	-
TOTAL EXPENDITURES	27,804.11

NET POSITION	<u><u>\$ 4,250.89</u></u>
---------------------	---------------------------

GARDEN RIDGE COMMUNITY CENTER MONTHLY REPORT

2017

June 21st thru July 20th

New Events Booked in Current Month	Charged	2
	No Charge	0

2016-2017

Total Number Year to Date	66
Total Number of Events for the Month	4
Total Number of Days used in the Month	5
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

6/21/2017 THRU 7/20/2017

MAJOR PERMITS

Permit #	Address	Builder	Sq Ft.	Value \$	Permit Fees
1216 -17	22216 Via Posada	Keen Dev LLC	6,964	\$ 905,320.00	\$ 5,128.40
TOTAL			6,964	\$ 905,320.00	\$ 5,128.40

MINOR PERMITS

Permit #	Address	Builder	Project	Permit Fees
1210 -17	9619 Aster Circle	AAA Fence Pro	Fence	\$ 125.00
1211 -17	9122 Tuscan Hills	Michael Mofle	Deck, Arbor	\$ 200.00
1212 -17	21119 Paradise Pass	Gary Pools	Pool, Deck	\$ 475.00
1213 -17	22215 Quiet Moon	Done Right	Patio Cover	\$ 100.00
1214 -17	21640 Valley Park Dr.	DK Edwards Construction	Addition	\$ 597.32
1215 -17	21010 Plumb Ranch	Pedro Salgado	Patio, Pergola	\$ 200.00
1217 -17	20418 Wahl La.	Stephen Martin	Outbuilding	\$ 100.00
1218 -17	21918 Castano Cove	Dave Loveday Fencing	Fence	\$ 125.00
1219 -17	21460 Park Lane Court	Richard Blanco	Fence	\$ 125.00
1220 -17	22314 Larmona Cove	Son Tran	Fence	\$ 125.00
0053 -17	20302 Regency Run	Schmidt Mech. Group	Minor HVAC	\$ 100.00
0054 -17	22022 Deer Canyon	Woods Comfort Systems	Minor HVAC	\$ 100.00
1221 -17	8419 Orchard Glen	Chesmar Homes	Minor Electric	\$ 125.00
TOTAL				\$ 2,497.32

TOTAL MAJOR FEES FOR THE MONTH	\$ 5,128.40
TOTAL MINOR FEES FOR THE MONTH	\$ 2,497.32
TOTAL ALL PERMIT FEES FOR THE MONTH	\$ 7,625.72

TOTAL MAJOR PROJECTS VALUE 10/1/2016 thru 7/20/2017	\$ 15,130,960.00
TOTAL MAJOR PROJECTS SQ FT. 10/1/2016 thru 7/20/2017	116,392

TOTAL MAJOR PERMIT FEES 10/1/2016 thru 7/20/2017	\$ 90,867.76
TOTAL MINOR PERMIT FEES 10/1/2016 thru 7/20/2017	\$ 26,017.99
TOTAL ALL PERMIT FEES FOR THE FISCAL YEAR	\$ 116,885.75

Council Ideas/Suggestions List by Category

Updated: July 21, 2017

Ongoing items

Items	Status	Completed Council Approval
1. 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 Staff reviewing a policy reviewed by an attorney at Hogwild for possible presentation to City Council Staff working on a draft policy for Council consideration prior to beginning of new fiscal year Staff continues work on a draft policy for City Council consideration	
2. Electronic Water Billing (Councilman Thompson)	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
3. 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 approved Feb. 13, 2017 and being utilized Interior door/window frames and doors painted a neutral color to enhance appearance	
4. 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	
5. 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 A revised Animal Control Ordinance is being worked by staff for consideration by City Council	
6. Quarterly Issues Town Hall Meeting (Councilman Lantzy)	Determine dates for Meetings	

7. Bat Cave Road widening (Councilman McCaw)	General briefing on future agenda	
Pending	Status	Completed Council Approval
1. Annual or semi-annual inspection of buildings and other City facilities (Councilman Thompson)	To be implemented semi-annually	Implemented Monthly
2. Disaster recovery plan for City (Councilman Thompson)	Discuss at future Council meeting to determine the scope of recovery plan To be incorporated into the Emergency Management Plan for the City	
3. Disaster recovery plan for Water Department (Councilman Thompson)	Discuss at future Council meeting to determine the scope of recovery plan To be incorporated into the Emergency Management Plan for the City	
4. Video stream Council meetings (Councilman Thompson)	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 Video streaming of Council meetings will be studied during the fiscal year	
5. Videos for website (Councilman Thompson)	Maybe prepared by GRES or students to increase civic involvement	
6. Coffee with Mayor and Council (Councilman Thompson)	Discuss at future Council meeting and determine dates Mayor Thompson began conducting Coffee with the Mayor the first Monday in July	
7. Business outreach by Council – walk businesses (Councilman Thompson)	Discuss at future Council meeting	



GARDEN RIDGE POLICE DEPARTMENT

AUGUST JUNE 21ST – JULY 20TH CALLS FOR SERVICE

Location	Calls	Code	Water	Total
ARROWOOD	1	0	0	1
BAT CAVE ROAD	4	0	0	4
BINDSEIL	0	0	0	0
COUNTRY OAK ESTATES	1	0	0	1
ENCLAVE AT GARDEN RIDGE	1	0	0	1
FM 2252	21	0	0	21
FM 3009	28	0	0	28
FOREST WATERS	7	1	0	8
GARDEN RIDGE ESTATES	22	6	0	28
GEORG RANCH	15	1	0	16
MUNICIPAL COMPLEX	11	0	0	11
NACOGDOCHES LOOP	0	0	0	0
OAK MEADOW ESTATES	1	0	0	1
PARK LANE ESTATES	1	0	0	1
REGENCY OAKS	3	1	0	4
SCHOENTHAL ROAD	2	0	0	2
THE FOREST OF GARDEN RIDGE	0	2	0	2
THE PARK AT GARDEN RIDGE	0	0	0	0
TROPHY OAKS	7	2	0	9
TWISTED OAKS	0	0	0	0
WILD WIND	6	0	0	6
WOODS OF GARDEN RIDGE	1	1	0	2
COUNTY	15	0	0	15
OTHER	2	0	0	2
TOTALS	149	14	0	163

ARRESTS – 14
ALARM PERMITS – 1
CRASHES – 3

ALARMS – 20
SOLICITOR PERMITS – 2

Location	Units	Injury	Fatal	Type
20700 BLK Timber Rose Drive	vehicle vs. fence	0	0	CR3
19600 BLK FM 3009	2 vehicles	0	0	CR2
19500 BLK FM 3009	2 vehicles	0	0	CR2

ENFORCEMENT (271)

***Citations – 116**

***Warnings – 155**

INCIDENTS and ARRESTS

- 6/28/2017- After being stopped for a defective taillight, Ofc. Pelata arrested Robert Allen for Driving While License Invalid with Previous Convictions.
- 6/29/2017- After leaving the scene of a crash without giving notification, Ofc. McMahan arrested Preston Gonzalez for Possession of Marijuana < 2oz and Duty Upon Striking Structure, Fixture, or Highway Landscaping.
- 7/2/2017- After being stopped for a juvenile riding in an open bed of the truck, Ofc. Hackenberg arrested Michael Gutierrez for Driving While License Invalid with Previous Convictions.
- 7/4/2017- While patrolling, Ofc. McMahan observed an occupied vehicle parked illegally next to a fire hydrant. Ofc. McMahan made contact with the occupants, and arrested Leonardo Lindoro for Possession of Marijuana <2oz.
- 7/7/2017- Officers arrested Troy Flugrath for municipal warrants when he decided to turn himself in.
- 7/9/2017- After observing a tire blowout on the roadway and stopping to assist, Ofc. Pelata arrested Edward Samms for Possession of a Controlled Substance PG 1 >=1G<4G, Possession of Dangerous Drugs, Possession of Marijuana < 2oz., Possession of Drug Paraphernalia, and Unlawfully Carrying a Weapon.
- 7/11/2017- After being stopped for speeding 84/55, Ofc. Hackenberg arrested Roberto Rosales for Driving While License Invalid and Dulce De Castro for an active drug warrant out of Washington County and Possession of Marijuana <2oz.
- 7/12/2017- After being stopped for expired registration, Ofc. Pelata arrested Charles Cronen for Driving While License Invalid with No Insurance.
- 7/15/2017- After being stopped for a defective brake light, Ofc. Hackenberg arrested Alan Rodriguez for an active drug warrant out of Bexar Country.
- 7/16/2017- After being dispatched to investigate why a subject was acting erratic, Ofc. McKay arrested Morgan Delosh for Possession of a Controlled Substance PG 1 >=4G<200G and Possession of Drug Paraphernalia.
- 7/17/2017- After being stopped for failing to signal intent to turn, Ofc. Pelata arrested Alnetia Miles for Driving While License Invalid with Previous Convictions and Ambrosia Miles for an active Theft warrant out of Hays County.
- 7/19/2017- After being stopped for speeding 86/55, Ofc. McMahan arrested Lisa Simmons for Driving While Intoxicated 3rd or More.

CASES FILED WITH DISTRICT ATTORNEY'S OFFICE

- CASE #: 17-00174 / OFFENSE: Burglary of a Vehicle
- CASE #: 17-00669 / OFFENSE: Driving While Intoxicated & Possession of Controlled Substance
- CASE #: 17-00876 / OFFENSE: Possession of Marijuana <2oz
- CASE #: 17-00943 / OFFENSE: Possession of Marijuana <2oz
- CASE #: 17-00521 / OFFENSE: Driving While Intoxicated
- CASE #: 17-00916 / OFFENSE: Possession of Marijuana <2oz & Duty Upon Striking a Structure

TRAINING

♦ "Firearms Proficiency Training"

- Sgt. Dennis
- Ofc. Hackenberg
- Ofc. McMahan
- Ofc. Oehler
- Sgt. Osborn
- Ofc. Pelata
- Ofc. Sanchez
- Cpl. Spiller
- Ofc. Thoemke

♦ "Uniform Crime Reporting NIBRS Workshop"

- Marisa Spencer

♦ "Crisis Intervention"

- Ofc. Pelata
- Ofc. Oehler

Public Works

June, 20 2017—July, 20 2017

Street and Right of Way Maintenance

Streets Crack sealed: 2
Medians mowed: 3
Right of ways mowed: 5
Trash picked up: FM 3009, FM 2252, Doerr Lane.

Storm water Drainage Facility and Easement Maintenance

Outfalls inspected: 19
Detention/Retention ponds inspected: 18
Drainages cleaned: 2

Park and City Facility/Property Maintenance

Paul Davis Park: Mowed once.
Prep for 4th of July celebration.
Community Center: Cleaned outside coils on A/C.
Cleaned out grease trap/plumbing.
Rental property: Pumped out septic tank.

Animal Control

Domestic Animal Apprehensions:	Dogs 4	Cats 9	YTD	Dogs 25	Cats 40
Nuisance Complaint Calls:	0		YTD	0	
Animal Bite Calls:	0		YTD	0	
Deer Carcass Disposals:	14		YTD	75	
Raccoon:	14		YTD	33	
Opossum:	3		YTD	35	
Skunks:	7		YTD	24	
Other:	1 Wild Hog -- 1 Hawk -- 4 armadillos		YTD	42	

Hunters for the hungry animal donations: Deer /Wild Hogs	YTD	13
Total animal control apprehensions/pickups for 2017:	YTD	274
Animal transferred to adoption agency:	YTD	2
Animals returned to owners:	YTD	20
Animals adopted:	YTD	5
Animals adopted:	Dogs. 0	Cats 1
Current animals in city's care:	Dogs. 1	Cats. 22
Animals ready for adoption:	Dogs. 0	Cats. 0

Special Note

Oak wilt: No new cases.

Water Managers
Monthly Department Report
Jul-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		3,046,000	9.35	13,005,000	39.91	49.26		7/1-7/20
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	170.84	2,014,000	6.18	17,236,000	52.90	59.08	157.86	
April	494,000	1.52	18,620,000	57.14	58.66		2,470,000	7.58	20,512,000	62.95	70.53		
May	4,348,000	13.34	14,693,000	45.09	58.43		4,670,000	14.33	29,430,000	90.32	104.65		
June	29,247,000	89.76	1,608,000	4.93	94.69	211.78	6,331,000	19.43	28,148,000	86.38	105.81	280.99	
July	38,544,000	118.29	12,725,000	39.05	157.34		16,746,000	51.39	10,696,000	32.82	84.22		
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	84.22	
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	191.01	-	0.00	-	0.00	0.00	0.00	
TOTAL	200,163,000	614.28	95,639,000	293.51	907.78		36,409,000	111.74	134,034,000	411.34	523.07		Total EAA Allocations 682.77
	<i>EAA Stage 0, Available 882.77 Ac/Ft, Unused 268.49Ac/Ft</i>						<i>EAA Stage 0, Available 682.77 Ac/Ft, Unused 622.43Ac/Ft</i>						

Current Edwards Permits

Allocated Pumpage	CO00139	P100-767	511.951	Acre Feet	Year Comparsion: January/June	January/June
Purchase	BE 00109I	P100-327	2.000	Acre Feet	2016	2017
Purchase	ME 00417D	P101-185	1.301	Acre Feet	Edwards: 53,144,000 gals 163.09 ac/ft.	19,663,000 gals 60.34 ac/ft.
Purchase	ME 00479I	P101-315	3.895	Acre Feet	Trinity: 71,536,000 gals 219.52 ac/ft.	123,338,000 gals 378.51 ac/ft.
Purchase	UV 00437I	P101-699	2.000	Acre Feet	Total: 124,680,000 gals 382.61 ac/ft.	143,001,000 gals 438.85 ac/ft.
Purchase	UV 00461I	P101-752	4.000	Acre Feet		
Purchase	UV 00478I	P101-801	2.000	Acre Feet	Difference from 2016 – 2017: 18,321,000 gals	56.24 ac/ft. more usage
Purchase	UV 00537H	P101-959	2.000	Acre Feet		
Purchase	UV 00576I	P102-040	14.000	Acre Feet	Water Connections: 2016 – 1577	2017 - 1593
Purchase	UV 00630G	P102-146	1.760	Acre Feet		
Purchase	BE 00081AE	P100-200	62.000	Acre Feet	Avg. usage per connection for June 2017:	21,644.067 gals
Transfer	CO00119AA	P102-564	0.660	Acre Feet		
Transfer		P103-312	4.500	Acre Feet	Average usage per day for June 2017:	1,149,300.00 gals
Transfer		P102-416	2.000	Acre Feet		
Transfer	Keith Zar Pools	P106-186	1.000	Acre Feet	Avg. connections 2016: 1571	Avg. usage per connection for 2016: 188,300.4 gals
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: July 1 st : 195.3'	July 20 th : 191.7'	Diff. of: 3.6'
GPM: 867	Pumping Level: July 1 st : 157.5'	July 20 th : 155.7'	Diff. of: 1.8'
Edwards Wells Status:	Static Level: July 1 st : 124.2'	July 20 th : 118.8'	Diff. of: 5.4'

New Meter Installations	3	Meter Replacement	5	Main Breaks	0
New Service Line Inspections	4	Service Line Replacement	0	Service Line Leak Repair	4
Irrigation System Inspections	3	Fire Hydrant Maintenance	2	Leak Adjustment	0
Toilet Rebates	2	Washing Machine Rebates	1	Water Heater Safety Inspections	3

Projects: 2016 CIP, 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, New stainless steel shafts have been installed. Well has been placed back in service.

Library Activities, June 15-July 15 (August Council Meeting)

A special note of recognition goes to the Lions Club, led by Dick Holloway, plus other private citizens, for volunteering to paint the library

To another Lion, Sergio Martinez whose company, Help-U-Sell, provided the paint

To volunteers who helped pack boxes

To Public Works for the help provided and which will be provided next week

Our new furniture is slated to arrive Monday, August 7, and we plan an open house for Sunday, September 17, 2-4 to show off the library's new look.

And above all, we are grateful to the Tocker Foundation for provided almost \$50,000 to make this all happen.

Monthly Statistics:

<i>Visits to the Library</i>	<i>1,002</i>
<i>Items Checked Out</i>	<i>2,001</i>
<i>New Patrons Added</i>	<i>54</i>
<i>New Items Added to the Collection</i>	<i>74</i>

Monthly Activities:

<i>Preschool Story Time</i>	<i>63</i>	
<i>Lego Robotics</i>	<i>83</i>	
<i>Board Games</i>	<i>12</i>	
<i>GRES Book Club</i>	<i>64</i>	

<i>GRES Story Time & Crafts</i>	<i>35</i>	
<i>Pokemon Club</i>	<i>14</i>	
<i>Children's Stamping Class</i>	<i>16</i>	
<i>Card-Making</i>	<i>3</i>	
<i>Total Activities</i>	<i>290</i>	



Garden Ridge Library

2017

Calendar of Events

Sun	Mon	Tue	Wed	Thu	Fri	Sat
 Find us on: facebook.		1	2	3	4 <i>No Storytime</i>	5
6	7 <i>Library Closed</i>	8 <i>Library Closed</i>	9	10	11 <i>No Storytime</i>	12 POKEMON CLUB 10 am-NOON AGES 6-13
13	14	15 Adult Card Class w/Angie @1:30pm	16	17	18 10:30 am Preschool Storytime	19
20	21	22	23	24	25 10:30 am Preschool Storytime	26
27	28	29	30	31	Questions about any of our programs? Call 210-651-6570	



MEMORANDUM

To: Garden Ridge City Council
Cc: Nancy Cain, City Administrator – City of Garden Ridge
From: Patrick Lackey, P.E./Daniel Mummert, P.E. – Trihydro Corporation
Date: July 26, 2017
Re: Trihydro Corporation –Engineering Report August, 2017

1. 2015 CIP Street, Water and Drainage Project – Qro Mex Construction

- Phase 2 curb placement to be complete by August 1.
- Coring/sampling approved at July council meeting is pending. Recommendation is to wait and observe pavement condition to see if further deficiencies are observed.
- Phase 1 topsoil placement is in place, but needs to be screened, raked and seeded
- Phase 1 quantities are being verified and compared to the contractors estimate
- Pay estimate #13 was submitted and is being evaluated

2. 2016 Wells and Booster Pump Facility – Pesado Construction

- Well construction (C & C Well Services) is awaiting final pump motor installation.
- Pesado Construction has completed waterline construction and pressure testing.
- D & N Tank has reached substantial completion on 0.5 MG ground storage tank.
- Pesadeo Construction is preparing to start booster pump station installation and yard piping.
- Tank screening/site landscape alternatives are ongoing.

3. Municipal Parkway Project

- Crack sealing and preliminary paint striping were completed 7/14-15
- Striping finalized on 7/23
- Cross-walk alternatives to be reviewed during August Council Meeting



4. Naco – Loop Water Line (Winco)

- Preliminary design is underway.
- Based on the TXDOT plans received for FM 2252, the roadway improvements will not impact this project.

5. FM 2252 Water and Wastewater Line Projects

- Ongoing coordination with TxDOT on pending roadway project continuing.
- TXDOT provided 60% Schematic Utility Plans on July 13 and held utility coordination meeting on July 14 (attended by Royce Goddard and Dan Mummert).
- TXDOT does not plan to obtain additional R/W through Garden Ridge
- Sidewalks were adjusted to follow back of curb based on comments from City.
- Wastewater and water construction and easement cost updates are on-going.

6. SAWS Vista Ridge Pipeline Floodplain Permit

- SAWS consultant for Vista Ridge Pipeline contacted City regarding floodplain permit for a proposed pipeline crossing in Garden Ridge city limits.

7. 2017 – 2018 Budget Assistance

- Project support for up-coming annual budget preparation continuing
- Cost estimates being updated for utility rate studies, water and wastewater projects, and street and drainage projects

July 26, 2017

To: Mayor Thompson and City Council

From: City Administrator Cain

To begin the 2017 tax rate adoption process the City Council must propose a tax rate and conduct two public hearings on the proposed tax rate. Two important pieces to the proposed tax rate are the city's Certified Taxable Values for 2017 (attachment #1) and the 2017 Effective Tax Rate Worksheet (attachment #2).

2017 Certified Taxable Values for City of Garden Ridge:

Total Taxable Value \$694,060,077
-Total Taxable Value for new improvements \$8,194,030
=Adjusted Taxable Value \$685,866,047 (Value used to calculate M&O tax rate)

2017 Effective Tax Rate Calculations:

2017 Effective Tax Rate (ETR) \$.312684/\$100

M&O Rate \$.199652

Debt Rate \$.112161

2017 Roll Back Tax Rate \$.327785/\$100

M&O Rate \$.215624 (8% increase of ETR)

Debt Rate \$.112161

Therefore, the possible 2017 tax rate scenarios are:

Option A: 2017 Tax Rate Option \$.323146/\$100

M&O Rate \$.210985 (5.677% increase of ETR)

Debt Rate \$.112161

General Fund Tax Revenue \$1,447,074

Interest & Sinking Tax Revenue \$ 778,464

General Fund Budget Impact \$ 5

Option B: Maintain 2016 tax rate of \$.318305/\$100

M&O \$.206144

Debt Rate \$.112161

General Fund Tax Revenue \$1,413,871

Interest & Sinking Tax Revenue \$ 778,464

General Fund Budget Impact \$ (33,198)

Option C: 2017 Roll Back Tax Rate \$.327785/\$100

M&O Rate \$.215624 (8% increase of ETR)

Debt Rate \$.112161

General Fund Tax Revenue \$1,478,891

Interest & Sinking Tax Revenue \$ 778,464

General Fund Budget Impact \$ 31,822

Option A is recommended by Mayor and Staff. This option fully funds the 2018 Budget as currently filed by Council. This option will result in an increase of \$21.72 for the average home value of \$448,667.

Option B will require reducing the Budget and/or reserves. This option will result in no increase for the average home value of \$448,667.

Option C will result in an unnecessary budget surplus. This option will result in an increase of \$42.54 for the average home value of \$448,667.

#1

COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE
NEW BRAUNFELS, TEXAS 78130

RUFINO H. LOZANO, RPA-RTA
CHIEF APPRAISER

STATE OF TEXAS
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

CERTIFICATION OF APPRAISAL ROLL FOR: CITY OF GARDEN RIDGE

I, Rufino H. Lozano, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law.

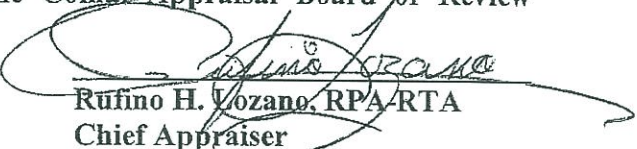
I, Rufino H. Lozano, do hereby certify the following values are true and correct to the best of my knowledge:

2017 Taxable Value	\$694,474,399
2017 Taxable Value Under Protest	\$6,040,924
2017 Certified Taxable Value	\$688,433,475

The value to be used in the 2017 tax rate calculation is the 2017 CERTIFIED TAXABLE VALUE shown above. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

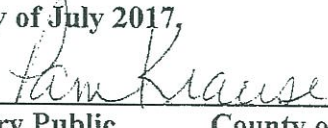
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Board of Review occurred on the 17th day of July 2017.


Rufino H. Lozano, RPA-RTA
Chief Appraiser

Sworn to and subscribed before me this 21st day of July 2017,




Notary Public County of Comal

2017 CERTIFIED TOTALS

Property Count: 1,984

CGR - CITY OF GARDEN RIDGE
ARB Approved Totals

7/19/2017

1:04:55PM

Land		Value			
Homesite:		93,588,917			
Non Homesite:		43,519,711			
Ag Market:		11,108,787			
Timber Market:		0	Total Land	(+)	148,217,415
Improvement		Value			
Homesite:		512,923,064			
Non Homesite:		79,737,342	Total Improvements	(+)	592,660,406
Non-Real		Count	Value		
Personal Property:	188		48,984,740		
Mineral Property:	0		0		
Autos:	1		27,750		
			Total Non Real	(+)	49,012,490
			Market Value	=	789,890,311
Ag	Non Exempt	Exempt			
Total Productivity Market:	11,108,787	0			
Ag Use:	71,070	0	Productivity Loss	(-)	11,037,717
Timber Use:	0	0	Appraised Value	=	778,852,594
Productivity Loss:	11,037,717	0			
			Homestead Cap	(-)	988,682
			Assessed Value	=	777,863,912
			Total Exemptions Amount (Breakdown on Next Page)	(-)	89,430,437
			Net Taxable	=	688,433,475

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,191,318.17 = 688,433,475 * (0.318305 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

COMAL County

2017 CERTIFIED TOTALS

As of Certification

Property Count: 1,984

CGR - CITY OF GARDEN RIDGE

ARB Approved Totals

7/19/2017

1:05:28PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	27	0	212,000	212,000
DV1S	3	0	15,000	15,000
DV2	40	0	312,000	312,000
DV2S	4	0	15,000	15,000
DV3	49	0	491,080	491,080
DV3S	3	0	20,000	20,000
DV4	242	0	2,005,160	2,005,160
DV4S	20	0	144,000	144,000
DVHS	127	0	60,321,000	60,321,000
DVHSS	6	0	2,427,860	2,427,860
EX-XV	29	0	20,439,530	20,439,530
EX366	14	0	2,550	2,550
PC	3	3,025,257	0	3,025,257
Totals		3,025,257	86,405,180	89,430,437

2017 CERTIFIED TOTALS

Property Count: 12

CGR - CITY OF GARDEN RIDGE
Under ARB Review Totals

7/19/2017

1:04:55PM

Land		Value			
Homesite:		810,750			
Non Homesite:		49,950			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	860,700
Improvement		Value			
Homesite:		5,335,660			
Non Homesite:		307,630	Total Improvements	(+)	5,643,290
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	6,503,990
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	6,503,990
Productivity Loss:	0	0			
			Homestead Cap	(-)	249,806
			Assessed Value	=	6,254,184
			Total Exemptions Amount (Breakdown on Next Page)	(-)	213,260
			Net Taxable	=	6,040,924

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

19,228.56 = 6,040,924 * (0.318305 / 100)

Tax Increment Finance Value:

0

Tax Increment Finance Levy:

0.00

COMAL County

2017 CERTIFIED TOTALS

As of Certification

Property Count: 12

CGR - CITY OF GARDEN RIDGE
Under ARB Review Totals

7/19/2017

1:05:28PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	1	0	5,000	5,000
DV4	1	0	12,000	12,000
DVHSS	1	0	196,260	196,260
	Totals	0	213,260	213,260

COMAL County

2017 CERTIFIED TOTALS

As of Certification

CGR - CITY OF GARDEN RIDGE

Property Count: 1,996

Grand Totals

7/19/2017

1:04:55PM

Land		Value			
Homesite:		94,399,667			
Non Homesite:		43,569,661			
Ag Market:		11,108,787			
Timber Market:		0	Total Land	(+)	149,078,115
Improvement		Value			
Homesite:		518,258,724			
Non Homesite:		80,044,972	Total Improvements	(+)	598,303,696
Non-Real		Count	Value		
Personal Property:	188		48,984,740		
Mineral Property:	0		0		
Autos:	1		27,750		
			Total Non Real	(+)	49,012,490
			Market Value	=	796,394,301
Ag	Non Exempt	Exempt			
Total Productivity Market:	11,108,787	0			
Ag Use:	71,070	0	Productivity Loss	(-)	11,037,717
Timber Use:	0	0	Appraised Value	=	785,356,584
Productivity Loss:	11,037,717	0			
			Homestead Cap	(-)	1,238,488
			Assessed Value	=	784,118,096
			Total Exemptions Amount (Breakdown on Next Page)	(-)	89,643,697
			Net Taxable	=	694,474,399

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,210,546.74 = 694,474,399 * (0.318305 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

COMAL County

2017 CERTIFIED TOTALS

As of Certification

Property Count: 1,996

CGR - CITY OF GARDEN RIDGE

Grand Totals

7/19/2017

1:05:28PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	28	0	217,000	217,000
DV1S	3	0	15,000	15,000
DV2	40	0	312,000	312,000
DV2S	4	0	15,000	15,000
DV3	49	0	491,080	491,080
DV3S	3	0	20,000	20,000
DV4	243	0	2,017,160	2,017,160
DV4S	20	0	144,000	144,000
DVHS	127	0	60,321,000	60,321,000
DVHSS	7	0	2,624,120	2,624,120
EX-XV	29	0	20,439,530	20,439,530
EX366	14	0	2,550	2,550
PC	3	3,025,257	0	3,025,257
Totals		3,025,257	86,618,440	89,643,697

COMAL County

2017 CERTIFIED TOTALS

As of Certification

Property Count: 1,984

CGR - CITY OF GARDEN RIDGE
ARB Approved Totals

7/19/2017

1:05:28PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	1,484		\$7,670,770	\$661,203,057
B	MULTIFAMILY RESIDENCE	1		\$0	\$266,820
C1	VACANT LOTS AND LAND TRACTS	148		\$0	\$10,196,830
D1	QUALIFIED AG LAND	35	1,113.9803	\$0	\$11,108,787
D2	NON-QUALIFIED LAND	4		\$0	\$36,733
E	FARM OR RANCH IMPROVEMENT	24	204.1712	\$0	\$4,057,444
F1	COMMERCIAL REAL PROPERTY	30		\$1,418,050	\$20,798,480
F2	INDUSTRIAL REAL PROPERTY	23		\$49,710	\$10,264,760
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$464,840
J4	TELEPHONE COMPANY (INCLUDING CO-O	3		\$0	\$350,900
J7	CABLE TELEVISION COMPANY	1		\$0	\$705,940
L1	COMMERCIAL PERSONAL PROPERTY	155		\$0	\$12,315,920
L2	INDUSTRIAL PERSONAL PROPERTY	15		\$0	\$35,172,340
M1	TANGIBLE OTHER PERSONAL, MOBILE H	1		\$0	\$7,730
O	RESIDENTIAL INVENTORY	46		\$477,470	\$2,497,650
X	TOTALLY EXEMPT PROPERTY	43		\$0	\$20,442,080
	Totals		1,318.1515	\$9,616,000	\$789,890,311

COMAL County

2017 CERTIFIED TOTALS

As of Certification

Property Count: 12

CGR - CITY OF GARDEN RIDGE
Under ARB Review Totals

7/19/2017

1:05:28PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	12		\$0	\$6,503,990
		Totals	0.0000	\$0	\$6,503,990

COMAL County

2017 CERTIFIED TOTALS

As of Certification

Property Count: 1,996

CGR - CITY OF GARDEN RIDGE

Grand Totals

7/19/2017

1:05:28PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	1,496		\$7,670,770	\$667,707,047
B	MULTIFAMILY RESIDENCE	1		\$0	\$266,820
C1	VACANT LOTS AND LAND TRACTS	148		\$0	\$10,196,830
D1	QUALIFIED AG LAND	35	1,113.9803	\$0	\$11,108,787
D2	NON-QUALIFIED LAND	4		\$0	\$36,733
E	FARM OR RANCH IMPROVEMENT	24	204.1712	\$0	\$4,057,444
F1	COMMERCIAL REAL PROPERTY	30		\$1,418,050	\$20,798,480
F2	INDUSTRIAL REAL PROPERTY	23		\$49,710	\$10,264,760
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$464,840
J4	TELEPHONE COMPANY (INCLUDING CO-O	3		\$0	\$350,900
J7	CABLE TELEVISION COMPANY	1		\$0	\$705,940
L1	COMMERCIAL PERSONAL PROPERTY	155		\$0	\$12,315,920
L2	INDUSTRIAL PERSONAL PROPERTY	15		\$0	\$35,172,340
M1	TANGIBLE OTHER PERSONAL, MOBILE H	1		\$0	\$7,730
O	RESIDENTIAL INVENTORY	46		\$477,470	\$2,497,650
X	TOTALLY EXEMPT PROPERTY	43		\$0	\$20,442,080
		Totals	1,318.1515	\$9,616,000	\$796,394,301

COMAL County

2017 CERTIFIED TOTALS

As of Certification

Property Count: 1,984

CGR - CITY OF GARDEN RIDGE

ARB Approved Totals

7/19/2017

1:05:28PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A1	SINGLE FAMILY RESIDENCE	1,476		\$7,670,770	\$660,191,367
A2	MH & LAND-SAME OWNER	1		\$0	\$64,310
A3	AUXILIARY IMPROVEMENT	7		\$0	\$947,380
B2	MULTIFAMILY-DUPLEX	1		\$0	\$266,820
C1	VACANT LOTS & TRACTS	148		\$0	\$10,196,830
D1	QUALIFIED AGRICULTURAL LAND	35	1,113.9803	\$0	\$11,108,787
D2	AG IMPTS ON QUALIFIED AG LAND	4		\$0	\$36,733
E1	RESIDENTIAL IMPTS ON LARGE NON QUA	13		\$0	\$2,006,168
E2	MANUFACTURED HOUSING ON LARGE N	1		\$0	\$19,200
E3	AUXILIARY IMPTS ON LARGE NON QUALIF	2		\$0	\$72,180
E4	LARGE VACANT NON QUALIFYING LAND	10		\$0	\$1,959,896
F1	COMMERCIAL IMPROVED	30		\$1,418,050	\$20,798,480
F2	INDUSTRIAL IMPROVED	23		\$49,710	\$10,264,760
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$464,840
J4	TELEPHONE COMPANIES AND TEL CO-OP	3		\$0	\$350,900
J7	CABLE COMPANIES	1		\$0	\$705,940
L1	PERSONAL PROPERTY: COMMERCIAL	155		\$0	\$12,315,920
L2	PERSONAL PROPERTY: INDUSTRIAL	15		\$0	\$35,172,340
M1	MOBILE HOME WITH NO LAND	1		\$0	\$7,730
O1	RESIDENTIAL INVENTORY	46		\$477,470	\$2,497,650
X		43		\$0	\$20,442,080
Totals			1,113.9803	\$9,616,000	\$789,890,311

COMAL County

2017 CERTIFIED TOTALS

As of Certification

Property Count: 12

CGR - CITY OF GARDEN RIDGE
Under ARB Review Totals

7/19/2017

1:05:28PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A1	SINGLE FAMILY RESIDENCE	12		\$0	\$6,503,990
		Totals	0.0000	\$0	\$6,503,990

COMAL County

2017 CERTIFIED TOTALS

As of Certification

Property Count: 1,996

CGR - CITY OF GARDEN RIDGE

Grand Totals

7/19/2017

1:05:28PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A1	SINGLE FAMILY RESIDENCE	1,488		\$7,670,770	\$666,695,357
A2	MH & LAND-SAME OWNER	1		\$0	\$64,310
A3	AUXILIARY IMPROVEMENT	7		\$0	\$947,380
B2	MULTIFAMILY-DUPLEX	1		\$0	\$266,820
C1	VACANT LOTS & TRACTS	148		\$0	\$10,196,830
D1	QUALIFIED AGRICULTURAL LAND	35	1,113.9803	\$0	\$11,108,787
D2	AG IMPTS ON QUALIFIED AG LAND	4		\$0	\$36,733
E1	RESIDENTIAL IMPTS ON LARGE NON QUA	13		\$0	\$2,006,168
E2	MANUFACTURED HOUSING ON LARGE N	1		\$0	\$19,200
E3	AUXILARY IMPTS ON LARGE NON QUALIF	2		\$0	\$72,180
E4	LARGE VACANT NON QUALIFYING LAND	10		\$0	\$1,959,896
F1	COMMERCIAL IMPROVED	30		\$1,418,050	\$20,798,480
F2	INDUSTRIAL IMPROVED	23		\$49,710	\$10,264,760
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$464,840
J4	TELEPHONE COMPANIES AND TEL CO-OP	3		\$0	\$350,900
J7	CABLE COMPANIES	1		\$0	\$705,940
L1	PERSONAL PROPERTY: COMMERCIAL	155		\$0	\$12,315,920
L2	PERSONAL PROPERTY: INDUSTRIAL	15		\$0	\$35,172,340
M1	MOBILE HOME WITH NO LAND	1		\$0	\$7,730
O1	RESIDENTIAL INVENTORY	46		\$477,470	\$2,497,650
X		43		\$0	\$20,442,080
		Totals	1,113.9803	\$9,616,000	\$796,394,301

2017 CERTIFIED TOTALS

Property Count: 1,996

CGR - CITY OF GARDEN RIDGE
Effective Rate Assumption

7/19/2017

1:05:28PM

New Value

TOTAL NEW VALUE MARKET:	\$9,616,000
TOTAL NEW VALUE TAXABLE:	\$8,194,030

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	4	2016 Market Value	\$16,630
ABSOLUTE EXEMPTIONS VALUE LOSS				\$16,630
Exemption	Description	Count		Exemption Amount
DV2	Disabled Veterans 30% - 49%	5		\$46,500
DV3	Disabled Veterans 50% - 69%	4		\$42,000
DV4	Disabled Veterans 70% - 100%	19		\$180,030
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	3		\$24,000
DVHS	Disabled Veteran Homestead	5		\$2,307,266
DVHSS	Disabled Veteran Homestead Surviving Spouse	1		\$404,990
PARTIAL EXEMPTIONS VALUE LOSS				\$3,004,786
NEW EXEMPTIONS VALUE LOSS				\$3,021,416

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$3,021,416

New Ag / Timber Exemptions**New Annexations****New Deannexations**

Count	Market Value	Taxable Value
4	\$46,910	\$46,910

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,346	\$448,667	\$920	\$447,747

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,339	\$449,803	\$876	\$448,927

COMAL County

2017 CERTIFIED TOTALS
CGR - CITY OF GARDEN RIDGE
Lower Value Used

As of Certification

Count of Protested Properties	Total Market Value	Total Value Used
12	\$6,503,990.00	\$5,626,602

#2

2017 Effective Tax Rate Worksheet

CITY OF GARDEN RIDGE

See pages 13 to 16 for an explanation of the effective tax rate.

1. 2016 total taxable value. Enter the amount of 2016 taxable value on the 2016 tax roll today. Include any adjustments since last year's certification; exclude Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in line 2) and the captured value for tax increment financing (will deduct taxes in line 14). ¹	\$676,692,248
2. 2016 tax ceilings. Counties, Cities and Junior College Districts. Enter 2016 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter "0" If your taxing units adopted the tax ceiling provision in 2016 or prior year for homeowners age 65 or older or disabled, use this step. ²	\$0
3. Preliminary 2016 adjusted taxable value. Subtract line 2 from line 1.	\$676,692,248
4. 2016 total adopted tax rate.	\$0.318305/\$100
5. 2016 taxable value lost because court appeals of ARB decisions reduced 2016 appraised value. A. Original 2016 ARB values: \$0 B. 2016 values resulting from final court decisions: - \$0 C. 2016 value loss. Subtract B from A. ³	\$0
6. 2016 taxable value, adjusted for court-ordered reductions. Add line 3 and line 5C.	\$676,692,248
7. 2016 taxable value of property in territory the unit deannexed after January 1, 2016. Enter the 2016 value of property in deannexed territory. ⁴	\$0
8. 2016 taxable value lost because property first qualified for an exemption in 2016. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, "goods-in-transit" exemptions. A. Absolute exemptions. Use 2016 market value: \$16,630 B. Partial exemptions. 2017 exemption amount or 2017 percentage exemption times 2016 value: + \$3,004,786 C. Value loss. Add A and B. ⁵	\$3,021,416

1 Tex. Tax Code § 26.012(14)

2 Tex. Tax Code § 26.012(14)

3 Tex. Tax Code § 26.012(13)

4 Tex. Tax Code § 26.012(15)

5 Tex. Tax Code § 26.012(15)

2017 Effective Tax Rate Worksheet (continued)

CITY OF GARDEN RIDGE

9.	2016 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2017. Use only those properties that first qualified in 2017; do not use properties that qualified in 2016. A. 2016 market value: \$0 B. 2017 productivity or special appraised value: - \$0 C. Value loss. Subtract B from A. ⁶	\$0
10.	Total adjustments for lost value. Add lines 7, 8C and 9C.	\$3,021,416
11.	2016 adjusted taxable value. Subtract line 10 from line 6.	\$673,670,832
12.	Adjusted 2016 taxes. Multiply line 4 by line 11 and divide by \$100.	\$2,144,327
13.	Taxes refunded for years preceding tax year 2016. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2016. Types of refunds include court decisions, Tax Code § 25.25(b) and (c) corrections and Tax Code § 31.11 payment errors. Do not include refunds for tax year 2016. This line applies only to tax years preceding tax year 2016. ⁷	\$268
14.	Taxes in tax increment financing (TIF) for tax year 2016. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2017 captured appraised value in Line 16D, enter "0". ⁸	\$0
15.	Adjusted 2016 taxes with refunds and TIF adjustment. Add lines 12 and 13, subtract line 14. ⁹	\$2,144,595
16.	Total 2017 taxable value on the 2017 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 18). These homesteads includes homeowners age 65 or older or disabled. ¹⁰ A. Certified values only: \$688,433,475 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$0	

6 Tex. Tax Code § 26.012(15)

7 Tex. Tax Code § 26.012(13)

8 Tex. Tax Code § 26.03(e)

9 Tex. Tax Code § 26.012(13)

10 Tex. Tax Code § 26.012(15)

2017 Effective Tax Rate Worksheet (continued)

CITY OF GARDEN RIDGE

16. (cont.)	C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property: - \$0 D. Tax increment financing: Deduct the 2017 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2017 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in line 21 below.¹¹ - \$0 E. Total 2017 value. Add A and B, then subtract C and D. \$688,433,475	
17.	Total value of properties under protest or not included on certified appraisal roll.¹² A. 2017 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.¹³ \$5,626,602 B. 2017 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included at appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value.¹⁴ + \$0	

11 Tex. Tax Code § 26.03(c)

12 Tex. Tax Code § 26.01(c)

13 Tex. Tax Code § 26.04 and 26.041

14 Tex. Tax Code § 26.04 and 26.041

2017 Effective Tax Rate Worksheet (continued)

CITY OF GARDEN RIDGE

17. (cont.)	C. Total value under protest or not certified. Add A and B.	\$5,626,602
18.	2017 tax ceilings. Counties, cities and junior colleges enter 2017 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter "0". If your taxing units adopted the tax ceiling provision in 2016 or prior year for homeowners age 65 or older or disabled, use this step. ¹⁵	\$0
19.	2017 total taxable value. Add lines 16E and 17C. Subtract line 18.	\$694,060,077
20.	Total 2017 taxable value of properties in territory annexed after January 1, 2008. Include both real and personal property. Enter the 2017 value of property in territory annexed. ¹⁶	\$0
21.	Total 2017 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2016. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after January 1, 2016 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2017. ¹⁷	\$8,194,030
22.	Total adjustments to the 2017 taxable value. Add lines 20 and 21.	\$8,194,030
23.	2017 adjusted taxable value. Subtract line 22 from line 19.	\$685,866,047
24.	2017 effective tax rate. Divide line 15 by line 23 and multiply by \$100. ¹⁸	\$0.312684/\$100
25.	COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2017 county effective tax rate. ¹⁹	\$/\$100

15 Tex. Tax Code § 26.012(6)

16 Tex. Tax Code § 26.012(17)

17 Tex. Tax Code § 26.012(17)

18 Tex. Tax Code § 26.04(c)

19 Tex. Tax Code § 26.04(d)

A county, city or hospital district that adopted the additional sales tax in November 2016 or in May 2017 must adjust its effective tax rate. *The Additional Sales Tax Rate Worksheet* on page 39 sets out this adjustment. Do not forget to complete the *Additional Sales Tax Rate Worksheet* if the taxing unit adopted the additional sales tax on these dates.

2017 Rollback Tax Rate Worksheet

CITY OF GARDEN RIDGE

See pages 17 to 21 for an explanation of the rollback tax rate.

26.	2016 maintenance and operations (M&O) tax rate.	\$0.203241/\$100
27.	2016 adjusted taxable value. Enter the amount from line 11.	\$673,670,832
28.	2016 M&O taxes. A. Multiply line 26 by line 27 and divide by \$100. \$1,369,175 B. Cities, counties and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2016. Enter amount from full year's sales tax revenue spent for M&O in 2016 fiscal year, if any. Other units, enter "0." Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent. + \$0 C. Counties: Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other units, enter "0." + \$0 D. Transferring function: If discontinuing all of a department, function or activity and transferring it to another unit by written contract, enter the amount spent by the unit discontinuing the function in the 12 months preceding the month of this calculation. If the unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the unit operated the function. The unit discontinuing the function will subtract this amount in H below. The unit receiving the function will add this amount in H below. Other units, enter "0." +/- \$0	

2017 Rollback Tax Rate Worksheet (continued)

CITY OF GARDEN RIDGE

28. (cont.)	E. Taxes refunded for years preceding tax year 2016: Enter the amount of M&O taxes refunded during the last budget year for tax years preceding tax year 2016. Types of refunds include court decisions, Section 25.25(b) and (c) corrections and Section 31.11 payment errors. Do not include refunds for tax year 2016. This line applies only to tax years preceding tax year 2016. + \$171 F. Enhanced indigent health care expenditures: Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance. + \$0 G. Taxes in tax increment financing (TIF): Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2017 captured appraised value in Line 16D, enter "0." - \$0 H. Adjusted M&O Taxes. Add A, B, C, E and F. For unit with D, subtract if discontinuing function and add if receiving function. Subtract G. \$1,369,346	
29.	2017 adjusted taxable value. Enter line 23 from the Effective Tax Rate Worksheet.	\$685,866,047
30.	2017 effective maintenance and operations rate. Divide line 28H by line 29 and multiply by \$100.	\$0.199652/\$100
31.	2017 rollback maintenance and operation rate. Multiply line 30 by 1.08. (See lines 49 to 52 for additional rate for pollution control expenses.	\$0.215624/\$100

2017 Rollback Tax Rate Worksheet (continued)

CITY OF GARDEN RIDGE

32.	Total 2017 debt to be paid with property taxes and additional sales tax revenue. "Debt" means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the unit's budget as M&O expenses. A: Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. List the debt in Schedule B: Debt Service.	\$778,469
	B: Subtract unencumbered fund amount used to reduce total debt.	-\$0
	C: Subtract amount paid from other resources.	-\$0
	D: Adjusted debt. Subtract B and C from A.	\$778,469
33.	Certified 2016 excess debt collections. Enter the amount certified by the collector.	\$0
34.	Adjusted 2017 debt. Subtract line 33 from line 32.	\$778,469
35.	Certified 2017 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.	100.000000%
36.	2017 debt adjusted for collections. Divide line 34 by line 35.	\$778,469
37.	2017 total taxable value. Enter the amount on line 19.	\$694,060,077
38.	2017 debt tax rate. Divide line 36 by line 37 and multiply by \$100.	\$0.112161/\$100
39.	2017 rollback tax rate. Add lines 31 and 38.	\$0.327785/\$100
40.	COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2017 county rollback tax rate.	\$/\$100

A taxing unit that adopted the additional sales tax must complete the lines for the *Additional Sales Tax Rate*. A taxing unit seeking additional rollback protection for pollution control expenses completes the *Additional Rollback Protection for Pollution Control*.

Additional Sales Tax Rate Worksheet

CITY OF GARDEN RIDGE

41.	Units that adopted the sales tax in August or November 2016, or in January or May 2017. Enter the Comptroller's estimate of taxable sales for the previous four quarters. Units that adopted the sales tax before August 2016, skip this line.	\$0
42.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. UNITS THAT ADOPTED THE SALES TAX IN AUGUST OR NOVEMBER 2016, OR IN JANUARY OR MAY 2017. Multiply the amount on line 41 by the sales tax rate (.01, .005, or .0025, as applicable) and multiply the result by .95. -OR- UNITS THAT ADOPTED THE SALES TAX BEFORE AUGUST 2016. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$0
43.	2017 total taxable value. Enter the amount from line 37 of the <i>Rollback Tax Rate Worksheet</i> .	\$694,060,077
44.	Sales tax adjustment rate. Divide line 42 by line 43 and multiply by \$100.	\$0.000000/\$100
45.	2017 effective tax rate, unadjusted for sales tax. Enter the rate from line 24 or 25, as applicable, on the <i>Effective Tax Rate Worksheet</i> .	\$0.312684/\$100
46.	2017 effective tax rate, adjusted for sales tax. UNITS THAT ADOPTED THE SALES TAX IN AUGUST OR NOVEMBER 2016, OR IN JANUARY OR MAY 2017. Subtract line 45 from line 46. -OR- UNITS THAT ADOPTED THE SALES TAX BEFORE AUGUST 2016. Enter line 46, do not subtract.	\$0.312684/\$100
47.	2017 rollback tax rate, unadjusted for sales tax. Enter the rate from line 39 or 40, as applicable, of the rollback tax rate worksheet.	\$0.327785/\$100
48.	2017 rollback tax rate, adjusted for sales tax. Subtract line 44 from line 47.	\$0.327785/\$100

If the additional sales tax rate increased or decreased from last year, contact the Comptroller's office for special instructions on calculating the sales tax projection for the first year after the rate change.

**Additional Rollback Protection
for Pollution Control Worksheet
CITY OF GARDEN RIDGE**

49.	Certified expenses from TCEQ. Enter the amount certified in the determination letter from TCEQ. The taxing unit shall provide its assessor with a copy of the letter. See Part 3, the Rollback Rate, for more details.	\$0
50.	2017 total taxable value. Enter the amount from line 37 of the <i>Rollback Tax Rate Worksheet</i> .	\$694,060,077
51.	Additional rate for pollution control. Divide line 49 by line 50 and multiply by 100.	\$0.000000/\$100
52.	2017 rollback tax rate, adjusted for pollution control. Add line 51 to one of the following lines (as applicable): line 39, line 40 (counties) or line 48 (units with the additional sales tax).	\$0.327785/\$100

**2017 Notice of Effective Tax Rate
Worksheet for Calculation of Tax Increase/Decrease**

Entity Name: CITY OF GARDEN RIDGE

Date: 07/25/2017

1. 2016 taxable value, adjusted for court-ordered reductions. Enter line 6 of the Effective Tax Rate Worksheet.	\$676,692,248
2. 2016 total tax rate. Enter line 4 of the Effective Tax Rate Worksheet.	0.318305
3. Taxes refunded for years preceding tax year 2016. Enter line 13 of the Effective Tax Rate Worksheet.	\$268
4. Last year's levy. Multiply Line 1 times Line 2 and divide by 100. To the result, add Line 3.	\$2,154,213
5. 2017 total taxable value. Enter Line 19 of the Effective Tax Rate Worksheet.	\$694,060,077
6. 2017 effective tax rate. Enter line 24 of the Effective Tax Rate Worksheet or Line 47 of the Additional Sales Tax Rate Worksheet.	0.312684
7. 2017 taxes if a tax rate equal to the effective tax rate is adopted. Multiply Line 5 times Line 6 and divide by 100.	\$2,170,215
8. Last year's total levy. Sum of line 4 for all funds.	\$2,154,213
9. 2017 total taxes if a tax rate equal to the effective tax rate is adopted. Sum of line 7 for all funds.	\$2,170,215
10. Tax Increase (Decrease). Subtract Line 8 from Line 9.	\$16,002

CITY OF GARDEN RIDGE

Tax Rate Recap for 2017 Tax Rates

Description of Rate	Tax Rate Per \$100	Tax Levy This is calculated using the Total Adjusted Taxable Value (line 19) of the Effective Tax Rate Worksheet	Additional Tax Levy Compared to <u>last year's tax levy</u> of 2,153,945	Additional Tax Levy Compared to <u>effective tax rate levy</u> of 2,170,215
Last Year's Tax Rate	0.318305	\$2,209,228	\$55,283	\$39,013
Effective Tax Rate	0.312684	\$2,170,215	\$16,270	\$0
Notice & Hearing Limit*	0.312684	\$2,170,215	\$16,270	\$0
Rollback Tax Rate	0.327785	\$2,275,025	\$121,080	\$104,810
Proposed Tax Rate	0.000000	\$0	\$-2,153,945	\$-2,170,215

Effective Tax Rate Increase in Cents per \$100

0.00	0.312684	2,170,215	16,270	0
0.50	0.317684	2,204,918	50,973	34,703
1.00	0.322684	2,239,621	85,676	69,406
1.50	0.327684	2,274,324	120,379	104,109
2.00	0.332684	2,309,027	155,082	138,812
2.50	0.337684	2,343,730	189,785	173,515
3.00	0.342684	2,378,433	224,488	208,218
3.50	0.347684	2,413,136	259,191	242,921
4.00	0.352684	2,447,839	293,894	277,624
4.50	0.357684	2,482,542	328,597	312,327
5.00	0.362684	2,517,245	363,300	347,030
5.50	0.367684	2,551,948	398,003	381,733
6.00	0.372684	2,586,651	432,706	416,436
6.50	0.377684	2,621,354	467,409	451,139
7.00	0.382684	2,656,057	502,112	485,842
7.50	0.387684	2,690,760	536,815	520,545
8.00	0.392684	2,725,463	571,518	555,248
8.50	0.397684	2,760,166	606,221	589,951
9.00	0.402684	2,794,869	640,924	624,654
9.50	0.407684	2,829,572	675,627	659,357
10.00	0.412684	2,864,275	710,330	694,060
10.50	0.417684	2,898,978	745,033	728,763
11.00	0.422684	2,933,681	779,736	763,466
11.50	0.427684	2,968,384	814,439	798,169
12.00	0.432684	3,003,087	849,142	832,872
12.50	0.437684	3,037,790	883,845	867,575
13.00	0.442684	3,072,493	918,548	902,278
13.50	0.447684	3,107,196	953,251	936,981
14.00	0.452684	3,141,899	987,954	971,684
14.50	0.457684	3,176,602	1,022,657	1,006,387

- *Notice & Hearing Limit Rate: This is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate.
- School Districts: The school tax rate limit is \$1.50 for M&O, plus \$0.50 for 'New' debt plus a rate for 'Old' debt. 'Old' debt is debt authorized to be issued at an election held on or before April 1, 1991, and issued before September 1, 1992. All other debt is 'New' debt.

Tax Levy: This is calculated by taking the adjusted taxable value (line 19 of Effective Tax Rate Worksheet), multiplying by the appropriate rate, such as the Effective Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 34 of the Rollback Tax Rate Worksheet), multiplying by the appropriate rate, dividing by 100 and then adding this year's frozen tax levy on homesteads of the elderly.

Additional Levy Last Year: This is calculated by taking Last Year's taxable value (line 3 of Effective Tax Rate Worksheet), multiplying by Last Year's tax rate (line 4 of Effective Tax Rate Worksheet) and dividing by 100.

For School Districts: This is calculated by taking Last Year's taxable value, subtracting Last Year's taxable value for the elderly, multiplying by Last Year's tax rate, dividing by 100 and adding Last Year's tax ceiling.

Additional Levy This Year: This is calculated by taking the current adjusted taxable value, multiplying by the Effective Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 34 of the Rollback Tax Rate Worksheet), multiplying by the Effective Tax Rate, dividing by 100 and adding This Year's tax ceiling.

COUNTIES ONLY: All figures in this worksheet include ALL County Funds. Tax Levy amounts are the sum of each Fund's Taxable Value X each Fund's Tax Rate.

2017 Property Tax Rates in CITY OF GARDEN RIDGE

This notice concerns 2017 property tax rates for CITY OF GARDEN RIDGE. It presents information about three tax rates. Last year's tax rate is the actual rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers can start tax rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:

Last year's operating taxes	\$1,369,175
Last year's debt taxes	\$775,153
Last year's total taxes	\$2,144,328
Last year's tax base	\$673,670,832
Last year's total tax rate	0.318305/\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$2,144,595
÷ This year's adjusted tax base (after subtracting value of new property)	\$685,866,047
= This year's effective tax rate	0.312684/\$100

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate and/or enhanced indigent health care expenditures)	\$1,369,346
÷ This year's adjusted tax base	\$685,866,047
= This year's effective operating rate	0.199652/\$100
× 1.08 = this year's maximum operating rate	0.215624/\$100
+ This year's debt rate	0.112161/\$100
= This year's rollback rate	0.327785/\$100

Statement of Increase/Decrease

If CITY OF GARDEN RIDGE adopts a 2017 tax rate equal to the effective tax rate of 0.312684 per \$100 of value, taxes would increase compared to 2016 taxes by \$ 16,002.

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 205 N Seguin Ave, New Braunfels , Tx 78130.

Name of person preparing this notice: Cathy C Talcott

Title: Tax Assessor-Collector

Date prepared: July 25, 2017

City Council
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266

July 25, 2017

City Council:

I am writing this letter, on behalf of the Regency Oaks Homeowners Association (ROHOA) board to appeal the water bill the ROHOA received for the most recent billing period, ending 06/23/2017. The bill stated we used 150,000 gallons during this one month period. In the prior *fifteen years* we have only used 283,000 gallons. I understand 150,000 gallons would almost fill one of the city water storage tanks. Using that much water in a month, most of it in a six day period, would have left some evidence in the form of water running down the street – if not washing away cars, trees, etc. Yet, there was no evidence of this leak spotted by anyone in our neighborhood or reported to the city by anyone else.

I realize the water department can only bill off the reading on the meter, and I realize the meter stated that we used that much water. There is no way for us to prove the meter was wrong, just as we have no explanation as to what happened to that water. We certainly don't believe we gained any benefit from all that water.

I understand we aren't the first to have large amounts of water disappear through a water meter, but we would like an opportunity to appeal the charges in this bill to the city council.

On good faith we will have paid \$500 toward the \$1977.78 owed on the bill, even though we understand nothing is due until this appeal is concluded. We know the prior practice of giving a once a year break on undiscovered leaks is no longer in effect. In our case, we will be asking for a one time waiver to reduce our bill. Our HOA is small, and we've had leaks before, but they dwarf in comparison to this one.

Please let us know if I may have time during your Aug 2, meeting to personally appeal this water bill. You may contact me at ~~XXXXXXXXXX~~ or on my cell phone at 210-827-1309. This appeal request has been coordinated with the entire ROHOA board. As the ROHOA Treasurer I have taken the lead on this request, but other members of the board will join me in making our appeal to the council.

Thanks you for your consideration of our request.

//signed//
Robert D. Doerr, ROHOA Treasurer

City Administrator

From: Bob Doerr <~~rdherr@rohoa.com~~>
Sent: Tuesday, July 11, 2017 6:50 PM
To: Mayor; Water Manager; City Administrator
Cc: ~~rdherr@rohoa.com~~
Subject: Crazy Water Bill

Good afternoon, I'm writing this to you this afternoon in hopes of getting a quick answer to a problem with the Regency Oaks Homeowners Association's Water bill for the period 05/23/2017 to 06/30/2017. The bill states that we used 150,000 gallons of water during that period. In the prior fifteen years of existence, the HOA has only used a total of 283,000 gallons. 150,000 gallons is over half the 15 year total! It's enough to fill up 7-8 good size backyard in ground swimming pools! We have three small sprinkler zones and a drip line zone, all along our front entrance. We had no reported or observed leaks during this period, but we did have issues with one of our sprinkler zones malfunctioning which we discovered and then shut off the water the same day it was noticed. We had no observations of any water running onto the roads during the period. We can't imagine how we could have physically used that much water even if we ran the sprinklers constantly for the month! That much water would have created quite the flood at our entrance and on the main road, FM2252. Somebody would have seen it. My only explanation is that the meter malfunctioned.

We do have the occasional leak. In fact, we just identified a new one last week and caught it right away. I immediately shut the water off and stopped the leak. A review of our water usage over the past several years will identify the occasional spike in water usage from these leaks, but the monthly variances are rarely even a thousand gallons. I don't believe we've ever had a ten thousand gallon month, so this month seems ridiculous.

I have contacted the water department twice asking for someone to get in touch with us. No one has. We understand that they're busy like everyone else, and I imagine all they ultimately can do is to show that the meter moved from 283,000 to 433,0000 for the month. Our argument is that the meter is faulty. We can wait for this to get a FINAL resolution, but what we need is a quick answer regarding how much of the \$1,977.78 bill do we need to pay by the July 15th deadline to show good faith cooperation. We don't want to receive a penalty for not paying by the due date, but we're not about to pay the full amount simply because no one is responding to our questions. Thank you for your prompt attention to this matter. - Bob Doerr, ROHOA Treasurer

City Water Commission
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266

July 13, 2017

City Water Commission:

I am writing this letter, on behalf of the Regency Oaks Homeowners Association (ROHOA) board to appeal the water bill the ROHOA received for the most recent billing period, ending 06/23/2017. The bill stated we used 150,000 gallons during the period. In the prior fifteen years we have only used 283,000 gallons. I understand 150,000 gallons would almost fill one of the city water storage tanks. Using that much water in a month, most of it in a six day period, would have left some evidence in the form of water running down the street – if not washing away cars, trees, etc. Yet, there was no evidence of this happening spotted by anyone in our neighborhood or reported to the city by anyone else.

I realize the water department can only bill off the reading on the meter, and I realize the meter stated that we used that much water. Our contention is that it is more likely the meter malfunctioned than we used that much water. We certainly don't believe we gained any benefit from all that water.

Our argument may not be winnable, and I understand we aren't the first to have large amounts of water disappear through a water meter, but we would like an opportunity to appeal this water bill to your commission at the end of this month, and with your concurrence take that appeal to the city council.

On good faith we will be paying \$500 toward the \$1977.78 owed on the bill, even though we understand nothing is due until this appeal is concluded. We know the prior practice of giving a once a year break on undiscovered leaks is no longer in effect. In our case, we will be asking for a one time waiver to reduce our bill. Our HOA is small, and we've had leaks before, but I don't believe we've never had a water bill over \$200.

Please let us know if we may have time during your July 25 commission meeting to personally appeal this water bill. You may contact me at ~~210-827-1309~~ or on my cell phone at 210-827-1309. This appeal request has been coordinated with the entire ROHOA board. As the ROHOA Treasurer I have taken the lead on this request, but other members of the board will join me in making our appeal to the commission and council.

Thanks you for your consideration of our request.


Robert D. Doerr, ROHOA Treasurer

Cc: City Water Department



City of Garden Ridge Water Department

9400 Municipal Parkway
Garden Ridge, Texas 78266
(210) 651-6831
Fax: (210) 651-9638



CRRT R240

BOB DOERR
REGENCY OAKS HOMEOWNERS ASSOC
10009 CALLEY CIR
SAN ANTONIO TX 78266-2341

Important Information on
Reverse Side

ACCOUNT NUMBER	DATE BILL MAILED	SERVICE FROM	SERVICE TO	DAYS USED	DUE DATE
XXXXXXXXXXXX	06/30/2017	05/23/17	06/23/17	31	07/15/2017
PREVIOUS READING	PRESENT READING	GALLONS USED	DESCRIPTION	AMOUNT DUE	
283000	433000	150000	RI WATER EAA EAA FEE 080 CTG FEE	1,974.15 3.03 0.60	
OUR 2016 DRINKING WATER QUALITY REPORT (CONSUMER CONFIDENCE REPORT) IS AVAILABLE ON THE CITY'S WEBSITE: www.ci.garden-ridge.tx.us/DocumentCenter/View/1439 . FOR A COPY CONTACT: 210-651-6831 / water@ci.garden-ridge.tx.us					
SERVICE ADDRESS ► REGENCY RUN MEDIAN		AMOUNT DUE		AFTER DUE DATE	BY DUE DATE
				\$2,175.50	\$1,977.78

KEEP THIS PORTION FOR YOUR RECORDS

PLEASE RETURN THIS PORTION
WITH YOUR PAYMENT TO:



City of Garden Ridge Water Department

9400 Municipal Parkway
Garden Ridge, Texas 78266
(210) 651-6831
Fax: (210) 651-9638



AMOUNT
DUE

DUE DATE	ACCOUNT NUMBER
07/15/17	XXXXXXXXXXXX
AFTER DUE DATE	BY DUE DATE
\$2,175.50	\$1,977.78



CRRT R240

BOB DOERR
REGENCY OAKS HOMEOWNERS ASSOC
10009 CALLEY CIR
SAN ANTONIO TX 78266-2341

SERVICE
ADDRESS ► REGENCY RUN MEDIAN

Account Number: 282016000 REGENCY OAKS HOMEOWNERS ASSOC.

		Service		# of	Demand				Fuel		Demand	
Bill Date	Tno	From	To	Days	Consumption	Consumption	Total Bill	Bill Amount	Tax	Adjustment	Amount	Tax
06/30/2017	676	05/23/2017	06/23/2017	31	150	0.0000	1,974.15	1,974.15	0.00	0.00	0.00	0.00
05/31/2017	678	04/24/2017	05/23/2017	29	21	0.0000	70.82	70.82	0.00	0.00	0.00	0.00
04/30/2017	680	03/23/2017	04/24/2017	32	32	0.0000	126.53	126.53	0.00	0.00	0.00	0.00
03/31/2017	682	02/22/2017	03/23/2017	29	12	0.0000	39.80	39.80	0.00	0.00	0.00	0.00
02/28/2017	684	01/23/2017	02/22/2017	30	5	0.0000	23.00	23.00	0.00	0.00	0.00	0.00
01/31/2017	686	12/21/2016	01/23/2017	33	15	0.0000	47.00	47.00	0.00	0.00	0.00	0.00
12/31/2016	688	11/21/2016	12/21/2016	30	37	0.0000	158.74	158.74	0.00	0.00	0.00	0.00
11/30/2016	690	10/24/2016	11/21/2016	28	39	0.0000	173.88	173.88	0.00	0.00	0.00	0.00
10/31/2016	692	09/23/2016	10/24/2016	31	20	0.0000	66.85	66.85	0.00	0.00	0.00	0.00
09/30/2016	694	08/23/2016	09/23/2016	31	33	0.0000	132.22	132.22	0.00	0.00	0.00	0.00
08/31/2016	696	07/22/2016	08/23/2016	32	25	0.0000	86.70	86.70	0.00	0.00	0.00	0.00
07/31/2016	698	06/23/2016	07/22/2016	29	5	0.0000	23.00	23.00	0.00	0.00	0.00	0.00
06/30/2016	700	05/23/2016	06/23/2016	31	4	0.0000	23.00	23.00	0.00	0.00	0.00	0.00
05/31/2016	702	04/22/2016	05/23/2016	31	4	0.0000	23.00	23.00	0.00	0.00	0.00	0.00
04/30/2016	704	03/23/2016	04/22/2016	30	5	0.0000	23.00	23.00	0.00	0.00	0.00	0.00
03/31/2016	706	02/23/2016	03/23/2016	29	5	0.0000	23.00	23.00	0.00	0.00	0.00	0.00
02/29/2016	708	01/22/2016	02/23/2016	32	3	0.0000	23.00	23.00	0.00	0.00	0.00	0.00
01/31/2016	710	12/21/2015	01/22/2016	32	5	0.0000	23.00	23.00	0.00	0.00	0.00	0.00
12/31/2015	712	11/19/2015	12/21/2015	32	4	0.0000	23.00	23.00	0.00	0.00	0.00	0.00
11/30/2015	714	10/23/2015	11/19/2015	27	2	0.0000	23.00	23.00	0.00	0.00	0.00	0.00
10/31/2015	716	09/23/2015	10/23/2015	30	4	0.0000	18.00	18.00	0.00	0.00	0.00	0.00
09/30/2015	720	08/24/2015	09/23/2015	30	2	0.0000	18.00	18.00	0.00	0.00	0.00	0.00
08/31/2015	722	07/23/2015	08/24/2015	32	1	0.0000	18.00	18.00	0.00	0.00	0.00	0.00
07/31/2015	724	06/23/2015	07/23/2015	30	0	0.0000	18.00	18.00	0.00	0.00	0.00	0.00
					Avg 18	Avg 0.0000	Avg 132.45	Avg 132.45	Avg 0.00	Avg 0.00	Avg 0.00	Avg 0.00

Date	Time	Max Flow	Consumption
6/23/2017	11:40 PM	0.00	0.00
6/23/2017	10:40 PM	0.00	0.00
6/23/2017	9:40 PM	0.00	0.00
6/23/2017	8:40 PM	0.00	0.00
6/23/2017	7:40 PM	0.00	0.00
6/23/2017	6:40 PM	0.00	0.00
6/23/2017	5:40 PM	0.00	0.00
6/23/2017	4:40 PM	0.00	0.00
6/23/2017	3:40 PM	0.00	0.00
6/23/2017	2:40 PM	0.00	0.00
6/23/2017	1:40 PM	0.00	0.00
6/23/2017	12:40 PM	0.00	0.00
6/23/2017	11:40 AM	0.00	0.00
6/23/2017	10:40 AM	0.00	0.00
6/23/2017	9:40 AM	0.00	0.00
6/23/2017	8:40 AM	0.00	0.00
6/23/2017	7:40 AM	0.00	0.00
6/23/2017	6:40 AM	0.00	0.00
6/23/2017	5:40 AM	0.00	0.00
6/23/2017	4:40 AM	0.00	0.00
6/23/2017	3:40 AM	0.00	0.00
6/23/2017	2:40 AM	0.00	0.00
6/23/2017	1:40 AM	0.00	0.00
6/23/2017	12:40 AM	0.00	0.00
6/22/2017	11:40 PM	0.00	0.00
6/22/2017	10:40 PM	0.00	0.00
6/22/2017	9:40 PM	0.00	0.00
6/22/2017	8:39 PM	70.00	1,947.38
6/22/2017	7:39 PM	61.25	218.91
6/22/2017	6:39 PM	0.00	0.00
6/22/2017	5:39 PM	0.00	0.00
6/22/2017	4:39 PM	0.00	0.00
6/22/2017	3:39 PM	0.00	0.00
6/22/2017	2:39 PM	0.00	0.00
6/22/2017	1:39 PM	0.00	0.00
6/22/2017	12:39 PM	0.00	0.00
6/22/2017	11:39 AM	0.00	0.00
6/22/2017	10:39 AM	0.00	0.00
6/22/2017	9:39 AM	0.00	0.00
6/22/2017	8:39 AM	0.00	0.00
6/22/2017	7:39 AM	0.00	0.00
6/22/2017	6:39 AM	0.00	0.00
6/22/2017	5:39 AM	0.00	0.00
6/22/2017	4:39 AM	0.00	0.00
6/22/2017	3:39 AM	0.00	0.00
6/22/2017	2:39 AM	0.00	0.00

Regency Run Median			
6/22/2017	1:39 AM	70.00	1,949.17
6/22/2017	12:39 AM	61.25	208.44
6/21/2017	11:39 PM	0.00	0.00
6/21/2017	10:39 PM	0.00	0.00
6/21/2017	9:39 PM	0.00	0.00
6/21/2017	8:39 PM	0.00	0.00
6/21/2017	7:39 PM	0.00	0.00
6/21/2017	6:39 PM	0.00	0.00
6/21/2017	5:39 PM	0.00	0.00
6/21/2017	4:39 PM	0.00	0.00
6/21/2017	3:39 PM	0.00	0.00
6/21/2017	2:39 PM	0.00	0.00
6/21/2017	1:39 PM	0.00	0.00
6/21/2017	12:39 PM	0.00	0.00
6/21/2017	11:39 AM	0.00	0.00
6/21/2017	10:39 AM	0.00	0.00
6/21/2017	9:39 AM	0.00	0.00
6/21/2017	8:39 AM	0.00	0.00
6/21/2017	7:39 AM	0.00	0.00
6/21/2017	6:39 AM	0.00	0.00
6/21/2017	5:39 AM	0.00	0.00
6/21/2017	4:39 AM	0.00	0.00
6/21/2017	3:39 AM	0.00	0.00
6/21/2017	2:39 AM	0.00	0.00
6/21/2017	1:39 AM	0.00	0.00
6/21/2017	12:39 AM	0.00	0.00
6/20/2017	11:39 PM	0.00	0.00
6/20/2017	10:39 PM	0.00	0.00
6/20/2017	9:39 PM	0.00	0.00
6/20/2017	8:39 PM	70.00	1,962.99
6/20/2017	7:39 PM	58.45	192.50
6/20/2017	6:39 PM	0.00	0.00
6/20/2017	5:39 PM	0.00	0.00
6/20/2017	4:39 PM	0.00	0.00
6/20/2017	3:39 PM	0.00	0.00
6/20/2017	2:39 PM	0.00	0.00
6/20/2017	1:39 PM	0.00	0.00
6/20/2017	12:39 PM	0.00	0.00
6/20/2017	11:39 AM	0.00	0.00
6/20/2017	10:39 AM	0.00	0.00
6/20/2017	9:39 AM	0.00	0.00
6/20/2017	8:39 AM	0.00	0.00
6/20/2017	7:39 AM	0.00	0.00
6/20/2017	6:39 AM	0.00	0.00
6/20/2017	5:39 AM	0.00	0.00
6/20/2017	4:39 AM	0.00	0.00

6/20/2017	3:38 AM	0.00	0.00
6/20/2017	2:38 AM	0.00	0.00
6/20/2017	1:38 AM	70.00	1,978.18
6/20/2017	12:38 AM	63.00	183.06
6/19/2017	11:38 PM	0.00	0.00
6/19/2017	10:38 PM	0.00	0.00
6/19/2017	9:38 PM	0.00	0.00
6/19/2017	8:38 PM	0.00	0.00
6/19/2017	7:38 PM	0.00	0.00
6/19/2017	6:38 PM	0.00	0.00
6/19/2017	5:38 PM	0.00	0.00
6/19/2017	4:38 PM	0.00	0.00
6/19/2017	3:38 PM	0.00	0.00
6/19/2017	2:38 PM	0.00	0.00
6/19/2017	1:38 PM	0.00	0.00
6/19/2017	12:38 PM	0.00	0.00
6/19/2017	11:38 AM	0.00	0.00
6/19/2017	10:38 AM	0.00	0.00
6/19/2017	9:38 AM	0.00	0.00
6/19/2017	8:38 AM	0.00	0.00
6/19/2017	7:38 AM	0.00	0.00
6/19/2017	6:38 AM	0.00	0.00
6/19/2017	5:38 AM	0.00	0.00
6/19/2017	4:38 AM	0.00	0.00
6/19/2017	3:38 AM	0.00	0.00
6/19/2017	2:38 AM	0.00	0.00
6/19/2017	1:38 AM	0.00	0.00
6/19/2017	12:38 AM	0.00	0.00
6/18/2017	11:38 PM	0.00	0.00
6/18/2017	10:38 PM	0.00	0.00
6/18/2017	9:38 PM	0.00	0.00
6/18/2017	8:38 PM	0.00	0.00
6/18/2017	7:38 PM	0.00	0.00
6/18/2017	6:38 PM	0.00	0.00
6/18/2017	5:38 PM	0.00	0.00
6/18/2017	4:38 PM	0.00	0.00
6/18/2017	3:38 PM	0.00	0.00
6/18/2017	2:38 PM	0.00	0.00
6/18/2017	1:38 PM	0.00	0.00
6/18/2017	12:38 PM	0.00	0.00
6/18/2017	11:38 AM	0.00	0.00
6/18/2017	10:38 AM	0.00	0.00
6/18/2017	9:38 AM	0.00	0.00
6/18/2017	8:38 AM	0.00	0.00
6/18/2017	7:38 AM	0.00	0.00
6/18/2017	6:38 AM	0.00	0.00
6/18/2017	5:38 AM	0.00	0.00

6/18/2017	4:38 AM	0.00	0.00
6/18/2017	3:38 AM	0.00	0.00
6/18/2017	2:38 AM	0.00	0.00
6/18/2017	1:38 AM	0.00	0.00
6/18/2017	12:38 AM	0.00	0.00
6/17/2017	11:37 PM	0.00	0.00
6/17/2017	10:37 PM	0.00	0.00
6/17/2017	9:37 PM	0.00	0.00
6/17/2017	8:37 PM	70.00	1,995.03
6/17/2017	7:37 PM	65.45	155.55
6/17/2017	6:37 PM	0.00	0.00
6/17/2017	5:37 PM	0.00	0.00
6/17/2017	4:37 PM	0.00	0.00
6/17/2017	3:37 PM	0.00	0.00
6/17/2017	2:37 PM	0.00	0.00
6/17/2017	1:37 PM	0.00	0.00
6/17/2017	12:37 PM	0.00	0.00
6/17/2017	11:37 AM	0.00	0.00
6/17/2017	10:37 AM	0.00	0.00
6/17/2017	9:37 AM	0.00	0.00
6/17/2017	8:37 AM	0.00	0.00
6/17/2017	7:37 AM	0.00	0.00
6/17/2017	6:37 AM	0.00	0.00
6/17/2017	5:37 AM	0.00	0.00
6/17/2017	4:37 AM	0.00	0.00
6/17/2017	3:37 AM	0.00	0.00
6/17/2017	2:37 AM	0.00	0.00
6/17/2017	1:37 AM	70.00	2,019.12
6/17/2017	12:37 AM	64.40	146.31
6/16/2017	11:37 PM	0.00	0.00
6/16/2017	10:37 PM	0.00	0.00
6/16/2017	9:37 PM	0.00	0.00
6/16/2017	8:37 PM	0.00	0.00
6/16/2017	7:37 PM	0.00	0.00
6/16/2017	6:37 PM	0.00	0.00
6/16/2017	5:37 PM	0.00	0.00
6/16/2017	4:37 PM	70.00	549.20
6/16/2017	3:37 PM	70.00	934.28
6/16/2017	2:37 PM	19.95	29.25
6/16/2017	1:37 PM	0.00	0.00
6/16/2017	12:37 PM	0.00	0.00
6/16/2017	11:37 AM	0.00	0.00
6/16/2017	10:37 AM	0.00	0.00
6/16/2017	9:37 AM	0.00	0.00
6/16/2017	8:37 AM	0.00	0.00
6/16/2017	7:37 AM	0.00	0.00
6/16/2017	6:37 AM	0.00	0.00

6/16/2017	5:37 AM	0.00	0.00
6/16/2017	4:37 AM	0.00	0.00
6/16/2017	3:37 AM	0.00	0.00
6/16/2017	2:37 AM	0.00	0.00
6/16/2017	1:37 AM	0.00	0.00
6/16/2017	12:37 AM	0.00	0.00
6/15/2017	11:37 PM	0.00	0.00
6/15/2017	10:37 PM	0.00	0.00
6/15/2017	9:37 PM	0.00	0.00
6/15/2017	8:37 PM	0.00	0.00
6/15/2017	7:37 PM	0.00	0.00
6/15/2017	6:37 PM	0.00	0.00
6/15/2017	5:37 PM	0.00	0.00
6/15/2017	4:37 PM	0.00	0.00
6/15/2017	3:37 PM	0.00	0.00
6/15/2017	2:37 PM	0.00	0.00
6/15/2017	1:37 PM	0.00	0.00
6/15/2017	12:37 PM	0.00	0.00
6/15/2017	11:37 AM	0.00	0.00
6/15/2017	10:37 AM	0.00	0.00
6/15/2017	9:37 AM	0.00	0.00
6/15/2017	8:37 AM	0.00	0.00
6/15/2017	7:37 AM	0.00	0.00
6/15/2017	6:36 AM	0.00	0.00
6/15/2017	5:36 AM	0.00	0.00
6/15/2017	4:36 AM	0.00	0.00
6/15/2017	3:36 AM	0.00	0.00
6/15/2017	2:36 AM	0.00	0.00
6/15/2017	1:36 AM	0.00	0.00
6/15/2017	12:36 AM	0.00	0.00
6/14/2017	11:36 PM	0.00	0.00
6/14/2017	10:36 PM	0.00	0.00
6/14/2017	9:36 PM	0.00	0.00
6/14/2017	8:36 PM	0.00	0.00
6/14/2017	7:36 PM	0.00	0.00
6/14/2017	6:36 PM	0.00	0.00
6/14/2017	5:36 PM	0.00	0.00
6/14/2017	4:36 PM	0.00	0.00
6/14/2017	3:36 PM	0.00	0.00
6/14/2017	2:36 PM	0.00	0.00
6/14/2017	1:36 PM	0.00	0.00
6/14/2017	12:36 PM	0.00	0.00
6/14/2017	11:36 AM	0.00	0.00
6/14/2017	10:36 AM	0.00	0.00
6/14/2017	9:36 AM	0.00	0.00
6/14/2017	8:36 AM	0.00	0.00
6/14/2017	7:36 AM	0.00	0.00

6/14/2017	6:36 AM	0.00	0.00
6/14/2017	5:36 AM	0.00	0.00
6/14/2017	4:36 AM	0.00	0.00
6/14/2017	3:36 AM	0.00	0.00
6/14/2017	2:36 AM	0.00	0.00
6/14/2017	1:36 AM	0.00	0.00
6/14/2017	12:36 AM	0.00	0.00
6/13/2017	11:36 PM	0.00	0.00
6/13/2017	10:36 PM	0.00	0.00
6/13/2017	9:36 PM	0.00	0.00
6/13/2017	8:36 PM	0.00	0.00
6/13/2017	7:36 PM	0.00	0.00
6/13/2017	6:36 PM	0.00	0.00
6/13/2017	5:36 PM	0.00	0.00
6/13/2017	4:36 PM	0.00	0.00
6/13/2017	3:36 PM	0.00	0.00
6/13/2017	2:36 PM	0.00	0.00
6/13/2017	1:36 PM	0.00	0.00
6/13/2017	12:36 PM	0.00	0.00
6/13/2017	11:36 AM	0.00	0.00
6/13/2017	10:36 AM	0.00	0.00
6/13/2017	9:36 AM	0.00	0.00
6/13/2017	8:36 AM	0.00	0.00
6/13/2017	7:36 AM	0.00	0.00
6/13/2017	6:36 AM	0.00	0.00
6/13/2017	5:36 AM	0.00	0.00
6/13/2017	4:36 AM	0.00	0.00
6/13/2017	3:36 AM	0.00	0.00
6/13/2017	2:36 AM	0.00	0.00
6/13/2017	1:36 AM	0.00	0.00
6/13/2017	12:36 AM	0.00	0.00
6/12/2017	11:36 PM	0.00	0.00
6/12/2017	10:36 PM	0.00	0.00
6/12/2017	9:36 PM	0.00	0.00
6/12/2017	8:36 PM	0.00	0.00
6/12/2017	7:36 PM	0.00	0.00
6/12/2017	6:36 PM	0.00	0.00
6/12/2017	5:36 PM	0.00	0.00
6/12/2017	4:36 PM	0.00	0.00
6/12/2017	3:36 PM	0.00	0.00
6/12/2017	2:36 PM	0.00	0.00
6/12/2017	1:35 PM	0.00	0.00
6/12/2017	12:35 PM	0.00	0.00
6/12/2017	11:35 AM	0.00	0.00
6/12/2017	10:35 AM	0.00	0.00
6/12/2017	9:35 AM	0.00	0.00
6/12/2017	8:35 AM	0.00	0.00

6/12/2017	7:35 AM	0.00	0.00
6/12/2017	6:35 AM	0.00	0.00
6/12/2017	5:35 AM	0.00	0.00
6/12/2017	4:35 AM	0.00	0.00
6/12/2017	3:35 AM	0.00	0.00
6/12/2017	2:35 AM	0.00	0.00
6/12/2017	1:35 AM	0.00	0.00
6/12/2017	12:35 AM	0.00	0.00
6/11/2017	11:35 PM	0.00	0.00
6/11/2017	10:35 PM	0.00	0.00
6/11/2017	9:35 PM	0.00	0.00
6/11/2017	8:35 PM	0.00	0.00
6/11/2017	7:35 PM	0.00	0.00
6/11/2017	6:35 PM	0.00	0.00
6/11/2017	5:35 PM	0.00	0.00
6/11/2017	4:35 PM	0.00	0.00
6/11/2017	3:35 PM	0.00	0.00
6/11/2017	2:35 PM	0.00	0.00
6/11/2017	1:35 PM	0.00	0.00
6/11/2017	12:35 PM	0.00	0.00
6/11/2017	11:35 AM	0.00	0.00
6/11/2017	10:35 AM	0.00	0.00
6/11/2017	9:35 AM	0.00	0.00
6/11/2017	8:35 AM	0.00	0.00
6/11/2017	7:35 AM	0.00	0.00
6/11/2017	6:35 AM	0.00	0.00
6/11/2017	5:35 AM	0.00	0.00
6/11/2017	4:35 AM	0.00	0.00
6/11/2017	3:35 AM	0.00	0.00
6/11/2017	2:35 AM	0.00	0.00
6/11/2017	1:35 AM	0.00	0.00
6/11/2017	12:35 AM	0.00	0.00
6/10/2017	11:35 PM	0.00	0.00
6/10/2017	10:35 PM	0.00	0.00
6/10/2017	9:35 PM	0.00	0.00
6/10/2017	8:35 PM	0.00	0.00
6/10/2017	7:35 PM	0.00	0.00
6/10/2017	6:35 PM	0.00	0.00
6/10/2017	5:35 PM	0.00	0.00
6/10/2017	4:35 PM	0.00	0.00
6/10/2017	3:35 PM	0.00	0.00
6/10/2017	2:35 PM	0.00	0.00
6/10/2017	1:35 PM	0.00	0.00
6/10/2017	12:35 PM	0.00	0.00
6/10/2017	11:35 AM	0.00	0.00
6/10/2017	10:35 AM	0.00	0.00
6/10/2017	9:34 AM	0.00	0.00

6/10/2017	8:34 AM	0.00	0.00
6/10/2017	7:34 AM	0.00	0.00
6/10/2017	6:34 AM	0.00	0.00
6/10/2017	5:34 AM	0.00	0.00
6/10/2017	4:34 AM	0.00	0.00
6/10/2017	3:34 AM	0.00	0.00
6/10/2017	2:34 AM	0.00	0.00
6/10/2017	1:34 AM	0.00	0.00
6/10/2017	12:34 AM	0.00	0.00
6/9/2017	11:34 PM	0.00	0.00
6/9/2017	10:34 PM	0.00	0.00
6/9/2017	9:34 PM	0.00	0.00
6/9/2017	8:34 PM	0.00	0.00
6/9/2017	7:34 PM	0.00	0.00
6/9/2017	6:34 PM	0.00	0.00
6/9/2017	5:34 PM	0.00	0.00
6/9/2017	4:34 PM	0.00	0.00
6/9/2017	3:34 PM	0.00	0.00
6/9/2017	2:34 PM	0.00	0.00
6/9/2017	1:34 PM	0.00	0.00
6/9/2017	12:34 PM	0.00	0.00
6/9/2017	11:34 AM	0.00	0.00
6/9/2017	10:34 AM	0.00	0.00
6/9/2017	9:34 AM	0.00	0.00
6/9/2017	8:34 AM	0.00	0.00
6/9/2017	7:34 AM	0.00	0.00
6/9/2017	6:34 AM	0.00	0.00
6/9/2017	5:34 AM	0.00	0.00
6/9/2017	4:34 AM	0.00	0.00
6/9/2017	3:34 AM	0.00	0.00
6/9/2017	2:34 AM	0.00	0.00
6/9/2017	1:34 AM	0.00	0.00
6/9/2017	12:34 AM	0.00	0.00
6/8/2017	11:34 PM	0.00	0.00
6/8/2017	10:34 PM	0.00	0.00
6/8/2017	9:34 PM	0.00	0.00
6/8/2017	8:34 PM	0.00	0.00
6/8/2017	7:34 PM	0.00	0.00
6/8/2017	6:34 PM	0.00	0.00
6/8/2017	5:34 PM	0.00	0.00
6/8/2017	4:34 PM	0.00	0.00
6/8/2017	3:34 PM	0.00	0.00
6/8/2017	2:34 PM	0.00	0.00
6/8/2017	1:34 PM	0.00	0.00
6/8/2017	12:34 PM	0.00	0.00
6/8/2017	11:34 AM	0.00	0.00
6/8/2017	10:34 AM	0.00	0.00

6/8/2017	9:34 AM	0.00	0.00	6/6/2017	10:33 AM	0.00	0.00
6/8/2017	8:34 AM	0.00	0.00	6/6/2017	9:33 AM	0.00	0.00
6/8/2017	7:34 AM	0.00	0.00	6/6/2017	8:33 AM	0.00	0.00
6/8/2017	6:34 AM	0.00	0.00	6/6/2017	7:33 AM	0.00	0.00
6/8/2017	5:34 AM	0.00	0.00	6/6/2017	6:33 AM	0.00	0.00
6/8/2017	4:34 AM	0.00	0.00	6/6/2017	5:33 AM	0.00	0.00
6/8/2017	3:34 AM	0.00	0.00	6/6/2017	4:33 AM	0.00	0.00
6/8/2017	2:34 AM	0.00	0.00	6/6/2017	3:33 AM	0.00	0.00
6/8/2017	1:34 AM	0.00	0.00	6/6/2017	2:33 AM	0.00	0.00
6/8/2017	12:34 AM	0.00	0.00	6/6/2017	1:33 AM	0.00	0.00
6/7/2017	11:34 PM	0.00	0.00	6/6/2017	12:33 AM	0.00	0.00
6/7/2017	10:34 PM	0.00	0.00	6/5/2017	11:33 PM	0.00	0.00
6/7/2017	9:34 PM	0.00	0.00	6/5/2017	10:33 PM	0.00	0.00
6/7/2017	8:34 PM	0.00	0.00	6/5/2017	9:33 PM	0.00	0.00
6/7/2017	7:34 PM	0.00	0.00	6/5/2017	8:33 PM	0.00	0.00
6/7/2017	6:34 PM	0.00	0.00	6/5/2017	7:33 PM	0.00	0.00
6/7/2017	5:34 PM	0.00	0.00	6/5/2017	6:33 PM	0.00	0.00
6/7/2017	4:33 PM	0.00	0.00	6/5/2017	5:33 PM	0.00	0.00
6/7/2017	3:33 PM	0.00	0.00	6/5/2017	4:33 PM	0.00	0.00
6/7/2017	2:33 PM	0.00	0.00	6/5/2017	3:33 PM	0.00	0.00
6/7/2017	1:33 PM	17.50	58.89	6/5/2017	2:33 PM	0.00	0.00
6/7/2017	12:33 PM	0.00	0.00	6/5/2017	1:33 PM	0.00	0.00
6/7/2017	11:33 AM	0.00	0.00	6/5/2017	12:33 PM	0.00	0.00
6/7/2017	10:33 AM	0.00	0.00	6/5/2017	11:33 AM	0.00	0.00
6/7/2017	9:33 AM	0.00	0.00	6/5/2017	10:33 AM	0.00	0.00
6/7/2017	8:33 AM	0.00	0.00	6/5/2017	9:33 AM	0.00	0.00
6/7/2017	7:33 AM	0.00	0.00	6/5/2017	8:33 AM	0.00	0.00
6/7/2017	6:33 AM	0.00	0.00	6/5/2017	7:33 AM	0.00	0.00
6/7/2017	5:33 AM	0.00	0.00	6/5/2017	6:33 AM	0.00	0.00
6/7/2017	4:33 AM	0.00	0.00	6/5/2017	5:33 AM	0.00	0.00
6/7/2017	3:33 AM	0.00	0.00	6/5/2017	4:33 AM	0.00	0.00
6/7/2017	2:33 AM	0.00	0.00	6/5/2017	3:33 AM	0.00	0.00
6/7/2017	1:33 AM	0.00	0.00	6/5/2017	2:33 AM	0.00	0.00
6/7/2017	12:33 AM	0.00	0.00	6/5/2017	1:33 AM	0.00	0.00
6/6/2017	11:33 PM	0.00	0.00	6/5/2017	12:33 AM	0.00	0.00
6/6/2017	10:33 PM	0.00	0.00	6/4/2017	11:32 PM	0.00	0.00
6/6/2017	9:33 PM	0.00	0.00	6/4/2017	10:32 PM	0.00	0.00
6/6/2017	8:33 PM	0.00	0.00	6/4/2017	9:32 PM	0.00	0.00
6/6/2017	7:33 PM	0.00	0.00	6/4/2017	8:32 PM	0.00	0.00
6/6/2017	6:33 PM	0.00	0.00	6/4/2017	7:32 PM	0.00	0.00
6/6/2017	5:33 PM	0.00	0.00	6/4/2017	6:32 PM	0.00	0.00
6/6/2017	4:33 PM	0.00	0.00	6/4/2017	5:32 PM	0.00	0.00
6/6/2017	3:33 PM	0.00	0.00	6/4/2017	4:32 PM	0.00	0.00
6/6/2017	2:33 PM	0.00	0.00	6/4/2017	3:32 PM	0.00	0.00
6/6/2017	1:33 PM	0.00	0.00	6/4/2017	2:32 PM	0.00	0.00
6/6/2017	12:33 PM	0.00	0.00	6/4/2017	1:32 PM	0.00	0.00
6/6/2017	11:33 AM	0.00	0.00	6/4/2017	12:32 PM	0.00	0.00

6/4/2017	11:32 AM	0.00	0.00
6/4/2017	10:32 AM	0.00	0.00
6/4/2017	9:32 AM	0.00	0.00
6/4/2017	8:32 AM	0.00	0.00
6/4/2017	7:32 AM	0.00	0.00
6/4/2017	6:32 AM	0.00	0.00
6/4/2017	5:32 AM	0.00	0.00
6/4/2017	4:32 AM	0.00	0.00
6/4/2017	3:32 AM	0.00	0.00
6/4/2017	2:32 AM	0.00	0.00
6/4/2017	1:32 AM	0.00	0.00
6/4/2017	12:32 AM	0.00	0.00
6/3/2017	11:32 PM	0.00	0.00
6/3/2017	10:32 PM	0.00	0.00
6/3/2017	9:32 PM	0.00	0.00
6/3/2017	8:32 PM	0.00	0.00
6/3/2017	7:32 PM	0.00	0.00
6/3/2017	6:32 PM	0.00	0.00
6/3/2017	5:32 PM	0.00	0.00
6/3/2017	4:32 PM	0.00	0.00
6/3/2017	3:32 PM	21.70	590.61
6/3/2017	2:32 PM	21.70	1,034.24
6/3/2017	1:32 PM	21.70	1,035.33
6/3/2017	12:32 PM	21.70	1,036.53
6/3/2017	11:32 AM	21.70	1,037.83
6/3/2017	10:32 AM	21.70	1,036.00
6/3/2017	9:32 AM	21.70	1,035.16
6/3/2017	8:32 AM	21.70	1,031.47
6/3/2017	7:32 AM	21.70	1,034.64
6/3/2017	6:32 AM	21.70	1,034.56
6/3/2017	5:32 AM	21.70	1,031.35
6/3/2017	4:32 AM	21.70	1,027.68
6/3/2017	3:32 AM	21.70	1,028.99
6/3/2017	2:32 AM	21.70	1,031.10
6/3/2017	1:32 AM	21.70	1,030.24
6/3/2017	12:32 AM	21.35	1,026.33
6/2/2017	11:32 PM	21.35	1,022.65
6/2/2017	10:32 PM	21.35	1,017.88
6/2/2017	9:32 PM	21.35	1,019.01
6/2/2017	8:32 PM	21.35	1,023.95
6/2/2017	7:31 PM	21.35	1,024.82
6/2/2017	6:31 PM	21.35	1,026.21
6/2/2017	5:31 PM	21.35	1,027.93
6/2/2017	4:31 PM	21.35	1,028.86
6/2/2017	3:31 PM	21.70	1,030.07
6/2/2017	2:31 PM	21.70	1,031.32
6/2/2017	1:31 PM	21.70	1,032.55

6/2/2017	12:31 PM	21.70	1,033.56
6/2/2017	11:31 AM	21.70	1,034.91
6/2/2017	10:31 AM	21.70	1,034.28
6/2/2017	9:31 AM	21.70	1,026.10
6/2/2017	8:31 AM	21.35	1,019.57
6/2/2017	7:31 AM	21.35	1,017.23
6/2/2017	6:31 AM	21.35	1,013.40
6/2/2017	5:31 AM	21.35	1,018.66
6/2/2017	4:31 AM	21.35	1,024.33
6/2/2017	3:31 AM	21.70	1,029.03
6/2/2017	2:31 AM	21.70	1,030.84
6/2/2017	1:31 AM	21.35	1,026.85
6/2/2017	12:31 AM	21.35	1,021.87
6/1/2017	11:31 PM	21.35	1,015.93
6/1/2017	10:31 PM	21.35	1,012.70
6/1/2017	9:31 PM	21.35	1,015.63
6/1/2017	8:31 PM	21.35	1,019.53
6/1/2017	7:31 PM	21.35	1,020.45
6/1/2017	6:31 PM	21.35	1,023.25
6/1/2017	5:31 PM	21.35	1,024.02
6/1/2017	4:31 PM	21.35	1,025.27
6/1/2017	3:31 PM	21.35	1,025.66
6/1/2017	2:31 PM	21.35	1,026.27
6/1/2017	1:31 PM	21.35	1,026.55
6/1/2017	12:31 PM	21.35	1,027.06
6/1/2017	11:31 AM	21.35	1,027.08
6/1/2017	10:31 AM	21.35	1,023.21
6/1/2017	9:31 AM	21.35	1,018.10
6/1/2017	8:31 AM	21.35	1,012.12
6/1/2017	7:31 AM	21.35	1,007.97
6/1/2017	6:31 AM	21.70	1,010.59
6/1/2017	5:31 AM	21.70	1,015.00
6/1/2017	4:31 AM	21.70	1,018.63
6/1/2017	3:31 AM	21.70	1,021.71
6/1/2017	2:31 AM	21.35	1,023.73
6/1/2017	1:31 AM	21.35	1,024.55
6/1/2017	12:31 AM	21.35	1,020.09
5/31/2017	11:31 PM	21.35	1,013.32
5/31/2017	10:31 PM	21.00	1,008.12
5/31/2017	9:31 PM	21.00	1,006.31
5/31/2017	8:31 PM	21.35	1,008.49
5/31/2017	7:31 PM	21.00	1,010.22
5/31/2017	6:31 PM	21.00	1,011.19
5/31/2017	5:31 PM	21.35	1,012.85
5/31/2017	4:31 PM	21.35	1,012.89
5/31/2017	3:31 PM	21.35	1,014.73
5/31/2017	2:31 PM	21.35	1,015.23

5/31/2017	1:31 PM	21.35	1,015.79
5/31/2017	12:31 PM	21.35	1,016.33
5/31/2017	11:31 AM	21.35	1,017.28
5/31/2017	10:31 AM	21.35	1,017.77
5/31/2017	9:31 AM	21.35	1,018.44
5/31/2017	8:31 AM	21.35	1,013.91
5/31/2017	7:31 AM	21.00	1,009.71
5/31/2017	6:31 AM	21.35	1,010.52
5/31/2017	5:31 AM	21.35	1,014.36
5/31/2017	4:31 AM	21.35	1,015.52
5/31/2017	3:31 AM	21.00	1,010.53
5/31/2017	2:30 AM	21.00	1,006.16
5/31/2017	1:30 AM	21.00	999.66
5/31/2017	12:30 AM	21.00	996.35
5/30/2017	11:30 PM	21.00	997.72
5/30/2017	10:30 PM	21.00	1,000.18
5/30/2017	9:30 PM	21.00	1,002.75
5/30/2017	8:30 PM	21.00	1,004.27
5/30/2017	7:30 PM	21.00	1,005.69
5/30/2017	6:30 PM	21.00	1,007.17
5/30/2017	5:30 PM	21.00	1,008.95
5/30/2017	4:30 PM	21.00	1,009.79
5/30/2017	3:30 PM	21.00	1,011.11
5/30/2017	2:30 PM	21.00	1,008.67
5/30/2017	1:30 PM	21.00	1,004.32
5/30/2017	12:30 PM	21.00	1,004.19
5/30/2017	11:30 AM	21.00	1,002.06
5/30/2017	10:30 AM	21.00	995.95
5/30/2017	9:30 AM	20.65	989.49
5/30/2017	8:30 AM	20.65	989.72
5/30/2017	7:30 AM	21.00	991.52
5/30/2017	6:30 AM	20.65	992.74
5/30/2017	5:30 AM	20.65	991.53
5/30/2017	4:30 AM	20.65	989.60
5/30/2017	3:30 AM	20.65	990.36
5/30/2017	2:30 AM	20.65	991.94
5/30/2017	1:30 AM	20.65	998.24
5/30/2017	12:30 AM	20.65	984.12
5/29/2017	11:30 PM	20.30	977.02
5/29/2017	10:30 PM	20.30	970.24
5/29/2017	9:30 PM	20.30	967.96
5/29/2017	8:30 PM	20.30	969.14
5/29/2017	7:30 PM	20.30	969.32
5/29/2017	6:30 PM	20.30	969.00
5/29/2017	5:30 PM	20.30	967.21
5/29/2017	4:30 PM	20.30	965.61
5/29/2017	3:30 PM	20.30	962.69

5/29/2017	2:30 PM	19.95	958.39
5/29/2017	1:30 PM	19.95	952.88
5/29/2017	12:30 PM	19.75	946.74
5/29/2017	11:30 AM	19.60	927.24
5/29/2017	10:30 AM	47.25	865.09
5/29/2017	9:30 AM	70.00	1,793.66
5/29/2017	8:30 AM	0.00	0.00
5/29/2017	7:30 AM	0.00	0.00
5/29/2017	6:30 AM	0.00	0.00
5/29/2017	5:30 AM	0.00	0.00
5/29/2017	4:30 AM	0.00	0.00
5/29/2017	3:30 AM	0.00	0.00
5/29/2017	2:30 AM	0.00	0.00
5/29/2017	1:30 AM	0.00	0.00
5/29/2017	12:30 AM	0.00	0.00
5/28/2017	11:30 PM	0.00	0.00
5/28/2017	10:29 PM	0.00	0.00
5/28/2017	9:29 PM	0.00	0.00
5/28/2017	8:29 PM	0.00	0.00
5/28/2017	7:29 PM	0.00	0.00
5/28/2017	6:29 PM	0.00	0.00
5/28/2017	5:29 PM	70.00	726.58
5/28/2017	4:29 PM	70.00	1,181.88
5/28/2017	3:29 PM	0.00	0.00
5/28/2017	2:29 PM	0.00	0.00
5/28/2017	1:29 PM	0.00	0.00
5/28/2017	12:29 PM	70.00	567.04
5/28/2017	11:29 AM	70.00	1,331.41
5/28/2017	10:29 AM	0.00	0.00

Average Flow 5.96
 Average Consumption 214.48
 Total Consumption 136,836.50
 Max Flow 70
 Units Gallons/Hour
 Earliest: 5/28/2017 10:29:00 AM
 Latest: 6/23/2017 11:40:00 PM



Irrigation System
 Unusal Usage

2017 Future Agenda Items

August 2017

Red=City Council
Planning & Zoning =Green
Pink=Impact Fee Committee
Wildlife Management Advisory Commission=Brown

Purple=Quarry Commission
Water Commission= Blue

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

August 7, 2017

**City Council Special Meeting @ 6 p.m.
Steering Committee Meeting @ 6:45 p.m.**

August 14, 2017

City Council Special Meeting @ 6p.m.

August 21, 2017

**City Council Special Meeting @ 6p.m.
Wildlife Management Advisory Commission
@ 6:30p.m.**

August 28, 2017

**Town Hall Meeting
Community Center @ 6:30 p.m.**

August 30, 2017

City Council Special Meeting @ 6p.m.

September 6, 2017

Agenda deadlines:

- 14 business days before Meetings (8/23/17) - City Council and Staff items are due
- 9 business days before Meetings (8/28/17) - City Administrator and Mayor review agenda.
Mayor sets the agenda.
City Attorney is sent the agenda to approval
- 7 business days before Meetings (8/30/17) - Post Agenda on bulletin board City Council will receive packet (allowing a day and half for corrections and to request additional information to be added)
- 5 business days before Meetings (9/1/17) - Post Agenda Packet to City Website
@ noon
- 3 business days before (9/3/17) Meetings (72 hours) – Local Government Code requirement for posting
Days of (9/6/17) Meeting - Mayor and City Administrator meet with Department Heads
Wednesday @ 10 a.m.

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

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 8-2-17, 8-7-17, 8-14-17, 8-21-17
2. Financial Report

Public Hearings

Non-Consent Agenda

1. Staff Reports (Admin, Library, Public Works, Water, PD)

Ordinances and Resolutions and CIP presentation

CIP Presentation

1. CIP Project for 2013
2. CIP Project for 2015
 - a. Phase I
 - b. Phase II
 - c. Trinity Wells #9 and #10 Project
3. CIP Project for 2016
 - a. Municipal Parkway Seal Coating
4. Sewer System (FM 2252)
5. Hickory Bend Drainage
6. Waterline extension project to Winco

Commission Items

P&Z-

Quarry

Water

Wildlife Management Advisory Commission

Discussion

Updates

Parks Committee Activities/Project Updates

City Administration Project Updates:

1. Master Land Use Plan Update
 - a. Steering Committee 9-25-17 PH

City Council Discussions/Project Updates:

1. Future Agenda Items

Executive Session

October 4, 2017

Agenda deadlines:

- 14 business days before Meetings (9/20/17) - City Council and Staff items are due
- 9 business days before Meetings (9/25/17) - City Administrator and Mayor review agenda.
Mayor sets the agenda.
City Attorney is sent the agenda to approval
- 7 business days before Meetings (9/27/17) - Post Agenda on bulletin board City Council will receive packet (allowing a day and half for corrections and to request additional information to be added)
- 5 business days before Meetings (9/29/17) - Post Agenda Packet to City Website
@ noon
- 3 business days before (10/1/17) Meetings (72 hours) – Local Government Code requirement for posting
Days of (10/4/17)Meeting - Mayor and City Administrator meet with Department Heads
Wednesday @ 10 a.m.

Red=City Council Purple=Quarry Commission
Planning & Zoning =Green Water Commission= Blue
Pink=Impact Fee Committee
Wildlife Management Advisory Commission=Brown
City Events= Yellow

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				

Proclamations/Awards (Before Citizen Comment Period)

Consent Agenda

1. Minutes 8-2-17, 8-7-17, 8-14-17, 8-21-17
2. Financial Report

Public Hearings

Non-Consent Agenda

1. Staff Reports (Admin, Library, Public Works, Water, PD)

Ordinances and Resolutions and CIP presentation

1. CIP Presentation

1. CIP Project for 2013
2. CIP Project for 2015
 - d. Phase I
 - e. Phase II
 - f. Trinity Wells #9 and #10 Project
3. CIP Project for 2016
 - b. Municipal Parkway Seal Coating
4. Sewer System (FM 2252)
5. Hickory Bend Drainage
6. Waterline extension project to Winco

Commission Items

P&Z-

Quarry

Water

Wildlife Management Advisory Commission

Discussion

Updates

1. Parks Committee Activities/Project Updates
2. City Administration Project Updates:
Master Land Use Plan Update
 - a. Steering Committee 9-25-17 PH

City Council Discussions/Project Updates:

3. Future Agenda Items

Executive Session

**October 23, 2017
Steering Committee Meeting
@ 6:30 p.m. (Public Hearing)**

PENDING FUTURE AGENDA ITEMS

- 1) 2/2/16 Discussion of issues surrounding Bat Cave Road will be placed on future Council agenda... *McCaw*
- 2) Ordinance update plan....*Legal & Goodwin*
- 3) Daily cost per animal that Garden Ridge keeps... *Thompson (Trial)*
- 4) FY 2018 Budget Calendar... *Cain*
- 5) Ordinance 54-Water Leak Adjustments.... *Thompson*
- 6) Discussion on Annexation (waiting until MLUP is developed)..... *McCaw*
- 7) Logo and Seal Ordinance... *Cain*
- 8) Friends of Library and Parks Committee Donation Ordinance... *Trevino*
- 9) Joint City Council and Planning & Zoning Meeting - October 23, 2017....*City Council*
Public Hearing and proposed adoption
- 10) Alarm Permits....*Cain*
- 11) Animal Control Ordinance....*Cain*
- 12) Personnel Policy....*Ford*

Items for further discussion before adding to list

State of City..... *Cain*