

**Councilmembers Present:**

Mayor Robb Erickson  
Mayor Pro-Tem Todd Arvidson  
Councilmember Lisa Swint  
Councilmember Kelly Smith  
Councilmember Jesús Valdez  
Councilmember Brian Reyes

**Councilmembers Absent:**

None

**City Staff Present:**

Nancy Cain, City Manager  
Marisa Spencer, City Secretary  
Cyndi Simmons, Assistant City Secretary/Communications Specialist  
Robyn Achu, Finance/HR Director  
Ron Eberhardt, Chief of Police  
Steven Steinmetz, Public Works Director  
Linda Crosland, Library Director  
Cynthia Trevino, City Attorney

**1. Call to Order/Roll Call**

With a quorum of the City Councilmembers present, Mayor Erickson called the regular meeting of the Garden Ridge City Council to order at 6:00 p.m. on Wednesday, June 5, 2024, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

**2. Pledge of Allegiance**

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

**3. Citizen Comment Period**

Tracey Blackwell, 9745 Trophy Oaks, spoke regarding proposed development in the City of Garden Ridge.

Scott Miller, 9312 Berean Way, spoke regarding proposed development in the City of Garden Ridge.

Darren Bates, 20103 Regency Run, spoke regarding the City of Garden Ridge Master Land Use Plan.

Brenda Elliot, 9404 Azalea Gate, spoke regarding Comal ISD school bus stops.

Andy Niland, 9308 Berean Way, spoke regarding proposed development in the City of Garden Ridge.

Laura Niland, 9308 Berean Way, spoke regarding proposed development in the City of Garden Ridge.

**4. Consent Agenda**

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

- a) Approval of Minutes for the May 1, 2024, City Council Regular Meeting.**
- b) Approval of Minutes for the May 15, 2024, City Council Special Meeting.**
- c) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – April 30, 2024.**



**d) 2025 Comal Appraisal District Budget.**

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

**5. Staff Reports**

**a) City Manager Monthly Activity Report.**

City Manager Nancy Cain reviewed employee recognitions and employee anniversaries. She stated there were 162 *Volunteer Garden Ridge!* hours for the month of May and spoke regarding upcoming events.

**b) Finance/HR Monthly Activity Report.**

Finance/HR Director Robyn Achu spoke regarding continuity of operations related to the Finance/HR Department.

**c) City Secretary Monthly Activity Report.**

City Secretary Marisa Spencer reviewed the monthly activity report and spoke regarding continuity of operations related to the Administrative Department.

**d) Police Department Monthly Activity Report.**

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

**e) Public Works Department Monthly Activity Report.**

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

**f) Library Monthly Activity Report.**

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

**6. City Engineer Projects Status Reports**

City Engineer Sam Johnson reviewed the City Engineer monthly activity report and addressed questions from Councilmembers.

**7. City Commission and Committee Reports/Recommendations/Possible Actions**

**a) Planning and Zoning Commission:**

**1. Receive monthly activity update as applicable.**

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

**b) Water Commission:**

**1. Receive monthly activity update as applicable.**

Mayor Erickson stated the Water Commission did not meet in May.

**8. Approvals and Authorizations**

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

**a) Petition by Eric Fischer, in accordance with regulations contained in Ordinance No. 13-032023, for three (3) Specific Use Permits for The Revival to be located on a 1.707-acre tract and a 1.40-acre tract totaling 3.107 acres located at 19186 FM 2252 Garden Ridge, Texas, on property zoned as Community Commercial (CC) District. The following uses are allowable in the Community Commercial (CC) District with the issuance of Specific Use Permits. The Specific Use Permits petitioned for are:**

Mayor Erickson spoke regarding the development process, the City's Master Land Use Plan, and the City's Zoning Ordinance as they relate to the Specific Use Permits.

Eric Fischer presented the petition for three (3) Specific Use Permits for The Revival to be located on a 1.707-acre tract and a 1.40-acre tract totaling 3.107 acres located at 19186 FM 2252 on property zoned as Community Commercial (CC) District.

**1. Restaurant or Cafeteria, Bar/Tavern: To be allowed an indoor/outdoor bar area serving beer, wine, and mixed drinks with inside and outside seating on premises.**

**1.1. Hold a public hearing.**

Mayor Erickson opened the public hearing at 7:00 p.m.

The following seventeen (17) citizens spoke regarding the petition:

- Candice Ornes, 8543 Bindseil Lane
- Scott Miller, 9312 Berean Way
- Brenda Elliott, 9404 Azalea Gate
- Cheryl Scholze, 20003 Hickory Bend
- Mark DuBois, 19243 FM 2252
- Peter Falcone, 20350 Bat Cave Road
- Sarah Bagley, 20815 Glen Cove
- Lawrence Sansone, 19462 Arrowood Place
- Roger Bousum, 21131 Klein Circle
- Andy Lavash, 10724 Dedeke Drive
- Ken Kneupper, 8891 Schoenthal Road
- Sharon Mazurek, 9423 Cinchona Trail
- Christian Laird, 3901 Legend Hill
- Mandy Jackson, 21041 Klein Circle
- Kevin Pierce, 19531 Creekview Oaks
- Jack Nunes, 19411 Arrowood Place
- Sharon Stripling, 21729 Forest Waters Circle

City Secretary Marisa Spencer read thirty-six (36) written comments submitted by the following citizens:

- Bharat Shah, 21018 Plum Ranch Road
- Shirin Blackwell, 9303 Berean Way
- Jennifer and Jason Pickett, 19423 Arrowood Place
- Geno Brabham, 21007 Plum Ranch Road
- Patricia Cifelli, 9413 Magic Falls
- Missy Lantzy, 20515 Wahl Lane
- Tracy Borron, 22111 Cristobal Drive
- Kerstin Bates, 20085 Hoya Lane
- Astrid and Steve Wisser, 9902 Katharine Glen
- Brian and Jaclyn Bohlke, 8415 Orchard Glen
- Nicole Spilman, 5429 Flutter Lane
- Lauren Carranco, 1324 Fern Avenue
- Mark Hausheer, 20914 Misty Arbor
- Dave and Linda Heier, 9185 Garden Ridge Drive
- Jim Scribner, 20059 Buckhead Lane
- Catherine McMIndes, 9416 Goldenrod Lane
- Jerry Palanuk, 9309 Gardenia Bend Drive
- Ginna Ballard
- Thomas Bailey, 9604 Azalea Circle
- Meg Kloesel, 8909 Sonata Court

- Angie Cooper, 20505 Wahl Lane
- Bryan Cooper, 20505 Wahl Lane
- Darren and Rachel Richardson, 8920 Bent Brook Drive
- Kenneth Smith Jr., 19435 Arrowood Place
- Shirin Harvey, 9303 Berean Way
- Paul Jimenez, 27706 Sunny Point
- Crystal Antosh, 20802 Woodland Cove
- Sharilyn Krauss, 19522 Creekview Oaks
- Julie Trial, 7827 Garden North Drive
- Laura Bott, 20887 Misty Arbor
- Valerie Cleckler, 9327 Gardenia Bend Drive
- Morena Hockley, 19906 Wild Crest
- Jana Williams, 19418 Arrowood Place
- Shawna Eardley, 20807 Glen Cove
- Steve Stedman, 20011 Hickory Bend
- Tim Sturman, 9404 Gardenia Bend Drive

Mayor Erickson closed the public hearing at 8:14 p.m.

### **1.2. Discuss and take action.**

Mayor Erickson spoke regarding the Planning and Zoning Commission's recommendation, provided to City Council in April, to approve this Specific Use Permit.

**Motion:** A motion was made by Councilmember Swint, seconded by Councilmember Smith, to accept Planning and Zoning Commission's recommendation and approve the petition by Eric Fischer for a Specific Use Permit for The Revival located at 19186 FM 2252 to allow an indoor/outdoor bar area serving beer, wine, and mixed drinks with inside and outside seating on premises. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

## **2. Amusement, Commercial (Outdoors): To be allowed up to four (4) pickleball courts on premises.**

### **2.1. Hold a public hearing.**

Mayor Erickson opened the public hearing at 8:40 p.m.

No one wished to speak, and City Secretary Marisa Spencer stated all written comments were read during the first public hearing.

Mayor Erickson closed the public hearing at 8:41 p.m.

### **2.2. Discuss and take action.**

Mayor Erickson spoke regarding the Planning and Zoning Commission's recommendation, provided to City Council in April, to approve this Specific Use Permit.

**Motion:** A motion was made by Mayor Pro-Tem Arvidson, seconded by Councilmember Valdez, to accept Planning and Zoning Commission's recommendation and approve the petition by Eric Fischer for a Specific Use Permit for The Revival located at 19186 FM 2252 to allow up to four (4) pickleball courts on premises. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

## **3. Food Truck and Mobile Retail Park: To be allowed up to four (4) food trucks with electric and water hookups on premises.**

### **3.1. Hold a public hearing.**

Mayor Erickson opened the public hearing at 8:45 p.m.

The following three (3) citizens spoke regarding the petition:

- Scott Miller, 9312 Berean Way
- Brian Krauss, 19522 Creekview Oaks
- Emma Falcone, 20350 Bat Cave Road

City Secretary Marisa Spencer stated all written comments were read during the first public hearing.

Mayor Erickson closed the public hearing at 8:52 p.m.

### **3.2. Discuss and take action.**

Mayor Erickson spoke regarding the Planning and Zoning Commission's recommendation, provided to City Council in April, to deny this Specific Use Permit. Mayor Erickson stated that per Ordinance No. 13-032023, if the Planning and Zoning Commission has recommended denial of a Specific Use Permit, a three-fourths (3/4) vote of City Council is required to approve the application.

**Motion:** A motion was made by Councilmember Smith, seconded by Councilmember Swint, to overturn Planning and Zoning Commission's recommendation of denial of the petition by Eric Fischer for a Specific Use Permit for The Revival located at 19186 FM 2252 to allow up to four (4) food trucks with electric and water hookups on premises. The City Council voted three (3) for (Councilmember Smith, Councilmember Swint, and Mayor Pro-Tem Arvidson) and two (2) opposed (Councilmember Valdez and Councilmember Reyes). The motion did not pass by a three-fourths (3/4) vote of City Council; therefore, the Planning and Zoning Commission's recommendation of denial of the Specific Use Permit related to Food Truck and Mobile Retail Park is upheld.

Mayor Erickson announced the City Council will recess for a short break at 9:11 p.m.

Mayor Erickson reconvened the City Council Regular Meeting at 9:23 p.m.

#### **b) Resolution No. 517-062024 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2024 General Fund Budget Amendment #1 for the period of October 1, 2023, through September 30, 2024.**

City Manager Nancy Cain reviewed the Fiscal Year 2024 General Fund Budget Amendment #1 for the period of October 1, 2023, through September 30, 2024, and addressed questions from Councilmembers.

**Motion:** A motion was made by Councilmember Valdez, seconded by Councilmember Swint, to approve Resolution No. 517-062024 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2024 General Fund Budget Amendment #1 for the period of October 1, 2023, through September 30, 2024. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

#### **c) Resolution No. 518-062024 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2024 Water Company Operation and Maintenance Fund Budget Amendment #1 for the period of October 1, 2023, through September 30, 2024.**

City Manager Nancy Cain reviewed the Fiscal Year 2024 Water Company Operation and Maintenance Fund Budget Amendment #1 for the period of October 1, 2023, through September 30, 2024, and addressed questions from Councilmembers.

**Motion:** A motion was made by Councilmember Swint, seconded by Mayor Pro-Tem Arvidson, to approve Resolution No. 518-062024 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2024 Water Company Operation and Maintenance Fund Budget Amendment #1 for the period of October 1, 2023, through September 30, 2024. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

**d) Resolution No. 519-062024 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2024 Capital Improvements Fund Budget Amendment #1 for the period of October 1, 2023, through September 30, 2024.**

City Manager Nancy Cain reviewed the Fiscal Year 2024 Capital Improvements Fund Budget Amendment #1 for the period of October 1, 2023, through September 30, 2024, and addressed questions from Councilmembers.

**Motion:** A motion was made by Councilmember Smith, seconded by Councilmember Valdez, to approve Resolution No. 519-062024 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2024 Capital Improvements Fund Budget Amendment #1 for the period of October 1, 2023, through September 30, 2024. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

**e) Resolution No. 520-062024 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2024 Interest and Sinking Fund Budget Amendment #1 for the period of October 1, 2023, through September 30, 2024.**

City Manager Nancy Cain reviewed the Fiscal Year 2024 Interest and Sinking Fund Budget Amendment #1 for the period of October 1, 2023, through September 30, 2024, and addressed questions from Councilmembers.

**Motion:** A motion was made by Councilmember Reyes, seconded by Councilmember Swint, to approve Resolution No. 520-062024 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2024 Interest and Sinking Fund Budget Amendment #1 for the period of October 1, 2023, through September 30, 2024. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

**f) Budget Reserves Discussion.**

City Manager Nancy Cain and Finance/HR Director Robyn Achu spoke regarding budget reserves and addressed questions from Councilmembers.

The City Council agreed by consensus to keep this item on the agenda for further discussion.

**g) Appointment of Municipal Court Prosecutor.**

City Manager Nancy Cain spoke regarding the appointment of Anthony Arriaga as Municipal Court Prosecutor for the City of Garden Ridge.

**Motion:** A motion was made by Mayor Pro-Tem Arvidson, seconded by Councilmember Swint, to appoint Anthony Arriaga as Municipal Court Prosecutor for the City of Garden Ridge. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

**h) Environmental Protection Agency (EPA) Air Sensor Loan Program Discussion.**

Councilmember Swint spoke regarding the Environmental Protection Agency (EPA) Air Sensor Loan Program.

**Motion:** A motion was made by Councilmember Swint, seconded by Councilmember Smith, to authorize participation in the Environmental Protection Agency (EPA) Air Sensor Loan Program and to authorize the City Manager to execute the loan agreement. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

**i) Resolution No. 521-062024 A Resolution of the City Council of the City of Garden Ridge, Texas, expressing concerns regarding the public health, safety, and welfare of the citizens living in the City of Garden Ridge to the proposed expansion of the Heidelberg Servtex rock crushing quarry operation located near FM 3009 and Schoenthal Road, near Garden Ridge, Comal County, Texas, and the cumulation of aggregate production operations.**

Councilmember Swint spoke regarding Resolution No. 521-062024 and addressed questions from Councilmembers.

**Motion:** A motion was made by Councilmember Swint, seconded by Councilmember Valdez, to approve Resolution No. 521-062024 A Resolution of the City Council of the City of Garden Ridge, Texas, expressing concerns regarding the public health, safety, and welfare of the citizens living in the City of Garden Ridge to the proposed expansion of the Heidelberg Servtex rock crushing quarry operation located near FM 3009 and Schoenthal Road, near Garden Ridge, Comal County, Texas, and the cumulation of aggregate production operations. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

## **9. Updates**

### **a) City Council Projects.**

#### **1. Aggregate Production Operations (APO) impacting Garden Ridge (Swint and Arvidson).**

Councilmember Swint and Mayor Pro-Tem Arvidson provided updates related to Aggregate Production Operations (APO) impacting Garden Ridge.

#### **2. Mitigation of growth and encroachment impacts on Garden Ridge (Swint and Erickson).**

Mayor Erickson and Councilmember Swint provided updates related to mitigation of growth and encroachment on Garden Ridge.

#### **3. Economic Development (Smith and Swint).**

Councilmember Smith and Councilmember Swint provided updates related to Economic Development.

#### **4. Council Liaison to the Water Company/Utilities Department (Valdez and Erickson).**

Councilmember Valdez provided updates related to Council Liaison to the Water Company/Utilities Department.

#### **5. Council Liaison to Comal ISD (Arvidson and Erickson).**

Mayor Pro-Tem Arvidson provided updates related to Council Liaison to Comal ISD.

## **10. Discussion of Future Agenda Items**

Councilmember Smith requested to revisit and discuss the City's status with Tri-County Chamber of Commerce.

## **11. Citizen Comment Period**

No one wished to speak.

## **12. 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:**

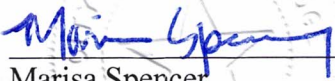
**100 Club of Comal County, Alamo Area Metropolitan Planning Organization/Technical Advisory Committee, Boy Scouts and/or Girl Scouts, City of Garden Ridge sponsored events and outreach efforts, Comal ISD (Garden Ridge Elementary/ Danville Middle School/Davenport High School), Counties (Bexar/Comal/Guadalupe), Families of Garden Ridge, Garden Ridge Lions Club and Garden Ridge Women's Club, Garden Ridge Citizen Police Academy Alumni Association/Citizen Patrol, Great Springs Project, Greater Bexar County Council of Cities, Hill Country Alliance, Northeast Partnership, Texas Department of Transportation (TxDOT).**

Mayor Pro-Tem Arvidson spoke regarding Boy Scouts. Councilmember Valdez spoke regarding Alamo Area Metropolitan Planning Organization Technical Advisory Committee. Councilmember Smith spoke regarding Tri-County Chamber of Commerce. Mayor Erickson spoke regarding Northeast Partnership for Economic Development.

## **13. Adjournment**

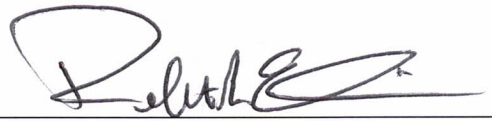
There being no further business, the Wednesday, June 5, 2024, City Council regular meeting was adjourned at 10:39 p.m. by Mayor Erickson.

ATTEST



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Marisa Spencer  
City Secretary



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Robb Erickson  
Mayor