

The Garden Ridge City Council will meet in a regular session on Wednesday, August 7, 2024, at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted providing time, place, date, and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

1. Call to Order/Roll Call**2. Pledge of Allegiance****3. Presentations/Proclamations**

- a) Introduction/Swearing in of Police Officers.

4. Citizen Comment Period – limited to 30 minutes total

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

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

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

5. 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 July 9, 2024, City Council Special Meeting.
- b) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – June 30, 2024.

6. Staff Reports

- a) City Manager Monthly Activity Report.
 - City/employee recognitions, *Volunteer Garden Ridge!*, Community and Event Center report, building permits, citizen concern/input, upcoming events, personnel updates, and continuity of operations.

- b) Finance/HR Monthly Activity Report.
 - Financial reporting, audits, employee benefits, communication efforts, upcoming events, personnel updates, and continuity of operations.
- c) City Secretary Monthly Activity Report.
 - Administrative operations and projects, records management, communication efforts, citizen concern/input, upcoming events, personnel updates, and continuity of operations.
- d) Police Department Monthly Activity Report.
 - Traffic/code compliance enforcement, criminal activity, upcoming events, personnel updates, and continuity of operations.
- e) Public Works Department Monthly Activity Report.
 - Public Facilities: Street/right-of-way maintenance, drainage facility/easement maintenance, City facilities maintenance, animal services, personnel updates, and continuity of operations.
 - Utilities: Water pumping/usage from City wells, system infrastructure maintenance/repairs/projects, leak adjustments, water/drought management, personnel updates, and continuity of operations.
- f) Library Monthly Activity Report.
 - Upcoming events and continuity of operations.

7. City Engineer Projects Status Reports

- a) FM 2252 TxDOT Project: receive report and provide direction, as needed.
- b) Land Development Projects: receive report and provide direction, as needed.

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

- a) Planning and Zoning Commission:
 - 1. Receive monthly activity update as applicable.
- b) Water Commission:
 - 1. Receive monthly activity update as applicable.

9. Approvals and Authorizations

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

- a) Unified Development Code (UDC) Comparative Analysis presented by THE SILVAS GROUP.
- b) Tri-County Chamber of Commerce Membership.
- c) Request from Buckley Powder Co., for a Partial Exemption Permit to conduct blasting activities at Heidelberg Materials Servtex Quarry for the period of October 1, 2024 – September 30, 2025, and set annual permit fee.
- d) 2024 Tax Rates.
 - 1. Review the 2024 No-New-Revenue, Voter-Approval, and De Minimis Tax Rate Calculations.
 - 2. Propose, by record vote, a tax rate for the 2024 tax year.
 - 3. Announce date, time, and place of 2024 Tax Rate Public Hearing and Adoption.
- e) Interview Panel Recommendation for Appointment to Water Commission.
- f) Proposal for Executive Recruitment Services.
- g) Republic Services Annual Rate Adjustment.
- h) Davenport High School Homecoming Parade.

- i) Proposed FY2025 Budgets for the City of Garden Ridge.
 - 1. Discuss proposed FY2025 Budgets: General Fund, Water Company Operation and Maintenance Fund, Interest & Sinking Fund, Capital Improvements Fund.
 - 2. File the proposed FY2025 Budgets with the City Secretary.

10. Updates

- a) City Council Projects.
 - 1. Aggregate Production Operations (APO) impacting Garden Ridge (Swint and Arvidson).
 - 2. Mitigation of growth and encroachment impacts on Garden Ridge (Swint and Erickson).
 - 3. Economic Development (Smith and Swint).
 - 4. Council Liaison to the Water Company/Utilities Department (Valdez and Erickson).
 - 5. Council Liaison to Comal ISD (Arvidson and Erickson).
 - 6. Grant Writing and Grant Opportunities (Reyes and Erickson).

11. Discussion of Future Agenda Items

12. Citizen Comment Period – limited to 20 minutes total

See “Rules for Citizens’ Participation” under Item 4.

13. 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 School/Danville Middle School/Davenport High School)
Counties (Bexar/Comal/Guadalupe)
Families of Garden Ridge
Garden Ridge Lions Club and Garden Ridge Women’s Club
Garden Ridge Citizen Police Academy Alumni Association/Citizen Patrol
Great Springs Project
Greater Bexar County Council of Cities
Hill Country Alliance
Northeast Partnership
Texas Department of Transportation (TxDOT)

14. Executive Session

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

- a) Pursuant to Texas Government Code Section 551.071(1) Pending or Contemplated Litigation and 551.071(2) – Consultation with City Attorney on the following items:
 - 1. Notice of Claim Letter (Daniel Post).
 - 2. Petition for Declaratory Judgment (Eric Fischer v. City of Garden Ridge).
 - 3. Notice of Claim Letter pursuant to Texas Tort Claims Act (Craig Dillard v. City of Garden Ridge, Cause #: C2024-1193E).

15. Business Items

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

16. Adjournment

AGENDA NOTICES:

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

Action by Council Authorized: The Council may vote or act upon any item within this Agenda. The Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Title 5, Chapter 551, of the Texas Government Code.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

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

This is to certify that I, Marisa Spencer, posted this Agenda at 12:00 p.m. on August 1, 2024, on the bulletin board located at the entrance to Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary

Councilmembers Present:

Mayor Robb Erickson
Councilmember Kelly Smith
Councilmember Lisa Swint
Councilmember Jesús Valdez
Councilmember Brian Reyes

Councilmembers Absent:

Mayor Pro-Tem Todd Arvidson

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 special meeting of the Garden Ridge City Council to order at 6:00 p.m. on Tuesday, July 9, 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. Presentations/Proclamations**a) Introduction/Swearing in of Police Officers.**

Chief Eberhardt conducted a swearing in ceremony and introduction of Officer Erin Brown.

4. Citizen Comment Period

Gary Gates, 8025 Jethro, spoke regarding Ordinance No. 22 regulating traffic within the City of Garden Ridge.

5. Consent Agenda

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a) Approval of Minutes for the June 5, 2024, City Council Regular Meeting.**b) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – May 31, 2024.****c) Bexar Metro 9-1-1 Network Fiscal Year 2025 Financial Plan and Budget.****d) Designate Comal County Tax Assessor-Collector to calculate 2024 Tax Rate for the City of Garden Ridge.****e) Resolution No. 522-072024 A Resolution of the City Council of the City of Garden Ridge, Texas, amending authorized representatives between TexPool and the City of Garden Ridge.**

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



6. Staff Reports

a) City Manager Monthly Activity Report.

City Manager Nancy Cain reviewed employee recognitions and employee anniversaries. She stated there were 189 *Volunteer Garden Ridge!* hours for the month of June and spoke regarding the 4th of July Parade and Celebration and First Friday.

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.

7. City Engineer Projects Status Reports

City Engineer Hank Krippen reviewed the City Engineer monthly activity report and addressed questions from Councilmembers.

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

a) Planning and Zoning Commission:

1. Receive monthly activity update as applicable.

Mayor Erickson stated the Commission did not meet in June.

b) Water Commission:

1. Receive monthly activity update as applicable.

Mayor Erickson stated the Commission did not meet in June.

9. Approvals and Authorizations

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

a) City Manager

1. Accept retirement letter from Nancy Cain.

City Manager Nancy Cain announced her retirement from the City of Garden Ridge effective March 22, 2025.

Motion: A motion was made by Councilmember Reyes, seconded by Councilmember Valdez, to accept the retirement letter from Nancy Cain. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

2. Discussion on possible hiring process.

The City Council discussed the hiring process and executive recruitment services.

b) Around the Flagpole Commemorative Brick Program.

City Manager Nancy Cain spoke regarding the Around the Flagpole Commemorative Brick Program and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Smith, seconded by Councilmember Swint, to approve the Around the Flagpole Commemorative Brick Program as presented. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

c) Nominations to the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool.

The City Council discussed Nominations to the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool. The City Council agreed by consensus to table this item for further discussion at the next meeting.

d) Approval of employee benefits for fiscal year 2025 and authorization for the City Manager to negotiate contracts with Texas Health Benefits Pool.

City Manager Nancy Cain and Finance/HR Director Robyn Achu spoke regarding the employee benefits for fiscal year 2025 and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Valdez, seconded by Councilmember Reyes, to approve City Staff's recommendation of Option 1 with a 15.74% increase and authorize the City Manager to negotiate contracts with Texas Health Benefits Pool. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

e) Budget Reserves Discussion.

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

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

Councilmember Swint provided updates related to the Environmental Protection Agency (EPA) Air Sensor Loan Program.

10. Updates

a) City Council Projects.

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

Councilmember Swint 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 Erickson provided updates related to Council Liaison to Comal ISD.

11. Discussion of Future Agenda Items

Councilmember Reyes requested to discuss grant writing and grant opportunities.

12. Citizen Comment Period

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

13. 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).

Councilmember Valdez spoke regarding Alamo Area Metropolitan Planning Organization Technical Advisory Committee and Texas Department of Transportation (TxDOT). Mayor Erickson spoke regarding Northeast Partnership for Economic Development.

14. Executive Session

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

a) Pursuant to Texas Government Code Section 551.071(1) Pending or Contemplated Litigation and 551.071(2) – Consultation with City Attorney on the following items:

1. Notice of Claim Letter (Daniel Post).

2. Petition for Declaratory Judgment (Eric Fischer v. City of Garden Ridge).

Mayor Erickson announced the City Council will recess at 8:05 p.m. and reconvene into Executive Session at 8:15 p.m., to discuss and seek legal advice on the items stated above.

Mayor Erickson adjourned the Executive Session and reconvened back into Regular Session at 8:58 p.m.

15. Business Items

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

No action taken.

16. Adjournment

There being no further business, the Tuesday, July 9, 2024, City Council special meeting was adjourned at 8:59 p.m. by Mayor Erickson.

ATTEST

Robb Erickson
Mayor

Marisa Spencer
City Secretary

CITY OF GARDEN RIDGE

MONTHLY ACCOUNT BALANCES & INTEREST RATES

PERIOD ENDED AS OF 6/30/2024

CITY FUNDS	BALANCE	CURRENT INTEREST RATE
GF OPERATING ACCOUNT	308,449.63	0.40%
GF MONEY MARKET	1,500,254.62	3.66%
PEG CAPITAL FEES	49,004.62	3.66%
TEXPOOL INVESTMENTS	3,254,418.67	5.31%
2017 I&S	2,311.32	3.66%
2012 I&S	24,547.43	3.66%
2012 REFI	11,923.01	3.66%
2015 I&S	43,213.76	3.66%
TEXPOOL WATER IMPACT FEES	187,075.97	5.31%
TEXPOOL STREET IMPACT FEES	64,743.56	5.31%
AMERICAN RECOVERY ACCT	5,444.78	3.66%
TEXPOOL AMERICAN RECOVERY ACCT	345,230.76	5.31%
ASSET/FORFEITURE - STATE	3,701.74	0.10%
ASSET/FORFEITURE - FED	88,136.43	3.66%
TOTAL CITY FUNDS	\$ 5,888,456.30	

WATER FUNDS	BALANCE	CURRENT INTEREST RATE
OPERATING ACCOUNT	870,901.27	3.66%
WATER SURCHARGE	158,668.22	3.66%
TEXPOOL WATER INVEST	1,302,567.04	5.31%
SIB LOAN I&S	3,193.52	3.66%
SIB RESERVE	45,916.46	3.66%
TOTAL WATER FUNDS	\$ 2,381,246.51	
TOTAL ALL ACCOUNTS	\$ 8,269,702.81	

CITY OF GARDEN RIDGE
CASH & INVESTMENTS STATEMENT
PERIOD ENDED AS OF 06/30/2024

GENERAL FUND	BALANCE
GF Operational Checking	\$ 308,449.63
GF Money Market	1,500,254.62
GF Peg Capital Fund	49,004.62
TexPool Investments	3,254,418.67
Restricted Amounts: (Including GF Peg Capital Fund)	(261,943.97)
TOTAL AVAILABLE FUNDS	\$ 4,850,183.57

WATER FUND	BALANCE
Operational Checking	\$ 870,901.27
TexPool Water Invest	1,302,567.04
Water Surcharge	158,668.22
Restricted Amounts	(158,402.10)
TOTAL AVAILABLE FUNDS	\$ 2,173,734.43

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES
PERIOD ENDING AS OF 06/30/2024

GENERAL FUND	Jun-24	YTD	FY 2024 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 153,378.00	\$ 3,390,523.40	\$ 3,759,432.00	90.2%	\$ 368,908.60
EXPENDITURES					
ADMINISTRATION	56,798.28	589,033.67	846,833.00	69.6%	257,799.33
COURT	6,502.96	76,196.68	112,858.00	67.5%	36,661.32
POLICE	98,605.84	957,019.64	1,464,945.00	65.3%	507,925.36
PUBLIC FACILITIES	62,972.35	616,395.72	806,052.00	76.5%	189,656.28
COMMUNITY CENTER	2,860.42	48,053.53	170,656.00	28.2%	122,602.47
LIBRARY	11,446.76	98,702.08	145,464.00	67.9%	46,761.92
FUND CHANGES/XFER	-	-	-	0.0%	-
TOTAL EXPENDITURES	239,186.61	2,385,401.32	3,546,808.00	67.3%	1,161,406.68
NET POSITION	\$ (85,808.61)	\$ 1,005,122.08	\$ 212,624.00		\$ (792,498.08)

WATER FUND	Jun-24	YTD	FY 2024 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 196,158.95	\$ 1,459,094.70	\$ 2,308,844.00	63.2%	\$ 849,749.30
EXPENDITURES					
BOND PRINCIPLE PMTS	-	532,000.00	533,502.00		1,502.00
ALL OTHER EXPENDITURES	58,681.62	1,084,575.91	1,727,598.00		643,022.09
TOTAL EXPENDITURES	58,681.62	1,616,575.91	2,261,100.00	71.5%	644,524.09
REVENUE +/- EXPENDITURES	137,477.33	(157,481.21)	47,744.00		205,225.21

CITY OF GARDEN RIDGE

STATEMENT OF ACTIVITIES - COMMUNITY CENTER

PERIOD ENDING AS OF 06/30/2024

REVENUES	YTD	Budget
RENTALS	\$ 68,875.00	70,000.00
DEPOSITS	(1,450.00)	4,700.00
CLEAN-UP FEES	8,305.00	9,000.00
DONATIONS	-	-
TOTAL REVENUES	75,730.00	83,700.00
EXPENDITURES		
PAYROLL/TAXES/RETIREMENT	4,315.25	4,876.00
MANAGER FEES	22,930.50	33,000.00
COMPUTER/INTERNET	1,295.98	1,680.00
TELEPHONE	450.00	600.00
UTILITIES	6,131.87	12,000.00
MAINTENANCE	4,466.56	7,000.00
SUPPLIES	2,116.68	2,000.00
CLEANING	5,760.00	7,200.00
EQUIPMENT	586.69	6,000.00
MARKETING	-	-
DEPOSITS REFUNDED	-	21,300.00
DONATION EXPENDITURES	-	-
FACILITY ENHANCEMENTS	-	-
TOTAL EXPENDITURES	48,053.53	95,656.00
NET POSITION	\$ 27,676.47	\$ (11,956.00)

Management's Discussion and Analysis of Results of Operations – 6/30/2024

GENERAL FUND

Cash

Total available funds as of June 30, 2024, are \$4,850,184

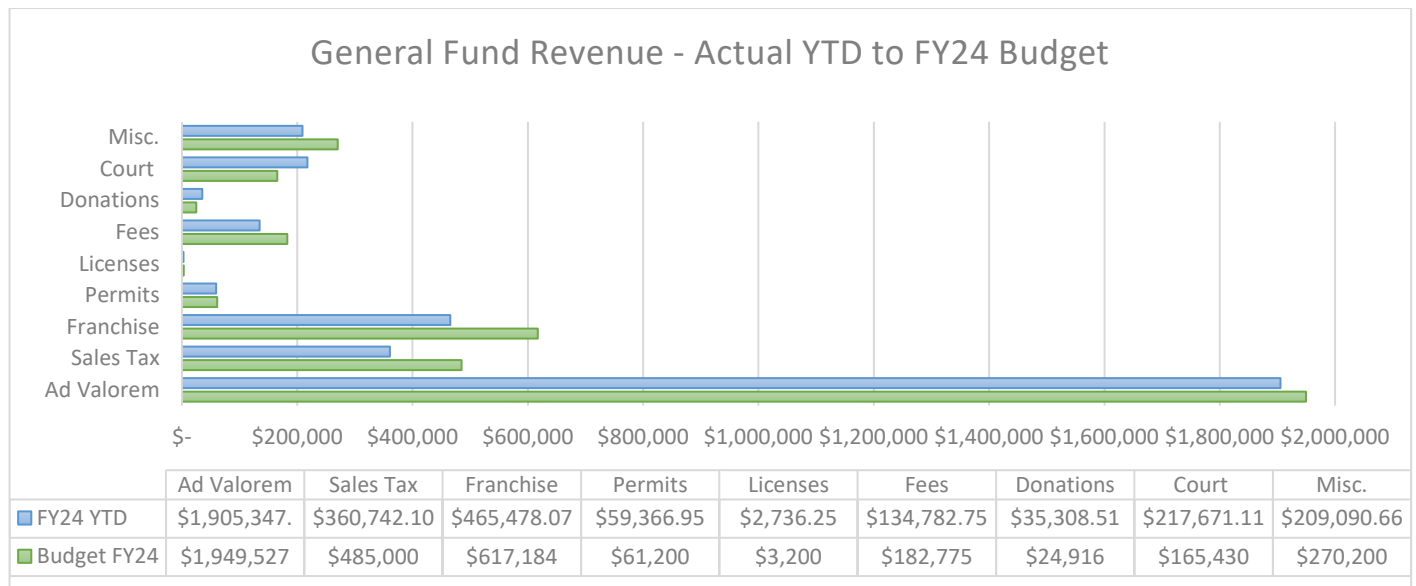
Revenue

Ad Valorem Tax received for June totals \$37,183. YTD collections total \$1,905,347 or 98% of the FY24 budget of \$1,949,527

Sale Tax Revenue received during the month of June totals \$44,266 for FY24. YTD totals \$360,742 or 74% of the \$485,000 budgeted for FY24.

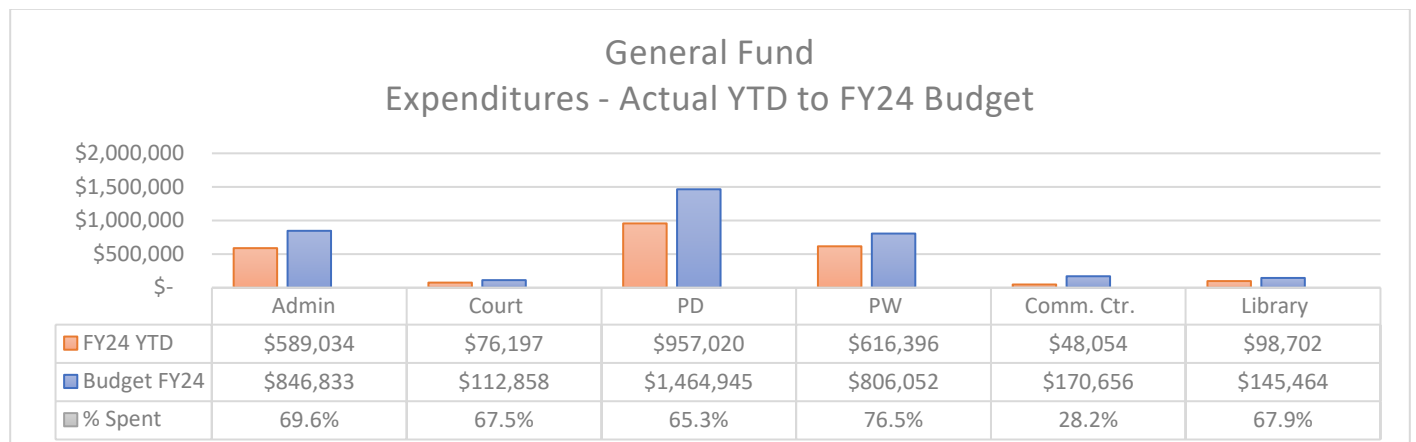
Annual Building Permits revenue totals \$56,742 or 95% of the \$60,000 budgeted for FY24.

Trash Collection YTD totals \$88,096 or 75% of the \$117,120 budgeted for FY24.



Expenditures

Expenditures for the month total \$239,187. YTD expenditures for FY24 total \$2,385,401 or 67% of the \$3,546,808 budget. All departments are operating within the FY24 budget.



WATER FUND

Meters

Current meters for June 2024 total 1693 vs 1688 for June 2023.

Cash

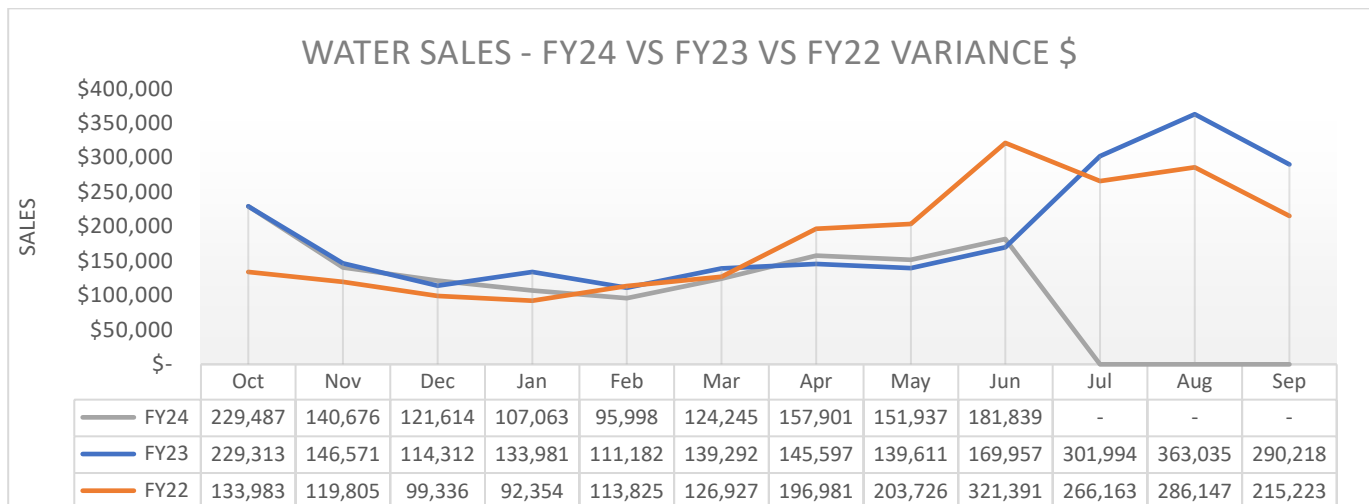
Total available funds as of June 30, 2024, are \$2,173,734.

Revenue

Revenue YTD totals \$1,459,095 or 63% of the \$2,308,844 budgeted for FY24. Total revenue for the same period last year was \$1,458,859.

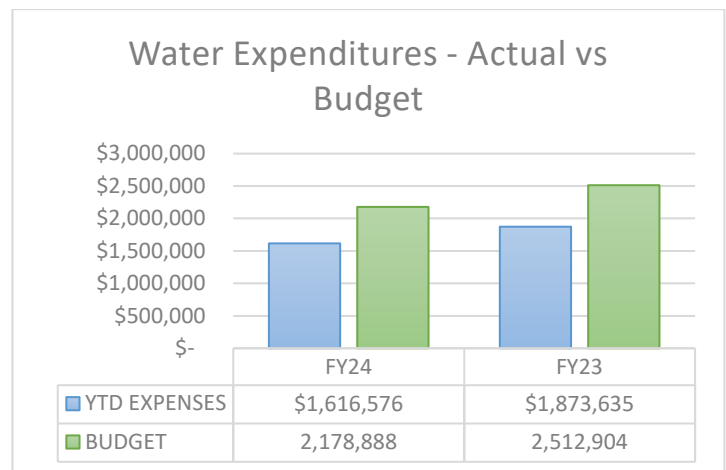
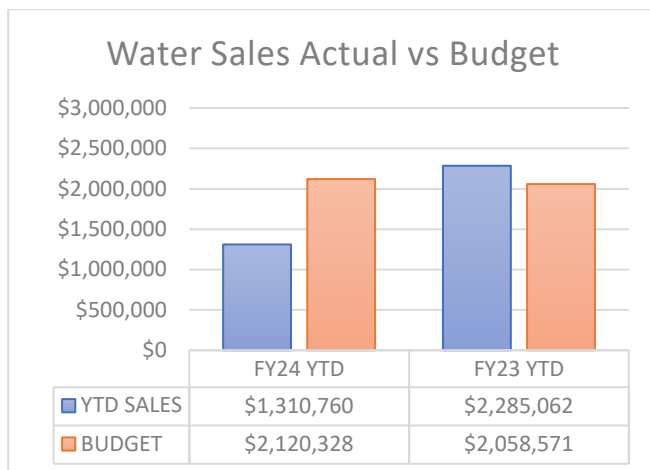
Water Sales for the month total \$181,839. YTD water sales total \$1,310,760 or 62% of the \$2,120,328 budgeted for FY24.

Meter installation revenue YTD totals \$3,975 or 40% of the \$10,000 budgeted for FY24.



Expenditures

Expenditures for the month total \$58,682. YTD expenditures for FY24 total \$1,616,576 or 71% of the \$2,261,100 budget.



Interest & Sinking Fund

Revenue

Ad Valorem Tax collections YTD total \$641,196 of the \$660,137 budgeted for FY24.

Expenditures

No expenditures for the month. Next bond payments are due in August 2024.

Capital Improvements Fund – (all accounts are restricted)

Cash Balance

Water Impact Fee Balance is \$187,076.

Street Impact Balance is \$64,744.

American Recovery Acct. Balance is \$350,676.

Revenue

No new revenue other than monthly interest which is included in the balances above to report for the month.

Asset Seizure Fund

Cash Balance

The Restricted Fund Balance is \$91,838.

Revenue

No new revenue other than monthly interest which is included in the balances above to report for the month.

Expenditures

Month expenditures to report is \$1,840

Summary

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

From: [Library](#)
To: [City Secretary](#)
Subject: Thank you for the library
Date: Thursday, July 11, 2024 9:31:31 AM
Attachments: [image002.png](#)



This was a sweet thank you note from a couple of girls who spent a month here with their grandparents.
They came to several children's library events during that time.



Linda Crosland

LIBRARY DIRECTOR

Office: 210-651-6570

Fax: 210-651-9638

library@ci.garden-ridge.tx.us

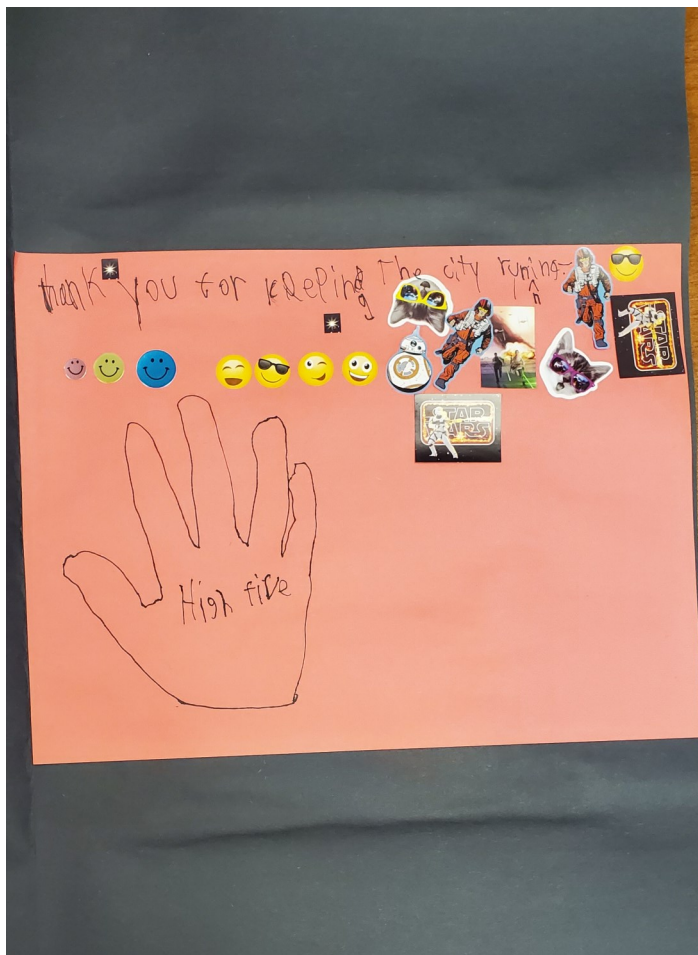
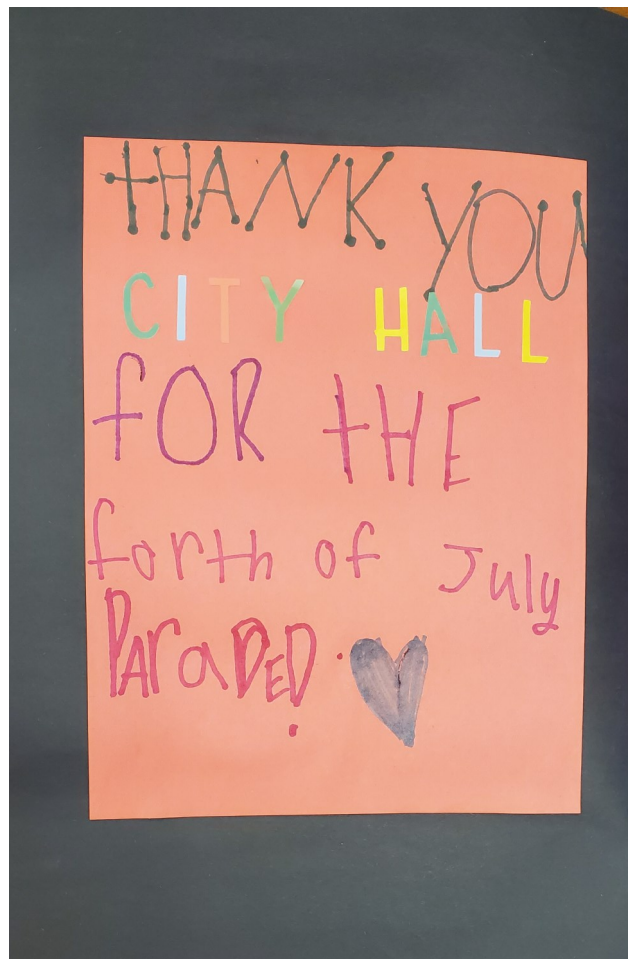
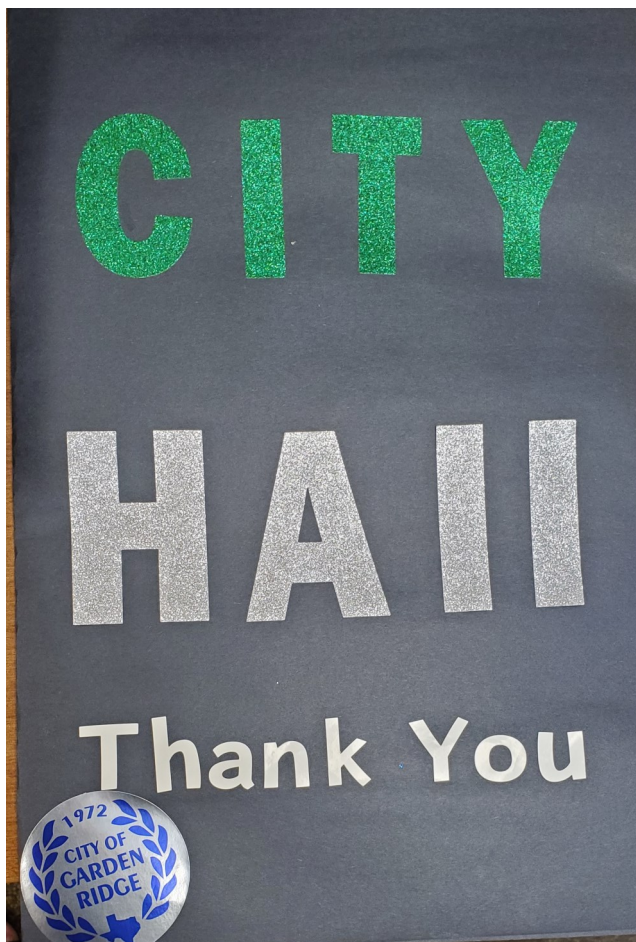
9400 Municipal Parkway

Garden Ridge, TX 78266

www.ci.garden-ridge.tx.us



“Books are proof that you can never have too much of a good thing.”



Glenn & Lisa Mueller
21825 Fairview Dr.
Garden Ridge, TX 78266

TX 780
RIO GRANDE DISTRICT
29 JUL 2024 PM 3 L



Chief Ron Eberhardt
Garden Ridge Police Dept.
9400 Municipal Parkway
Garden Ridge, Tx. 78266

Thank you for
Keeping us and
our loved ones safe
while we took the
hardest walk of our
lives. Your kindness will
forever be appreciated.

The family of
Glenn Mueller

During a time
like this
we realize how much
our friends and relatives
really mean
to us....

Your expression
of sympathy will always
be remembered

Garden Ridge Community and Event Center
Monthly Report
July 1st thru July 31st,2024

Utilization (by Days)

FY 23-24	FY 22-23	FY 23-24	FY 22-23
(Current Month)	(Current Month)	(Year to Date)	(Year to Date)
9	16	212	286

Wildflower (Booked Current Month)

7

Bluebonnet (Booked Current Month)

2

Category Count (by Events)

(Current Month)

(Year to Date)

1. Resident / Non-Resident	2	58
2. City Chartered Non-Profit Organizations	1	17
3. Non-Profit Service Organizations	1	55
4. Non-Profit Associations	1	45
5. City Use	4	37

Administrative Operations and Upcoming Events

City Hall Office Hours

- Monday/Wednesday/Thursday: 8am-5pm, Tuesday: 8am-6pm, and Friday: 8am-4pm.
- Upcoming Holidays (City Hall Closed): Monday, September 2nd.
- After hours emergency phone number: 210-651-6831.

First Friday

- There will be no First Friday in September but mark your calendars October First Friday on October 4th from 5:30pm-7:30pm. First Friday is a great opportunity for the community to come together, and we truly hope to see you there!

Blood Drive

- South Texas Blood and Tissue is hosting a blood drive on Saturday, August 10th, from 8:30am-1:30pm at the Garden Ridge Community and Event Center. Donors will receive two movie tickets, 30-minute game card, \$5 off a large popcorn and drink, and \$15 off bowling! For additional information and to sign up for an appointment visit: https://donor.southtexasblood.org/donor/schedules/drive_schedule/140166.

Communication Efforts

Water Alerts/Customer Portal: Gain a greater understanding of your water usage by signing up for the customer portal, which allows you to see your water usage 24/7/365! Access your water usage information and configure notification preferences easily and securely from the Get My Meter Info web portal (<https://getmymeter.info>) and integrated smart phone apps. See the Advanced Metering Infrastructure (AMI) page on the City's Website for more details (<https://www.ci.garden-ridge.tx.us/557/Advanced-Metering-Infrastructure-AMI>).

Garden Ridge Emergency Alert System: G.R.E.A.S. enhances the City's ability to communicate with residents during an emergency by sending direct notifications to your phone. Go to the City's website and click on the "Emergency Alerts" graphic button on the homepage to SIGN UP/MODIFY your communication preferences.

Notify Me: Stay up-to-date with general news and information from the City by subscribing to Notify Me email and text notifications. By signing up, you can receive automatic notifications for agenda postings, calendar events, general announcements, and other website updates. Go to the City's website and click on the "Emergency Alerts" graphic button on the homepage to SIGN UP/MODIFY your communication preferences.

Streaming of Meetings: City Council - 246 views

Public Information Act Summary	
Year	Number of Requests
2024	64
2023	124
2022	166
2021	146
2020	207
2019	276
2018	225

Social Media Summary	
Social Media Platform	Number of Posts
Facebook	52
Instagram	49
NextDoor	46
X (Twitter)	48
Total for Month	195





POLICE DEPARTMENT MONTHLY BREAKDOWN

July 1 to July 31

Calls for Service

Dispatched: 131 City Ordinance: 26 (7 Water) False Alarms: 12

Arrests

* 1 – warrant for Resist Arrest Search or Transport

Traffic Enforcement

Crashes: 5 Citations: 112 Warnings: 69 Total: 181

Training

- * Ofc. Brown in phase 2 of FTO Program
- * Ofc. Rivera completed block training and started Phase 1 of FTO program
- * Ofc. Martinez started block training prior to FTO

Outreach Efforts

- * Coffee with the Cops (Monthly)
- * GRCPAAA Volunteer hours: 79 hrs
- * GRPD Staff had coffee and visited with Graceland residents on Jul 12th

Administrative Comments

- * The department is conducting block training and FTO Training for new officers.
- * The new hire training takes tremendous amounts of time and resources from all PD Staff
- * Recruiting is still underway to locate a suitable candidate for the final open PD slot



City of Garden Ridge

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

MONTHLY PUBLIC WORKS REPORT

July 2024

Activities for the month

Public Works Tasks Completed:375

Steven Steinmetz
Public Works
Director

Eric Lowman
Public Facilities
Foreman

Stanley Georg
Manuel Troncoso
Ryan Ferguson
Andrew Klein

Ongoing Responsibilities

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

Upcoming Events

**August Dumpster
Schedule**

Aug 10, 8am to 5pm

Aug 11, 12pm to 4pm

Aug 17, 8am to 5pm

Aug 18, 12pm to 4pm

Storm Water Drainage Facility and Easement Maintenance

- Inspected 10 outfalls.
- Inspected 18 detention ponds.
- Stormwater Public Outreach: 2 messages displayed during bulk dumpsters.
- Trash removed from right of ways: 33lbs
- Rain fall total: 2.66 in.

Street/Sign Maintenance

- Fill in pot holes on Old Nacogdoches.
- Fill in pot holes in Regency Oaks.
- Continue to replace old street signs.
- Replace sign pole at Park Lane and Batcave.

Parks Maintenance

- Dragged the ballfield once.
- Ongoing dead tree removal at Davis Park.
- Repaired bad outlet in the Concession Hut and bad outlet on auxiliary pole.
- Prepared for, hosted, and cleaned up the July 4th Event

City Facility/Property Maintenance

- Continue to perform preventive maintenance on the chiller system.
- Ordered new outdoor entrance lights for the Library and City Hall.

Equipment/Vehicle Maintenance

- Repair leaking cylinder on mini excavator.
- Repair trailer attachment on Mahindra tractor.
-

Class/Continuing Education

- Eric attended Local Rabies Control Authority Class.

Oak Wilt

- No new cases.

Future Projects or Needs

- Sound system upgrades for the Community Center and Paul Davis Park.
- More storage space required.
- Covered equipment storage.

Animal Services Monthly Activities

- 5 Deer carcasses were disposed of, total for the year is 41.
- 1 Live traps loaned out for the month, total for the year is 9.
- 246 Registered animals for the year.

Adoptions

- 0 Dogs; 1 Year To Date
- 0 Cats; 0 Year To Date

Returned To Owners

- 1 Dogs; 19 Year To Date
- 0 Cats; 0 Year To Date

Transferred To Other Agencies

- 0 Dog; 1 Year To Date
- 0 Cat; 1 Year To Date

Currently In City Care

- 4 Dogs
- 1 Cats

Ready For Adoption

- 4 Dogs
- 0 Cats



Year to Date Wildlife Report

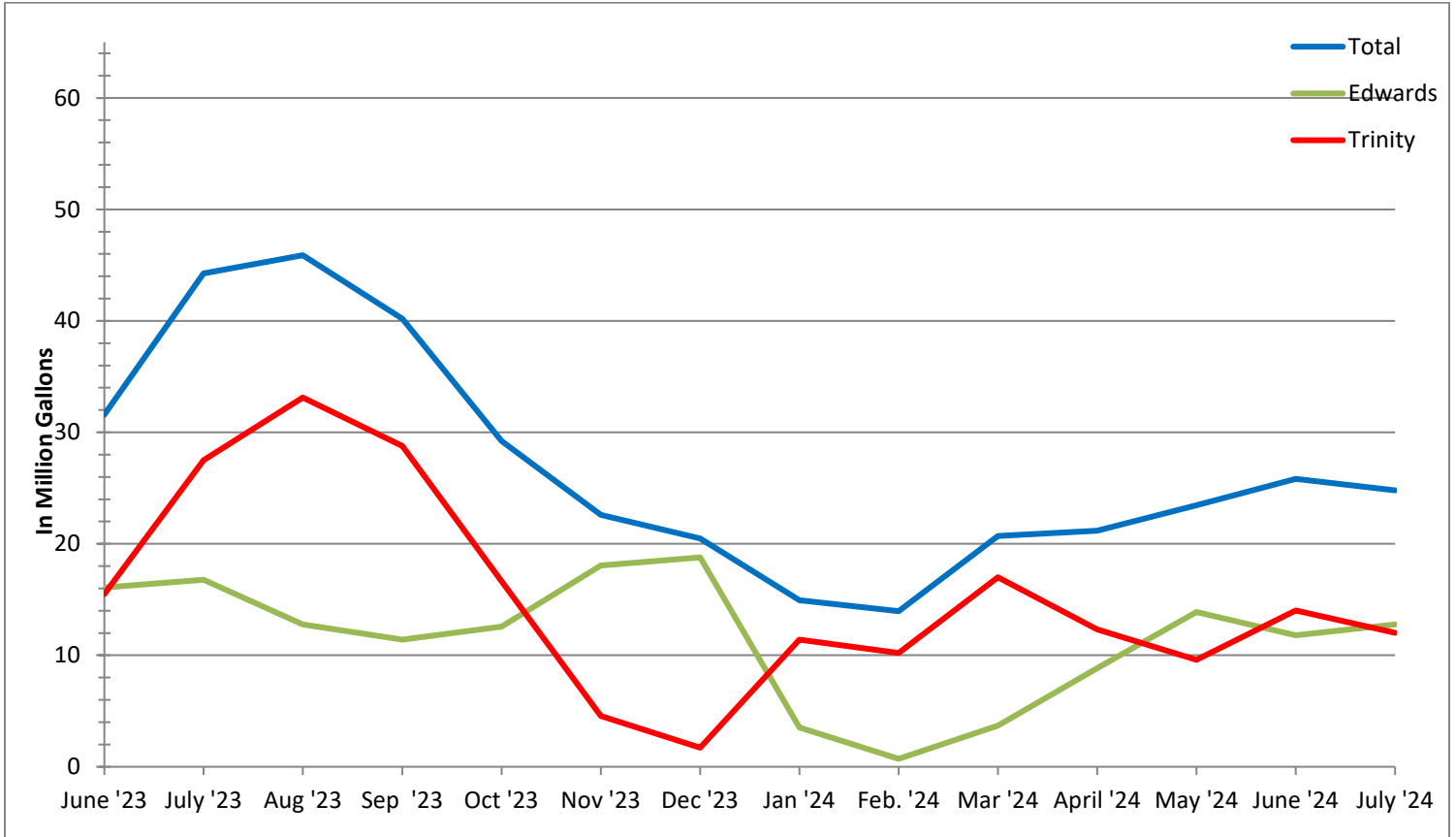
	Jan	Feb.	Mar	Apr.	May	Jun	Jul	Aug.	Sep.	Oct	Nov	Dec.	Total
Deer	5	3	5	6	9	8	5						41
Raccoons	5	3	8	6	3	3	3						31
Opossums	1	2	3	2	1	1							10
Skunks	6	7	2	2		1							18
Wild hogs		1											1
Turtles													
Squirrels		1	1	6	2	1							11
Foxes		2			1		1						4
Armadillos					2	2							4
Hawks													
Bats			2		1								3
Coyotes													
Buzzards		1		1									2
Ringtails			1	2									3
Snakes						1	1						2
Duck			1										1
Porcupine							1						1
Rabbit		1											1
Totals	17	21	23	25	19	17	11						133



Utilities Department Report

As of July 31, 2024

City of Garden Ridge Aquifer Usage

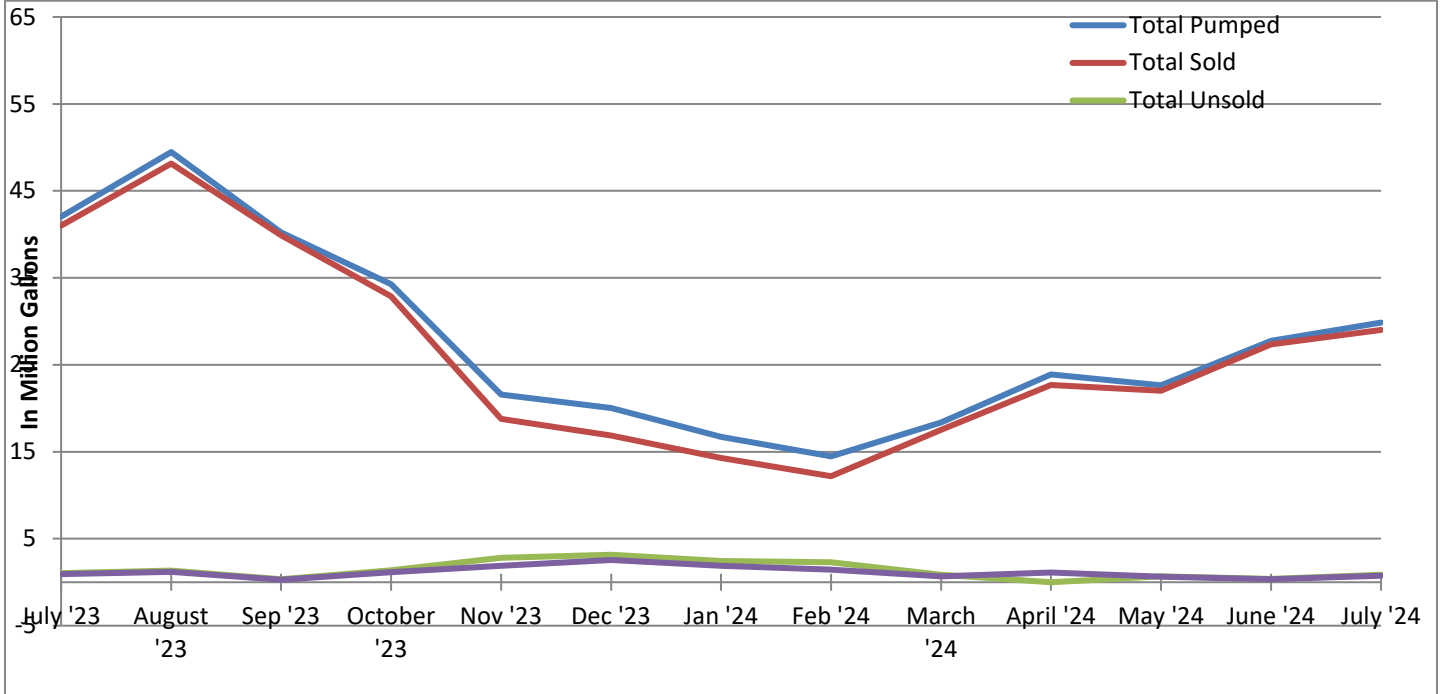


	Month:	Year:	Available:	Stage:
Edwards Well Usage AC/FT:	39.16	169.46	352.51	3
Trinity Well Usage AC/FT:	36.90	275.05	N/A	0

Water Quality

Bacteriological Samples:	Due:	Missed:	Passed:	Failed:
Distribution samples:	6	0	6	0
Chlorine Residual test:	31	0	31	0
Special Samples:	1	0	1	0

2023 – 2024 Pumping Report



	Total Pumped (Thousands)	Total Sold (Thousands)	Total Unsold (Thousands)	Unaccountable Unsold (Thousands)	Unaccountable Unsold %
July '23	42,053	41,019	1,034	944	2.0%
August '23	49,472	48,143	1,329	1,203	2.4%
September '23	40,223	39,889	334	284	0.7%
Oct '23	34,260	32,874	1,386	1,138	3.3%
Nov '23	21,584	18,777	2,807	1,907	8.0%
Dec '23	20,026	16,868	3,158	2,558	12.0%
Jan '24	16,712	14,276	2,436	1,896	11.3%
Feb '24	14,476	12,191	2,285	1,445	10.0%
March '24	18,375	17,527	848	679	3.7%
April '24	23,884	22,677	1,207	111	4.6%
May '24	22,660	22,018	692	592	2.9%
June '24	27,746	27,355	391	331	1.2%
July '24	29,853	29,010	843	744	2.5%
Yearly Average	27,794	26,356	2,029	1,064	5.0%
Yearly national average					16%

Utilities Department Monthly Activities:

This month we had our water compliance audit from TCEQ. This investigation takes place every three years, and it is done to make sure that the city follows all TCEQ rules and regulations concerning water quality, disinfection and all reports that go along with that process. They inspect all the well sites, and all records concerning our water operation. We received no violations.

New Installed Meters	0	Work Orders	247
Meter Replacements	2	Locates	72
City Owned Leaks	0	Irrigations Permits Issued	1
Meters Read	1701	Total Rebates	0
Meter Tests	0		0

AMI Information

Total Portal Customers: **843**

Meter Daily Readability Percentage: **99.51% for 1,698 assigned meters (current bill cycle)**

Main Breaks/City Repairs: None reported

Estimated Water Loss (gallons):

Location:

Explanation:

Leak Adjustments

New Requests	1	Waiting for Customer	1	Approved	1	Amount Approved	\$ 170.48	Denied	0	Sent to Water Commission	0
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Employee Training/Certifications



Garden Ridge Library

Volume VIII, Issue 11
August 7, 2024

Monthly Library Update

By Linda Crosland, Library Director

For leisure, for learning, for life!

Upcoming Activities for August

Special Family Activity

Thursday, August 8, 6:00-8:00 pm

Interactive Movie Night

During the showing of **Kung Fu Panda** there will be places to stop the movie and activities to do to interact with the action. Each child will have a prop box with the items needed to make it more fun and entertaining.

Please Note

Children's Activities will be on hiatus during the month of August.

This will give us a chance to plan for the upcoming school year: all of the **preschool literacy** programs as well as the **science club experiments**. Plans for the **adult programs** are likewise under way. In addition, we need to **revamp part of our shelving** which probably means moving every adult book in the library—and some of the children's as well. Hopefully, we will find time to finish some training videos.

Adults' Activities

Regular Activities

2nd Tuesday, **Card Making for Troops**, 1:00PM

3rd Tuesday, **Card-making**, 1:00 PM

Thursdays, **Adult Coloring**, 1:00 PM

Department Statistics for July

Visits to the Library	1,523
Items Checked Out	2,934
\$ Saved by checking out hardcopy books during month	\$13,491
\$ Saved by using eBooks	\$ 9,490
New Patrons Added	15
New Items Added, Physical books -Libby Books + Libby Advantage -SimplyE	49
Volunteer Hours	609
	143

Activity Statistics

Children's Preschool Storytime	66
Children's Elementary Age Activities	251
Special Events—Stuffed Animal Sleepover	46
Adult Classes—Coloring, Graceland, Book club, crafts, Lunch-n-Learn	49

Activity Totals 412

The most important asset of any library goes home at night – the library staff.

– Timothy Healy

memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Manager, City of Garden Ridge
Date: July 30, 2024
Re: Engineering Report for August 2024 Council Meeting

The intent of this memorandum is to provide the status of various projects that Trihydro is currently working on for the City of Garden Ridge. Updates to this memorandum subsequent to submittal will be provided at the council meeting.

FM 2252 TxDOT Project

- Project Background
 - This project is for the relocation of waterline in conjunction with TxDOT's FM 2252 roadway project. Trihydro staff are working with TxDOT to relocate existing waterlines in anticipation of roadway work.
 - Contract Price – \$1,156,484.00
 - Percent Complete – 82%
 - Schedule – Estimated completion date on hold.
- Project Status
 - The contractor demobilized, but will remobilize after abandoned poles are removed and CenterPoint has completed work through the FM 3009 intersection, which is anticipated to be complete at the beginning of September.

Land Development Projects

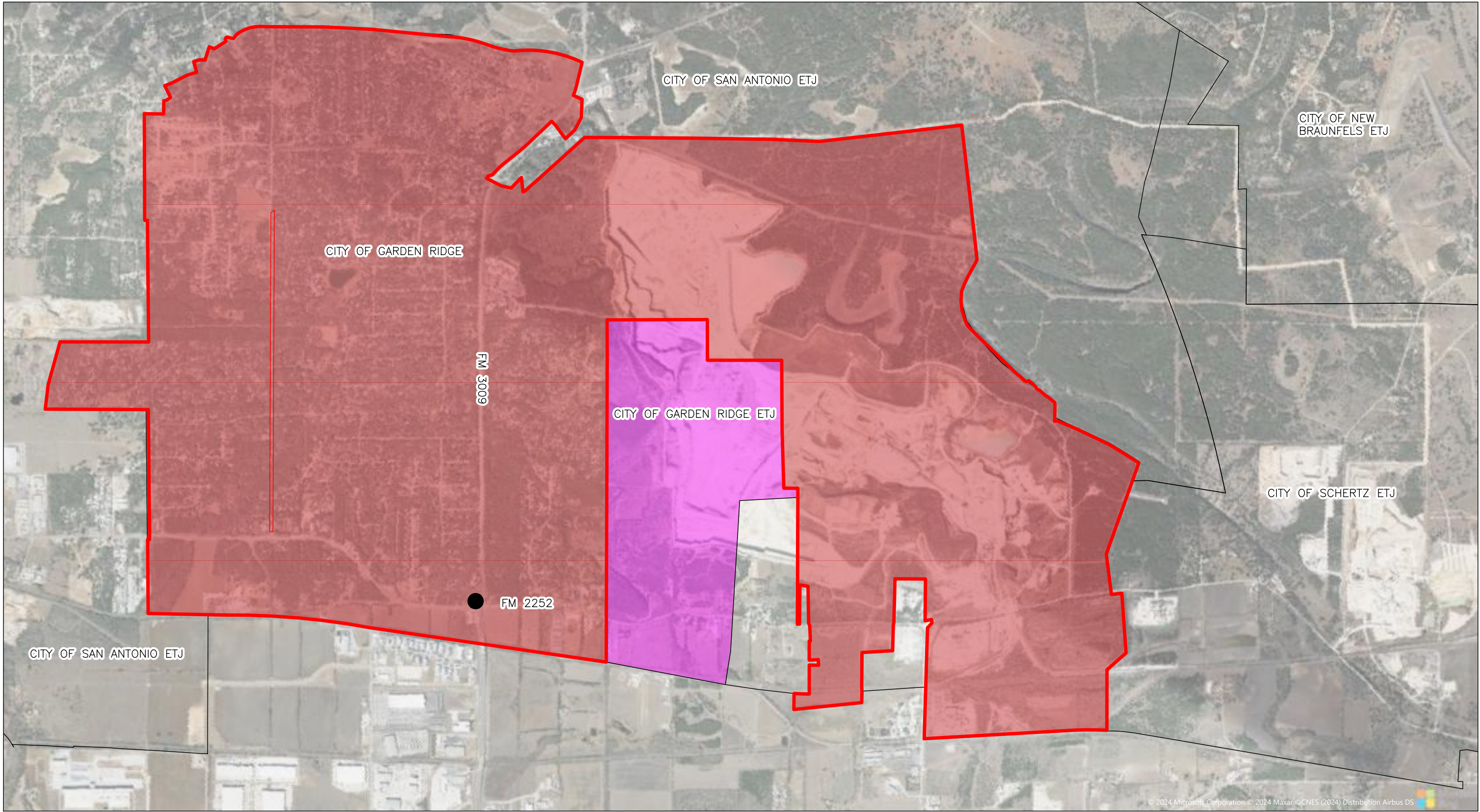
- Potential Developments
 - No activity this month

Miscellaneous Engineering Services

- FM 3009 and FM 2252 Intersection Truck Traffic Reduction Evaluation.
 - Evaluating truck route feasibility in reducing traffic at FM 3009 intersection.

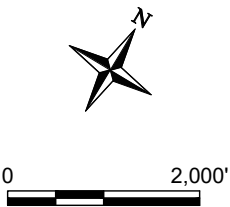
FIGURE

C:\USERS\MILLER\TRIHYDRO\CITY OF GARDEN RIDGE - DOCUMENTS\CADD\CITYENGINEER\FIGURES\GARDENRIDGEPROJECT\LOCATIONS



EXPLANATION

- CITY OF GARDEN RIDGE CITY LIMIT
- CITY OF GARDEN RIDGE ETJ
- PROJECT - FM 2252 WATER LINE





Trihydro
CORPORATION

New Braunfels Austin
1672 Independence Dr., Ste. 315 1005 E Saint Elmo Rd Building 7
New Braunfels, Texas 78132 Austin, TX 78745
(P) 830/626.3588 (F) 830/626.3544 (P) 512/442.3008 (F) 512/448.7811
www.trihydro.com

FIGURE 1			
CURRENT PROJECT LOCATIONS			
ENGINEER'S REPORT CITY OF GARDEN RIDGE			
Drawn By: JM	Checked By: HC	Scale: 1" = 2000'	Date: 7/29/2024

Unified Development Code (UDC) Comparative Analysis

For CITY OF GARDEN RIDGE
August 7, 2024

About Us

A Public Entity Consulting Firm, focused on economic development, site selection, and commercial real estate services.

- Founded in 2020 (Celebrating 4 years in October 2024)
- 100% Woman Owned
- Certified Texas Historically Underutilized Business (HUB)
- Certified Women-Owned Business Enterprise (WBE), Small Business Enterprise (SBE), Disadvantaged Business Enterprise (DBE), Airport Concessions Disadvantaged Business Enterprise (ACDBE)
- Certified Economic Developer (CEcD) through the International Economic Development Council
- Based in the San Antonio, Texas Metropolitan Area

Executive Summary

Objective

THE CITY OF GARDEN RIDGE has requested THE SILVAS GROUP perform a comparative analysis of the Unified Development Code (UDC) for THE CITY OF GARDEN RIDGE alongside other communities.

Our report is intended to provide findings and recommendations to help THE CITY OF GARDEN RIDGE foster a positive business climate within the city.



Problem

THE CITY OF GARDEN RIDGE is facing challenges in its growth and development.

- Traditionally relied on property taxes
- Not financially sustainable
- Few amenities within the city limits
- Residents do most of their shopping in neighboring communities
- As a result, the community has very little sales tax revenue



Solution

THE CITY OF GARDEN RIDGE must diversify revenues and increase economic development

- Economic development begins with commercial real estate (CRE) development,
- CRE development controlled by Unified Development Code (“UDC”)

Our report is intended to help CITY OF GARDEN RIDGE leaders understand how other communities in the region are utilizing their UDC / Code to help foster a positive business climate and spur economic development.



Findings

Strengths

- City leaders
 - Want to bring economic development to GARDEN RIDGE, and want to remove barriers to entry
 - See opportunities in GARDEN RIDGE and are looking for solutions
- City administration
 - Eager to increase business development in the community
 - Well-versed in the development process



Strengths

- Everyone we met believes in SHOPPING LOCAL
- Business owners we interviewed are all residents of GARDEN RIDGE and are very proud of the community they live in
 - Want to support the community's needs for amenities and sales tax
- Business leaders in GARDEN RIDGE own land in GARDEN RIDGE and are very motivated to bring business and development to the community



Challenges

- Barriers to entry for business development in GARDEN RIDGE do exist:
 - Timeline for commercial development can take 18-24 months for completion of ground-up construction
 - Changes to zoning ordinances limit the community's business opportunities
 - City Administration is stretched thin and needs more support
 - March 2023 Development Ordinance 13 is unwieldy and difficult to interpret
 - Recent decisions (food trucks) have run contrary to the code of ordinances

Challenges

- Business leaders have strained relationships with City leadership based on past and / or recent decisions
 - Skeptical / do not believe that any progress can or will be made to improve or strengthen those relationships / past decisions
- Relationships with Quarry Operators appear strained and support is unclear

Recommendations

Short Term

- Review the Unified Development Code (UDC) for each Community in our report
 - Review Notes following each community
 - Pay special attention to Seguin & Selma
 - Review Graphs
- Conduct Council Workshop on Economic Development
 - Define what businesses you want GARDEN RIDGE to attract
 - Create Economic Development Incentives Package
 - Create Meaningful and Realistic Goals
- Commit to revisit QuikTrip decision and remove obstacles
- Update Website to include a Doing Business Tab on the front page

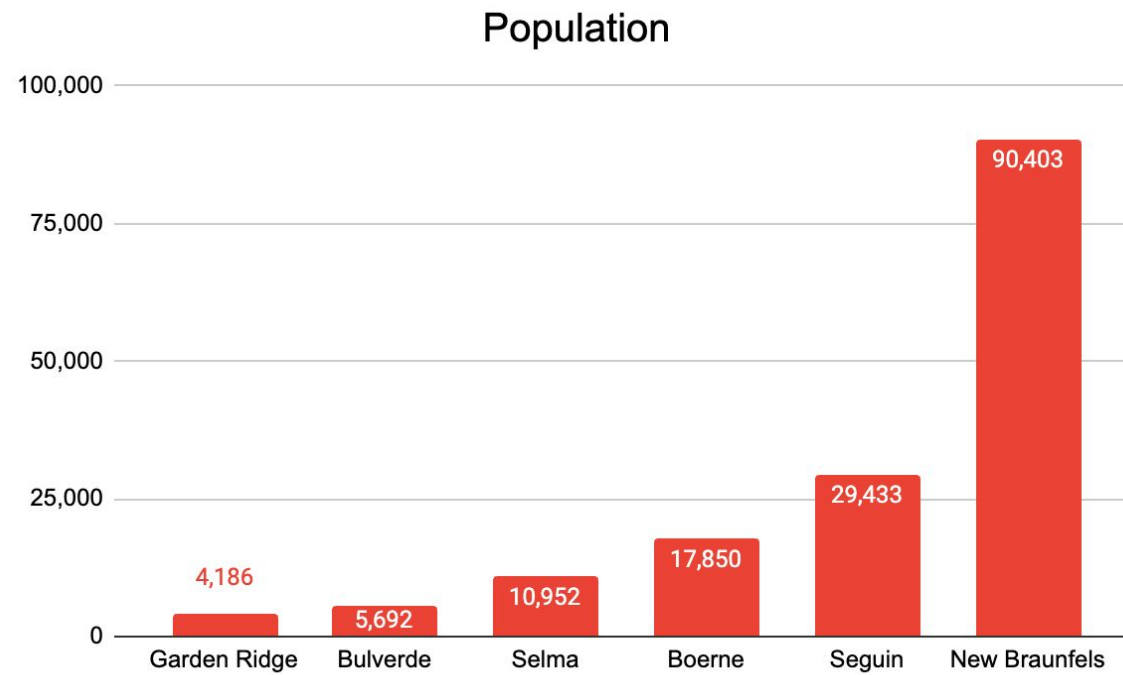
Medium Term

- Strengthen Relationships with the Business Community
- Take a Business Owner to Lunch (and listen to their perspective)
- Create a Business Leader Council to serve as an Advisory Team:
 - Meet quarterly over lunch
 - Revisit Ordinance 13 and Simplify it
 - Create Communication Piece – How to Build your Business in GARDEN RIDGE
 - Make your Business Community Leaders part of your solution
- Obtain Economic Development Training for Council and Staff Leadership
- Provide Planning & Zoning Training for P&Z Commission members
- Automate the planning process to help business owners

Long Term

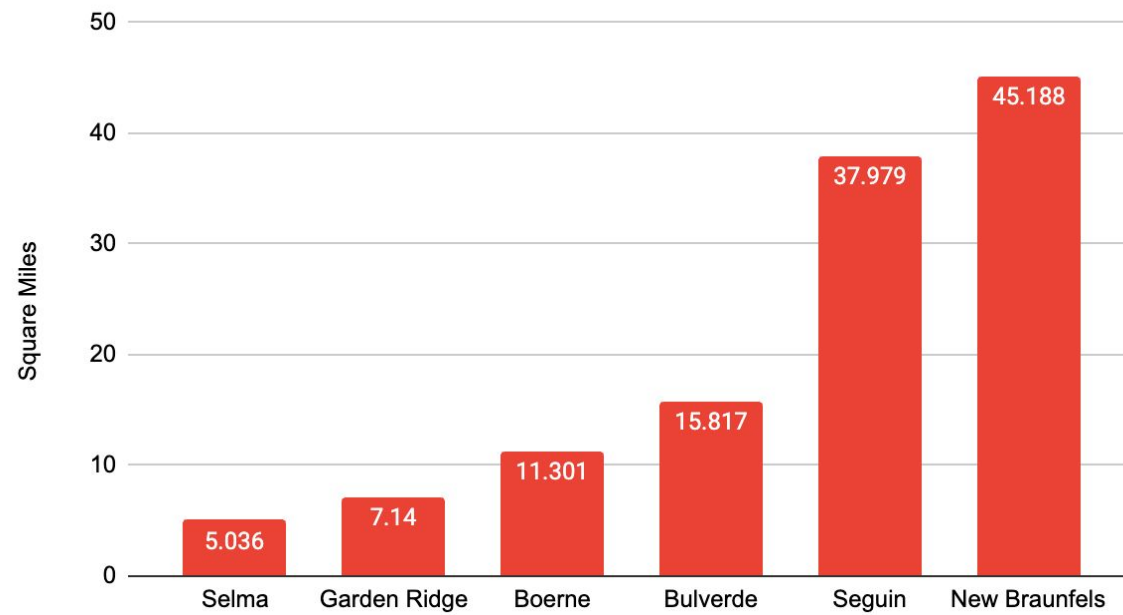
- Codify your ordinances on-line using a tool such as Muni-Code
- Communicate with your residents the importance of economic development to them
- Be engaged / stay involved in Chamber Membership for Tri-County & Schertz Chambers
- Strengthen Relationship with Quarry
- Create & Execute Annexation Plan for Bracken Village
- Create Economic Development Corporation / Commission
- Celebrate Your Businesses / Strengthen Relationships One at a Time
- Your business leaders are your evangelists, and once those relationships are rebuilt and follow-through is demonstrated, those relationships can help bring more businesses to your community!!!

Data Analysis

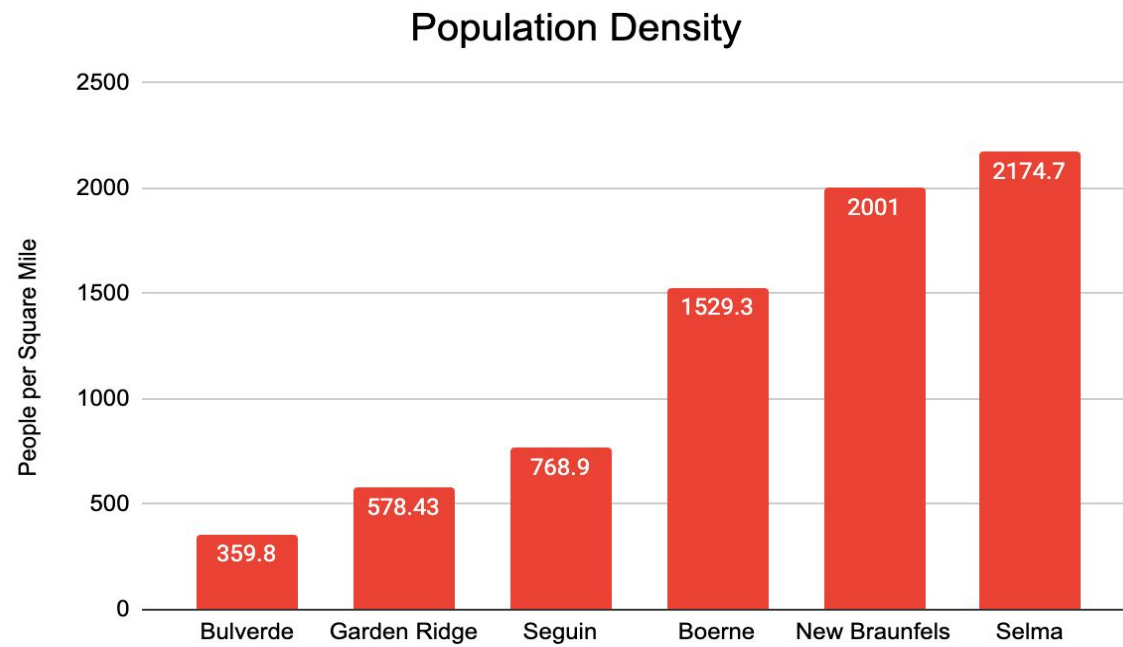


Outlines the current Census Population of the selected communities. These figures are based on the 2020 Census.

Land Area

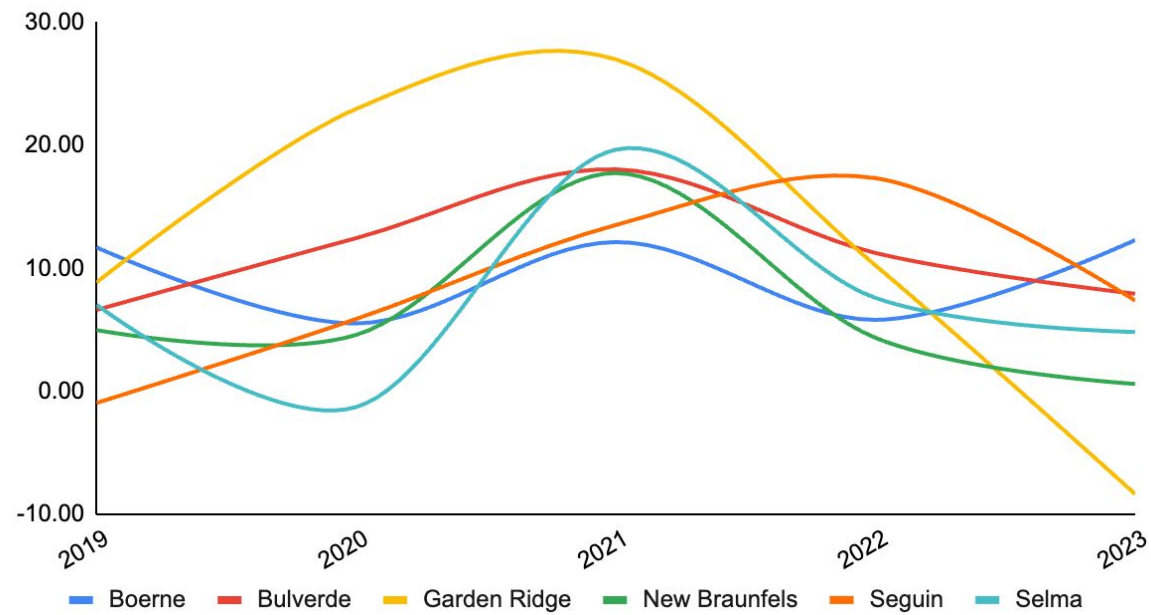


Profiles each community in terms of their land area in square miles.

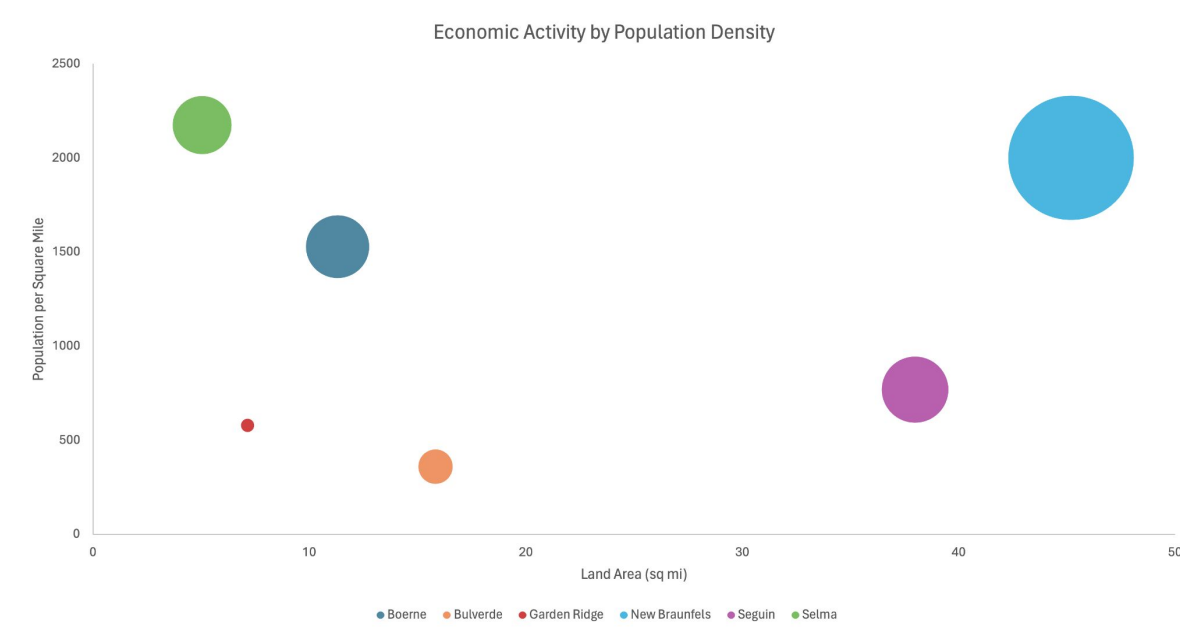


Demonstrates population density of the residents for each of the subject communities, based on square miles within each community.

Sales and Use Tax - Percent Change from Prior Year



Gives greater context for economic strength in these communities in terms of Sales and Use tax, with percent change year over year shown.



Economic Activity (Sales and Use Tax) in relation to population density and land area.



The size of the circles denote the strength (the value) of Sales and Use Tax for each community. The data points us to understand which communities are most “business friendly” from the value of the Sales and Use Tax.



Conclusion & Next Steps

Conclusion

Rapid growth in the region is presenting significant issues, especially within Comal County, and even just outside of the boundaries of THE CITY OF GARDEN RIDGE.

Traffic, congestion, surrounding communities, outlying areas, legislative changes, and competition for development are only some of the issues facing THE CITY OF GARDEN RIDGE.



Next Steps

THE CITY OF GARDEN RIDGE has the ability to control development within its boundaries.

Now is the time to remove obstacles that stand in the way of economic growth – which means creating flexibility for business to thrive in the community.



Thank you.

Unified Development Code (UDC) Comparative Analysis

For THE CITY OF GARDEN RIDGE, TEXAS

Presented by THE SILVAS GROUP
On 25 July 2024

About Us

THE SILVAS GROUP provides economic development consulting, site selection, and commercial real estate services for public entities.

OUR MISSION: To improve peoples' lives by strengthening communities and increasing economic opportunity.

OUR CORE VALUES: Customer-Focused, Ethically-Minded, and Driven to the Best Possible Outcome for the Customer

Kate Silvas, CEO of THE SILVAS GROUP is a Certified Economic Developer (CEcD) and licensed real estate professional, specializing in commercial real estate. Silvas is the San Antonio Director for KELLER WILLIAMS GOVERNMENT SERVICES (KWGS).

Silvas has proudly participated in several ground-breaking developments in San Antonio and South Texas. She helped recruit Caterpillar to Seguin, Texas resulting in the creation of 1,500 jobs and \$180MM in capital investment. Silvas has also helped replace thousands of jobs lost in the closure of Kelly AFB and launch the first truly successful base redevelopment project at Port San Antonio. As the Executive Director of the Converse EDC, she helped local leaders and State legislators craft an annexation plan to increase the size of Converse by 300 percent.

Silvas earned her bachelor's and master's Degrees from Trinity University in San Antonio, Texas. She served two terms as a duly-elected City Councilwoman in Converse, Texas (2018-2022). She is a member of the Texas Economic Development Council and the International Economic Development Council. She is an active member of the Randolph Metrocom Rotary Club, Tri-County Chamber of Commerce, San Antonio Board of Realtors, and South Texas Commercial Association of Realtors.

OUR CAPABILITIES

THE SILVAS GROUP provides economic development consulting, site selection services and commercial real estate services for public entities. Our services include professional writing, grant-writing, campaign messaging, and award-winning marketing. We team with experts in specific disciplines to meet our clients' needs.

Recent engagements have resulted in new jobs and capital investment, including:

- 1) An historic \$345MM Bond Election for Judson ISD
- 2) Site selection of a new concrete batch plant in Floresville, Texas
- 3) Site selection and real estate transactions for Corpus Christi school district

Executive Summary

Objective

THE CITY OF GARDEN RIDGE has requested THE SILVAS GROUP perform a comparative analysis of the Unified Development Code (UDC) for THE CITY OF GARDEN RIDGE alongside other communities. The intent of this report is to provide findings and recommendations to help THE CITY OF GARDEN RIDGE foster a positive business climate within the city.

Problem

THE CITY OF GARDEN RIDGE is facing challenges in its growth and development.

Located in Comal County, THE CITY OF GARDEN RIDGE is less than 25 minutes' drive from THE CITY OF NEW BRAUNFELS. Comal County is ranked No. 7 on the US Census Bureau's list of top 10 counties in annual percent growth with a resident population of 20,000 or more. Comal County grew from 184,749 residents in July 2022 to 193,928 residents in July 2023.¹

Known for large, wooded, residential estates, THE CITY OF GARDEN RIDGE has traditionally relied on property taxes to provide City services. City leaders, however, recognize that relying on residential property taxes is not financially sustainable. The community has few amenities within the city limits and residents do most of their shopping in neighboring communities. As a result, the community has very little sales tax revenue.

Additionally, THE CITY OF GARDEN RIDGE is home to a very large rock quarry operation, and at present, significant truck traffic travels through the community. Industrial truck traffic presents its own set of challenges, particularly in terms of maintenance and upkeep of roads.

Solution

Now, THE CITY OF GARDEN RIDGE needs to diversify its revenues and increase economic development. Economic development begins with commercial real estate development, and commercial real estate development is controlled by a community's Unified Development Code, or "UDC" (also referred to as "Code of Ordinances" or "Code").

This report is intended to help CITY OF GARDEN RIDGE leaders understand how other communities in the region are utilizing their UDC / Code to help foster a positive business climate and spur economic development.

¹ "Census: Comal County again among fastest-growing areas in the nation," [The Herald-Zeitung](#), Mar 18, 2024

Findings and Recommendations

In the course of this engagement, THE SILVAS GROUP conducted interviews with the City Administrator, participated in windshield tours with Council members, and held one-on-one conversations with several members of the business community in THE CITY OF GARDEN RIDGE.

The following is a list of our Findings regarding doing business in GARDEN RIDGE:

STRENGTHS:

- City leaders want to bring economic development to GARDEN RIDGE, and want to remove barriers to entry.
- City leaders see opportunities in GARDEN RIDGE and are looking for solutions.
- City administration is eager to increase business development in the community.
- City administration is well-versed in the development process.
- Everyone we met believes in SHOPPING LOCAL.
- Business owners we interviewed are all residents of GARDEN RIDGE and are very proud of the community they live in.
- Business owners want to support the community's needs for amenities and sales tax.
- Business leaders in GARDEN RIDGE own land in GARDEN RIDGE and are very motivated to bring business and development to the community.

CHALLENGES:

- Barriers to entry for business development in GARDEN RIDGE do exist:
 - Timeline for commercial development can take up to 18-24 months for ground-up construction
 - Changes to zoning ordinances limit the community's business opportunities
 - City Administration is stretched thin and needs more support
 - March 2023 Development Ordinance 13 is unwieldy and difficult to interpret
 - Recent decisions (food trucks) have run contrary to the code of ordinances
- Business leaders have strained relationships with City leadership based on past and / or recent decisions.
- Business leaders are skeptical / do not believe that any progress can or will be made to improve or strengthen those relationships / past decisions.
- Relationships with Quarry Operators appear strained and support is unclear

Recommendations

Economic development is a long-term process, and it involves a variety of steps and people at every level to get involved. It is an intentional process of building relationships over time, and the desired outcome sometimes takes years to come to fruition. The good news is that GARDEN RIDGE is at the very beginning, and the City can and will gain momentum over time.

Short-Term

- Review the UDC for each Community in this document
 - Review Notes following each community
 - Pay special attention to Seguin & Selma
 - Review Graphs
- Conduct Council Workshop on Economic Development
 - Define what businesses you want GARDEN RIDGE to attract
 - Create Economic Development Incentives Package
 - Create Meaningful and Realistic Goals
- Commit to revisit QuikTrip decision & remove the obstacles
- Update Website to include a Doing Business Tab on the front page

Mid-Term

- Strengthen Relationships with the Business Community
- Take a Business Owner to Lunch (and listen to their perspective)
- Create a Business Leader Council to serve as an Advisory Team:
 - Meet quarterly over lunch
 - Revisit Ordinance 13 and Simplify it
 - Create Communication Piece – How to Build your Business in GARDEN RIDGE
 - Make your Business Community Leaders part of your solution
- Obtain Economic Development Training for Council and Staff Leadership
- Provide Planning & Zoning Training for P&Z Commission members
- Automate the planning process to help business owners

Long-Term

- Codify your ordinances on-line using a tool such as Muni-Code
- Communicate with your residents the importance of economic development to them
- Be engaged / stay involved in Chamber Membership for Tri-County & Schertz Chambers
- Strengthen Relationship with Quarry
- Create & Execute Annexation Plan for Bracken Village
- Create Economic Development Corporation / Commission
- Celebrate Your Businesses / Strengthen Relationships One at a Time
- Your business leaders are your evangelists, and once those relationships are rebuilt and follow-through is demonstrated, those relationships can help bring more businesses to your community!!!

Conclusion

THE CITY OF GARDEN RIDGE is facing many challenges, some of which are within its control, and some are not.

Rapid growth in the region is presenting significant issues, especially within Comal County, and even just outside of the boundaries of THE CITY OF GARDEN RIDGE. Traffic, congestion, surrounding communities, outlying areas, legislative changes, and competition for development are only some of the issues facing THE CITY OF GARDEN RIDGE.

Now is the time to take action.

Throughout this report, THE SILVAS GROUP focused on a small group of communities and their respective Unified Development Codes (UDC). This study provides a means of comparing how easy and how hard it is to do business in each respective community. Some are very easy, and some are not.

For business, time is money. The private sector cannot afford to waste money and still manage to succeed. They will simply take their business – and your city's potential revenue – elsewhere. Therefore, the objective should be to help ease the process of business development, not make it harder. Making the process work for all parties is completely within the control – and the best interests – of THE CITY OF GARDEN RIDGE.

Compared to some communities in the region, the UDC for THE CITY OF GARDEN RIDGE places restrictions on development that are counterproductive for businesses to grow and expand. The UDC is more than 160 pages long, is unwieldy to administer, and difficult for the layperson to understand.

THE CITY OF GARDEN RIDGE has the ability to control development within its boundaries. Now is the time to remove obstacles that stand in the way of economic growth – which means creating flexibility for business to thrive in the community.

Background

Each community adopts its own Unified Development Code (“UDC”) or Code of Ordinances (“Code”) based on its Comprehensive Plan and the community’s unique priorities. The UDC or Code governs development within the community, including what, where, and how permitted development can occur.

The UDC or Code will define:

- What types of uses are permitted (zoning classifications)
- What types are not allowed (zoning exclusions)
- Overlay districts, if any (*such as military overlay / downtown / tax increment reinvestment zones, or others)
- Whether special use permits (SUPS) are allowed (and where)
- Whether mixed use development is desired
- The process for permitting, platting, variances, special use permits

Certain exclusions may not be mentioned within a community’s development code at all. For instance: convenience stores, bars, taverns, fast food restaurants, storage facilities, etc. may be completely excluded from the code altogether.

The UDC or Code will define what the physical requirements are for each type of use such as:

- Setbacks for each use
- Driveways
- Signage
- Pervious and impervious cover (gravel parking areas)
- Landscaping & tree ordinances
- On-site and off-site parking
- Screening for dumpsters or trash containers
- Fencing
- Requirements for Traffic Impact Analyses
- Any other physical requirements that must be met in order for a project to be approved in a specific community

Our Methodology

THE CITY OF GARDEN RIDGE (“GARDEN RIDGE”) is looking for ways to increase economic development in the community. This report is intended to help GARDEN RIDGE leaders understand what other communities are doing – and not doing – to spur economic development and help businesses thrive. The following pages describe our methodology for this project and the criteria used to compare and contrast THE CITY OF GARDEN RIDGE with these communities.

STEP ONE: Communities Selected for Comparison

We began this project with the communities which THE CITY OF GARDEN RIDGE identified. As defined in our scope, THE SILVAS GROUP also added two additional “model” cities to this comparison. This report profiles each of the following cities and the pertinent aspects of their UDC or Code as it relates to commercial (non-residential) development.

Communities selected by CITY OF GARDEN RIDGE

THE CITY OF GARDEN RIDGE has identified a few cities that model the standards – or “the look and feel” – that THE CITY OF GARDEN RIDGE desires in terms of its own business and community development. The model cities selected by THE CITY OF GARDEN RIDGE include:

- City of Boerne
- City of Bulverde
- City of New Braunfels

For ease of reference, CITY OF GARDEN RIDGE standards are also incorporated in this report.

Communities selected by THE SILVAS GROUP

Additionally, THE SILVAS GROUP is presenting two other cities as “model cities” for this comparison. Based on decades of experience in economic development, our team recognizes that these two communities are experiencing extraordinary growth and development.

The following two cities stand out on a short list of cities where businesses thrive:

- City of Seguin
- City of Selma

Seguin and Selma have two very important characteristics in common:

- Both have a very strong sales tax revenue stream and
- Both have a very “pro-business” mindset at all levels of leadership

KEY TAKEAWAY: Creating a “pro-business” climate is extremely important and cannot be stressed enough. Leadership at every level of government in Seguin and Selma work proactively in removing constraints, and their “pro-business” mindset serves them well. As a result, City services can be delivered efficiently and effectively, with sufficient reserves to spare.

These two communities differ in two very distinct ways:

- Seguin has an Economic Development Corporation whose mission is to focus on industry and manufacturing jobs. Seguin is located 45 minutes away from San Antonio, and is, in many ways, a self-sustaining or self-contained community.
- In contrast, The City of Selma does not have an EDC, however, they are positioned geographically along a very busy highway (I-35), making their location very desirable for logistics and commercial retail.

STEP TWO: Selection Criteria / Basis for Comparison

This report examines the UDC or Code of Ordinances for each community, based on the following common criteria:

- Date for Latest Adoption, if noted
- Allowable classifications
- Excluded uses (Zoning classifications that appear in one community’s zoning code, and not in another)
- Process for Approvals
- Expected Timelines
- Impact Fees
- Requirements for Business / Commercial Use

In order to determine the business climate in each community, this report examines the requirements for Business / Commercial Uses across the following categories:

- Design Requirements
- Food Establishments
- Landscaping
- Outdoor Lighting
- Signs and Signage
- Traffic and Motor Vehicles
- Zoning

Each community’s UDC is profiled in detail as it pertains to commercial (nonresidential) development requirements. The report also includes a Notes Section, highlighting strengths of how that city’s UDC impacts commercial development.

STEP THREE: Data Analysis

In the following pages, we provide a series of graphs which compare and contrast these communities. Together and separately, these graphs provide more context to these communities and their respective economic strengths, which is tied to their business climate, and ultimately reflected in each community's UDC or Code.

Population

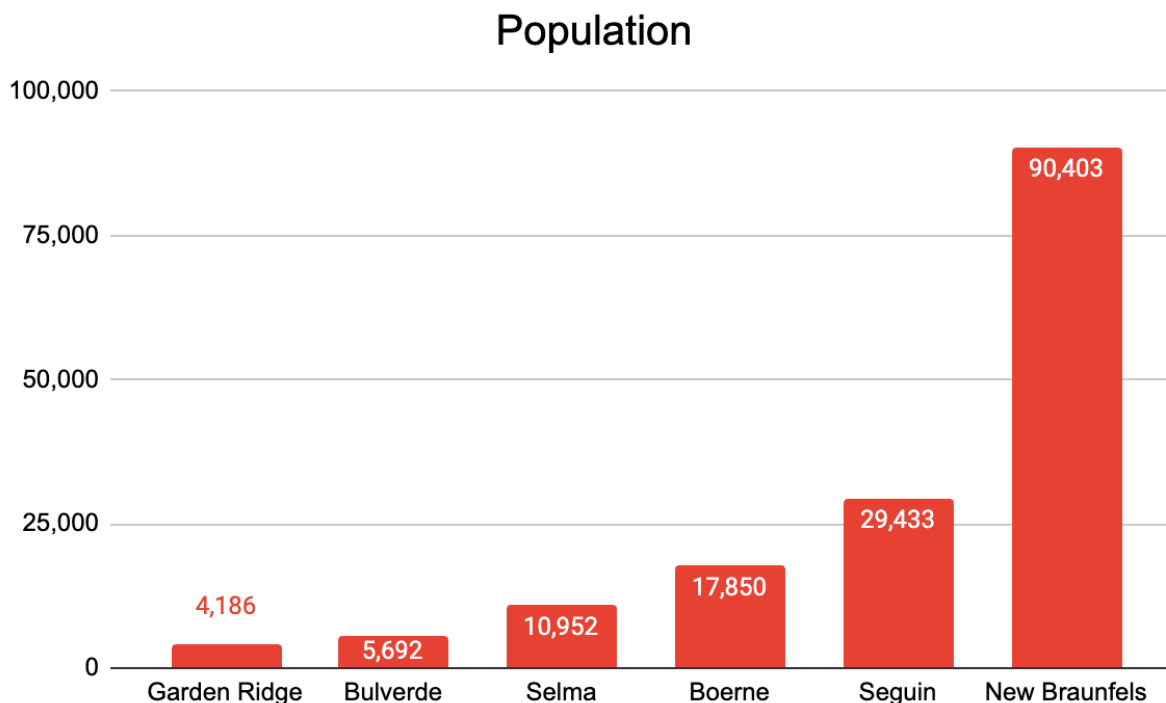


Figure 1: Current Census Population of selected communities.

Source: 2020 US Census

Figure 1 outlines the current Census Population of the selected communities. These figures are based on the 2020 Census, because the Census Bureau only reports out population estimates for the communities larger than 5,000 people. From our research, Garden Ridge is below the 5,000 population count considered necessary by the US Census Bureau for reporting additional demographic statistics.

As of 2020, the CITY OF GARDEN RIDGE had a population of 4,186, while the other selected communities are all larger in population, with Seguin and New Braunfels leading this population count with 29,433 and 90,403, respectively.

Population Density

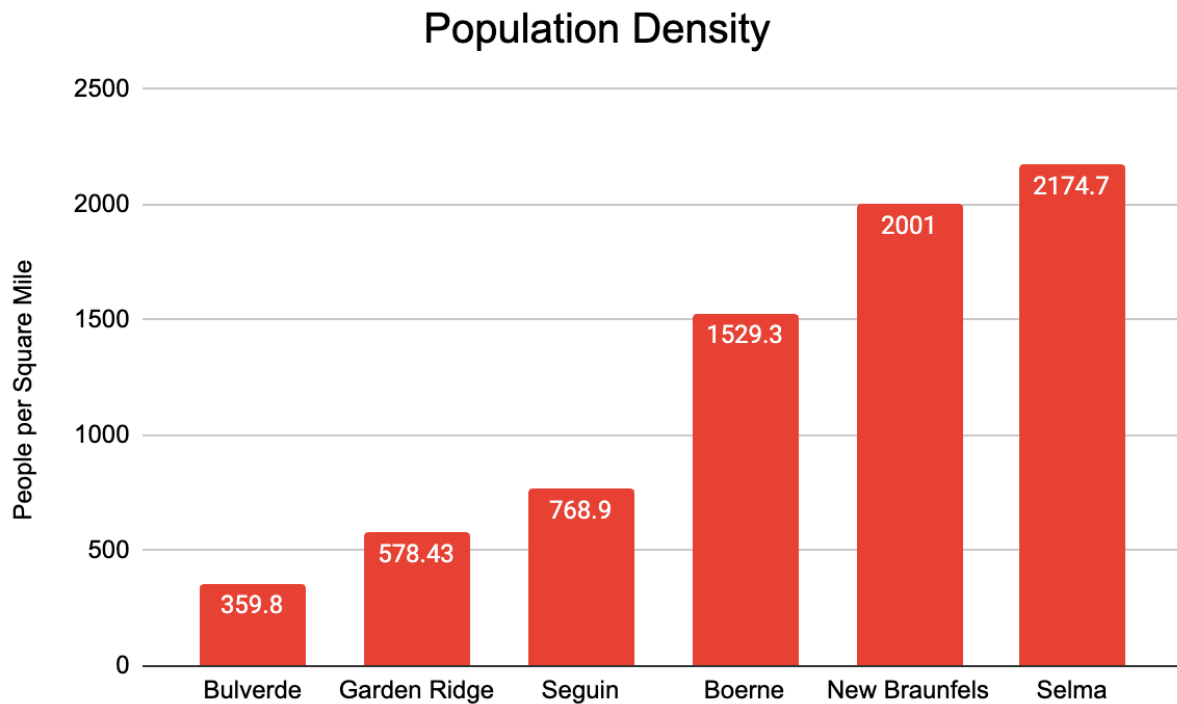


Figure 2: Current Population density of selected communities. Population density = population / land area (square miles).

Source: 2020 US Census

Figure 2 demonstrates population density of the residents for each of the subject communities, based on square miles within each community.

As may be expected, with its very large, wooded, residential estates, Garden Ridge sits in the lower population density profile of this chart. In comparison, Seguin, Boerne, New Braunfels, and Selma outpace Garden Ridge, in terms of density of population per square mile.

Note that Bulverde flanks Garden Ridge as a smaller population per square mile – and Selma dominates this chart.

Land Area

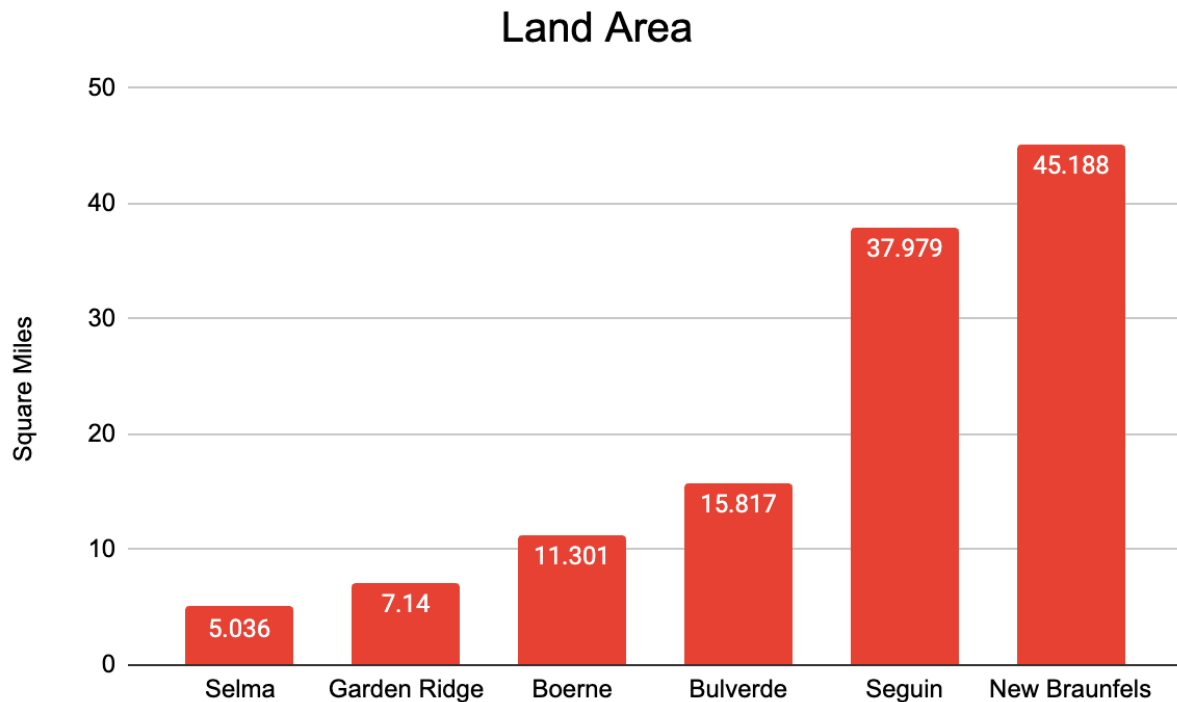


Figure 3: Current land area of selected communities. Land area is measured in square miles.

Source: 2020 US Census

Figure 3 profiles each community in terms of their land area in square miles.

Garden Ridge, at 7.14 square miles, fits the profile of smaller communities in terms of geographic size. Note that the previous chart (Figure 2) places Garden Ridge between Bulverde and Seguin in terms of population density per square mile.

Figure 3 places Garden Ridge between Selma and Boerne in geographic size. In contrast to the previous chart (Figure 2), Seguin is comparable in size to New Braunfels.

Bulverde, Garden Ridge, and Seguin all exhibit similar population densities. This is despite the fact that Bulverde and Seguin are significantly large in terms of land area.

Sales and Use Tax - Percent Change from Prior Year

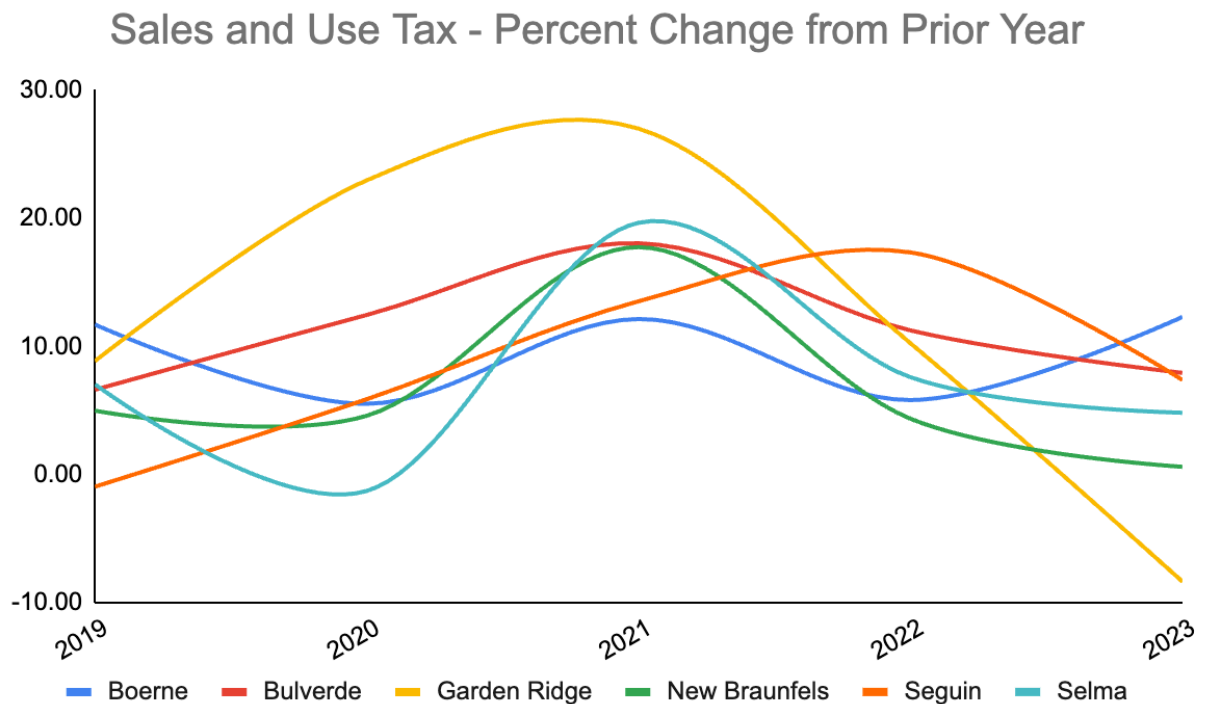


Figure 4: Trailing five years of Sales and Use Tax Percent Change from Prior Year

Source: 2019-2023 Sales and Use Tax Texas Comptroller of Public Accounts

Figure 4 gives greater context for economic strength in these communities in terms of Sales and Use tax, with percent change year over year shown in this graph.

Where we see Garden Ridge surge over 2020-2021 (during the height of COVID), the percent of change year over year of Sales and Use Tax has dropped off significantly, showing a negative trend.

Other subject communities appear stable year over year, with Seguin seeing a surge after the height of COVID, and leveling off as of the end of the 2023 reporting cycle.

Economic Activity by Population Density

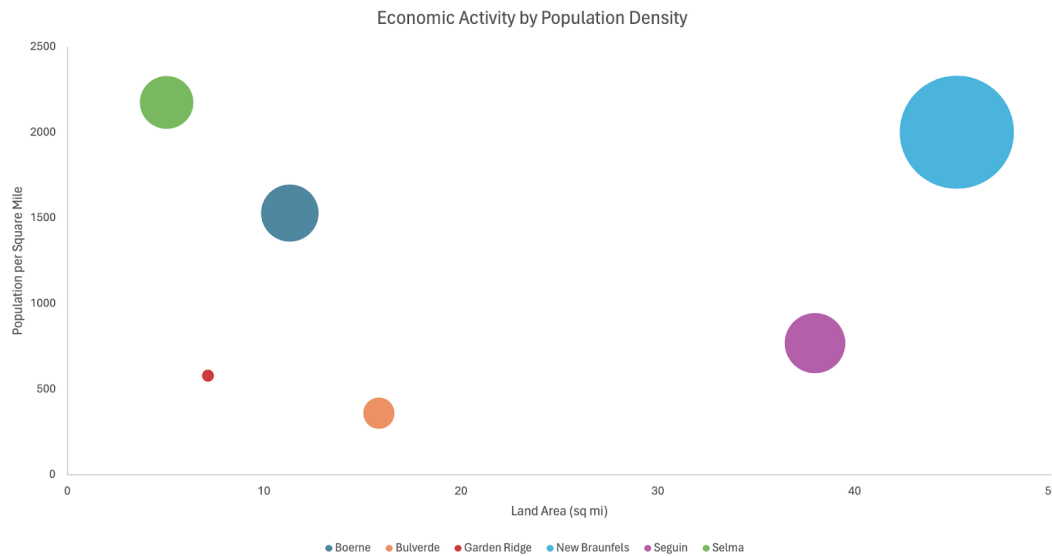


Figure 5: Economic Activity by Population Density of Selected Communities. Bubble size denotes sales and use tax figures from 2020.

Source: 2020 US Census, 2023 Sales and Use Tax Texas Comptroller of Public Accounts

This final graph (Figure 5) displays Economic Activity (Sales and Use Tax) in relation to population density and land area.

The size of the circles on Figure 5 denote the strength (the value) of Sales and Use Tax for each community. The data points us to understand which communities are most “business friendly” from the value of the Sales and Use Tax.

Communities where business is thriving are depicted with larger circles – specifically, New Braunfels, followed by Seguin, Boerne and Selma.

Key takeaways from this chart:

- Garden Ridge is approximately the same as Seguin and Bulverde in terms of Population Density
- Garden Ridge is larger in size in comparison to Selma, and slightly smaller than Boerne in terms of land area
- Despite these comparative metrics, Garden Ridge represents the smallest in terms of economic strength

TriCo
PO BOX3122
UNIVERSAL CITY, TX 78148 US
director@txtricitychamber.org

Invoice



BILL TO
City of Garden Ridge 9400 Municipal Parkway Garden Ridge, TX 78266

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20171923	05/06/2024	\$5,000.00	06/05/2024	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	City Partner Dues	New	1	5,000.00	5,000.00

SUBTOTAL	5,000.00
TAX	0.00
TOTAL	5,000.00
BALANCE DUE	\$5,000.00



July 19, 2024

To: Mayor Erickson and the City Council

From: City Manager Cain

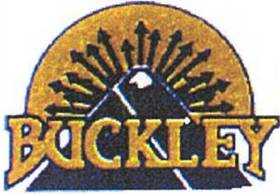
In accordance with Ordinance 34 Buckley Powder Co. has applied for the issuance of a Partial Exemption Permit to conduct blasting at Heidelberg Materials South, Servtex Quarry located at 21303 FM 2252, Garden Ridge, Texas. The Partial Exemption Permit is requested for October 1, 2024, through September 30, 2025. Buckley Powder Co. has provided all information requested pursuant to Ordinance 34. All information provided has been reviewed and the request is considered administratively complete. The current Partial Exemption Permit is held by Buckley Powder and there have not been any blasting exceedances during the past year and all blasting activities have been conducted in compliance with Ordinance 34.

Also, in accordance with Ordinance 34 the City Council must set an annual fee for a Partial Exemption Permit. The fee assessed for the permit issued in fiscal year 2024 was \$31,453.55. It is recommended that the Partial Exemption Permit fee for fiscal year 2025 be increased by 5%. The proposed increase equates to a permit fee of \$33,026.22. The 5% increase offsets the administrative costs incurred by the City as it relates to administrative support associated with blasting that will occur at the Quarry during the 2025 fiscal year.

It is recommended that the Partial Exemption Permit for Buckley Powder Co. to conduct blasting activities at Heidelberg Materials South, Servtex Quarry be approved for the period of October 1, 2024, through September 30, 2025, with a Partial Exemption Permit fee of \$33,026.22.

Respectfully,


Nancy Cain
City Manager



Buckley Powder Co.

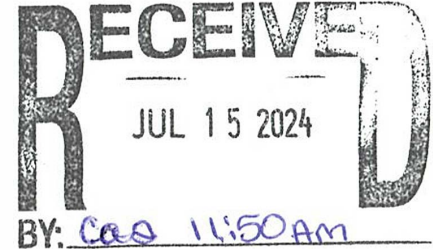
A Dyno Nobel Distributor

P.O. Box 1358 Georgetown, TX 78628 USA Telephone 512-869-0287 Fax: 512-819-9906

DYNO
Dyno Nobel

July 10, 2024

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



To whom it may concern:

Buckley Powder Company would like to be considered for a Partial Exemption Permit with the City of Garden Ridge. We have four gentlemen that will be our representatives for the purpose of this application, Mr. Steve Ezell, Mr. Riley Pumphrey, Mr. Darryl Borg, and Mr. Dustin Althoff. The complete contact information for these gentlemen is as follows:

Steve Ezell, Health & Safety Manager
[REDACTED]

Riley Pumphrey, General Manager
[REDACTED]

Darryl Borg, Senior Technical Representative
[REDACTED]

Dustin Althoff, Technical Representative
[REDACTED]

Buckley Powder Company
6305 N. IH-35
New Braunfels, TX 78130

Buckley Powder will be blasting for the crushed stone operation of Heidelberg Materials for the 2025 fiscal year. If you have any questions or concerns, please feel free to contact me or Mr. Borg.

Sincerely,

Dustin Althoff
Technical Representative



Buckley Powder Co.

A Dyno Nobel Distributor

P.O. Box 1358 Georgetown, TX 78628 USA Telephone 512-869-0287 Fax: 512-819-9906

DYNO
Dyno Nobel

Date: July 10, 2024

TO: City of Garden Ridge

CC: Steve Ezell, Riley Pumphrey, Darryl Borg

From: Dustin Althoff

Technical Representative

Buckley Powder Company

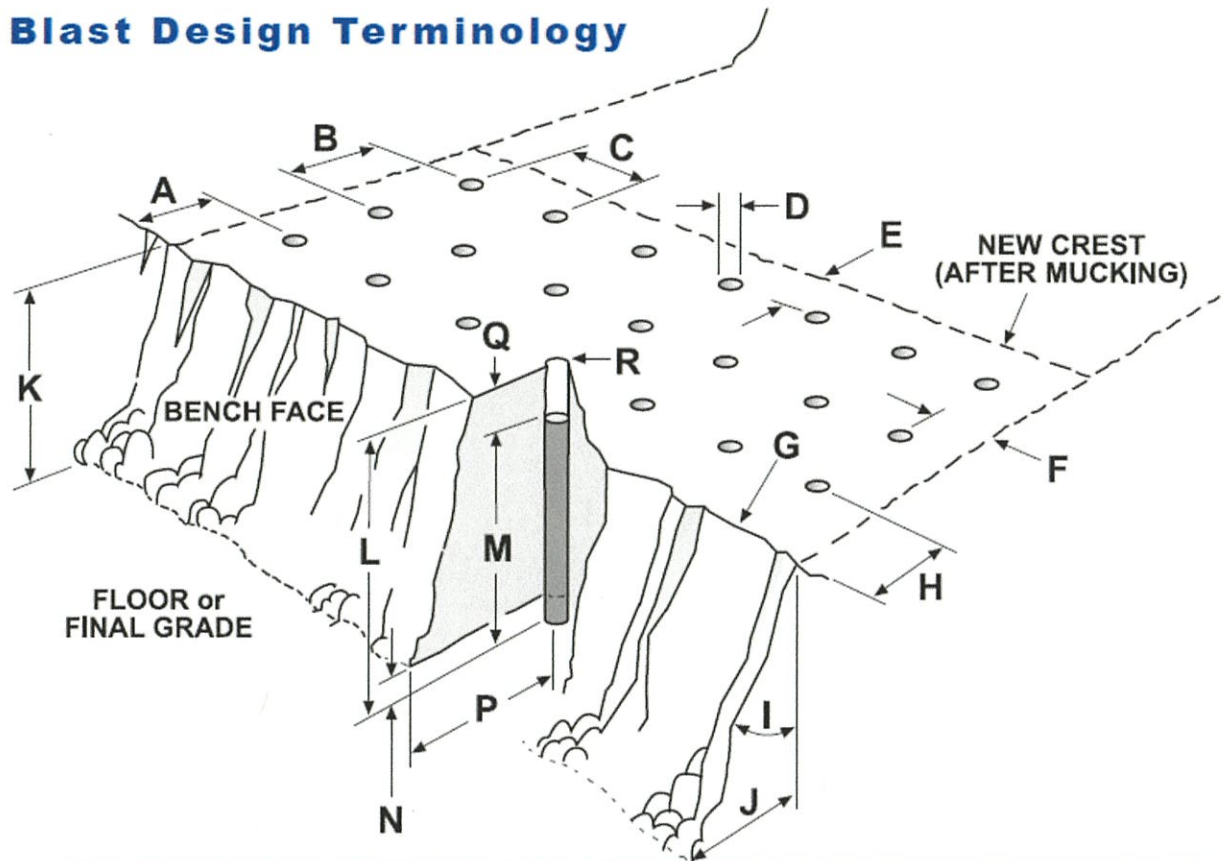
All Buckley Powder blasters are required to attend at least 40 hours of classroom training and testing to ensure they have a complete understanding of these procedures. Along with classroom training, they are provided extensive field training before ever actually being assigned duties as a lead blaster.

The City of Garden Ridge has been supplied a copy of the Open Pit Blaster Training. This course provides a thorough understanding of the fragmentation process and how to minimize vibration and air over pressure which may affect the surrounding community. Blasters are taught all calculations necessary to safely obtain the production goals of the customer while minimizing the environmental effects. Once again, they must pass written tests in the classroom and are audited in the field to ensure they are following these calculations and procedures. As new and improved techniques are introduced to the industry, blasters are brought in to be trained on the latest information as well as refreshed on previous topics.

Buckley Powder now blasts approximately 50,000,000 tons of rock per year in the San Antonio – New Braunfels area. Our blasters and technical staff are extremely familiar with the geological abnormalities which must be addressed to keep environmental effects to a minimum. The included documents are quite lengthy – so we will list below the typical process involved for blasting in the Edwards Aquifer area.

Included on the next page is an illustration of a typical bench to be blasted and the terminology for many of the parameters considered in the design of the blast.

Blast Design Terminology



A	Hole - to - Crest	G	Crest	M	Explosive Column Height
B	Apparent Burden*	H	Crest Burden	N	Subdrilling
C	Apparent Spacing*	I	Bank Angle	P	Toe Burden
D	Hole Diameter	J	Toe	Q	Stemming Height
E	Back Break	K	Bench Height	R	Collar
F	Side Break	L	Hole Depth		

* True Burden and True Spacing may be different than Apparent Burden and Apparent Spacing due to delay pattern.

We teach our blasters that there are four things which occur when rock is blasted:

- The rock is broken or fragmented.
- There is a heaving affect.
- Vibration is created.
- Air overpressure is created.

If a blast is properly designed, the energy of the explosives will be used to do the first two in the list and there will be less energy left to create vibration and air overpressure. Thus, the correct pattern to properly distribute the energy through the rock is the first important consideration. We know from experience how many pounds of explosives per cubic yard or ton of rock (powder factor) will give satisfactory fragmentation. If we under load a blast, it may create higher vibration. Extensive research calculations have been developed which aid in predicting vibration

at a given distance based on the pounds of explosives detonated at a specific interval. Based on the two above factors a blast pattern can be determined.

Laying out the blast pattern

As illustrated in the diagram, previous blasting will create a face which many times will be irregular, depending on the local geology. A two-dimensional laser profiler or drone imagery with 3D photogrammetry software will be used to determine at what distance from the crest holes should be placed in order to have the proper burden (amount of rock in front of the hole). There will be times when geological abnormalities may be observed and require the holes to have additional burden placed on them to minimize any venting of energy through the various seams, which may increase air overpressure. If this is necessary, the spacing between holes in this row will be reduced to maintain the proper powder factor. The location of each hole is marked by the blaster.

Drilling

The driller will be given documentation of the pattern. This will include a diagram of the hole locations. The required depth of the holes will be indicated. Depths are determined from the initial data from the laser profiler. To properly break the rock at the bottom of the hole, the holes will be drilled slightly deeper than the actual bench height. In areas of vibration concern, this subdrill should be kept to a minimum. Excessive subdrill tends to increase vibration due to the over confinement in this area of the blast. The driller will be asked to provide a log of each hole. These logs will provide information concerning variations in geology; with the depths of these variations noted. This is important data which aids the blaster in making determinations on how the hole should be loaded.

Loading the blast pattern

Before the blast is loaded, drone imagery with 3D photogrammetry software will be used. This unit allows the exact location of each hole to be surveyed. The 3D photogrammetry creates a point cloud to determine exact 2D and 3D burdens of each hole. Various reports will be generated from the data, which will aid the blaster in determining what must be done to eliminate problems (examples included at the end). The most important of these reports are the actual profiles of each front row borehole. These profiles show the exact burden in front of the hole. The software can also be set to look at predetermined distance on either side of the hole for any lesser burdens which might be influenced by this hole. With these reports in hand, the blaster will visually examine the face one more time and make notes on the printouts of any variations in the loading which should take place.

All holes will be checked for proper depth. If any have excessive subdrill which may increase vibration, they will be backfilled to the proper depth. Detonators and cast boosters will be placed in the holes as needed and the hole will be loaded with bulk explosives. The blaster will monitor the rise of the product in the hole. If there are any abnormalities such as cracks and voids the powder will stop rising and the blaster will immediately stop to address the issue. In most cases an inert material such as crushed stone will be placed in this area of the borehole to avoid the accumulation of excess explosives. Trucks are equipped with meters as an added check to ensure the proper amount of explosives is being placed in each hole. In the cases where a full column may be too large to maintain the desired vibration level; the load in the hole may be divided into smaller charges separated by inert material. These smaller charges will be timed to detonate separately to reduce vibration. If seams of softer material or clay are noted on drill logs or observed by the blaster as he inspects the face; inert material will be placed in that area of

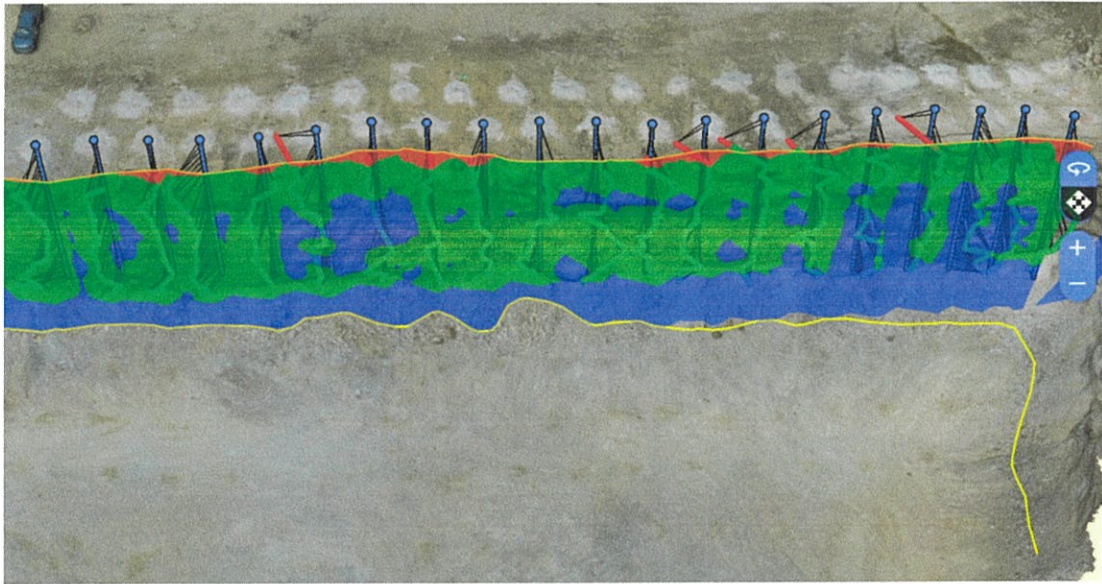
the column to prevent venting which may increase air overpressure and noise issues. The powder column will be stopped at a predetermined distance from the top of the hole. This is called the stemming area and will be filled with crushed stone to create confinement at the surface.

Electronic Detonators

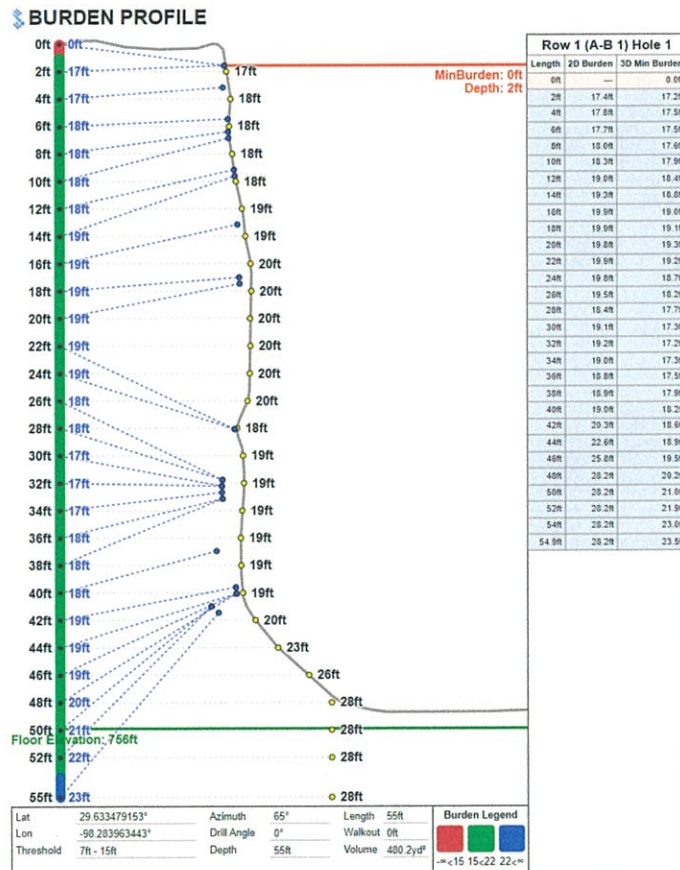
The development of electronic detonators has improved the ability of our industry to reduce vibration from blasting. The accuracy of these detonators has allowed us to be very predictive as to our end results. Software has been developed which allows us to blast one hole, collect the vibration data; apply that data to a multiple hole scenario; and with a fair amount of accuracy predict what the results will be from that blast. The software we have allows us to enter the exact parameters of a particular blast pattern and see what the vibration should be based of various timing sequences. Though our vibration levels are never close to a level which will do damage to a structure, we can many times find a sequence which is less perceivable and acceptable to the community.

Conclusion

There are few places left where our customers have not had developments build around them. Buckley Powder has been successful helping those customers deal with community concerns. We take great pride in our education program for our personnel concerning safety and technology. If you have further questions concerning our procedures, please contact us.



Aerial view of blast pattern created from 3D profile software



Typical Profile of a Blast Hole showing 2D and 3D burden



CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 1

DATE (MM/DD/YYYY)

06/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT WTW Certificate Center	
	PHONE (A/C No. Ext): 1-877-945-7378	FAX (A/C No.): 1-888-467-2378
	E-MAIL ADDRESS: certificates@wtwco.com	
INSURED Buckley Powder Company, Inc. 42 Inverness Drive E Englewood, CO 80112	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Starr Indemnity & Liability Company	
	INSURER B: Trisura Specialty Insurance Company	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	
	NAIC #	
	38318	16188

COVERAGES**CERTIFICATE NUMBER:** W33991193**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY	Y		1000090348241	07/01/2024	07/01/2025	EACH OCCURRENCE \$ 2,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	☒ POLICY ☒ PROJECT ☒ LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						\$
A	AUTOMOBILE LIABILITY	Y		1000198724241	07/01/2024	07/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
	☒ ANY AUTO						BODILY INJURY (Per person) \$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							\$
A	☐ UMBRELLA LIAB ☒ OCCUR	Y		1000095505241	04/01/2024	04/01/2025	EACH OCCURRENCE \$ 3,000,000
	☒ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$ 3,000,000
	DED \$ RETENTION \$						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A		1000002255	07/01/2024	07/01/2025	☒ PER STATUTE ☐ OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Excess Liability	Y		AESIR85-AEFF-DYNO-01-2024	04/01/2024	04/01/2025	Each Occurrence: \$2,000,000
	(2M xs \$3m)						Aggregate: \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Subject always to policy terms, conditions and exclusions, Certificate Holder is named as Additional Insured (excluding Workers' Compensation and Employers' Liability) but only to the extent of risks and liabilities assumed by the Named Insured in a signed written contract.

CERTIFICATE HOLDER

City of Garden Ridge 9400 Municipal Parkway Garden Ridge, TX 78266	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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SR ID: 26063766

BATCH: 3515891



CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 2

DATE (MM/DD/YYYY)
06/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: WTW Certificate Center PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@wtwco.com																					
INSURED Buckley Powder Company, Inc. 42 Inverness Drive E Englewood, CO 80112	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Starr Indemnity & Liability Company</td><td>38318</td></tr><tr><td>INSURER B:</td><td>Trisura Specialty Insurance Company</td><td>16188</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Starr Indemnity & Liability Company	38318	INSURER B:	Trisura Specialty Insurance Company	16188	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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COVERAGES **CERTIFICATE NUMBER:** W33991264 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☒ PRO-JECT ☒ LOC OTHER:	Y	Y	1000090348241	07/01/2024	07/01/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	Y		1000198724241	07/01/2024	07/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☐ RETENTION \$	Y		1000095505241	04/01/2024	04/01/2025	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	1000002255	07/01/2024	07/01/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Excess Liability (5M xs \$3m)	Y		AESIR85-AEFF-DYNO-01-2024	04/01/2024	04/01/2025	Each Occurrence: \$5,000,000 Aggregate: \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Subject always to policy terms, conditions and exclusions, Certificate Holder is named as Additional Insured (excluding Workers' Compensation and Employers' Liability) but only to the extent of risks and liabilities assumed by the Named Insured in a signed written contract. Subject always to policy terms, conditions and exclusions, Waiver of Subrogation is granted in favor of Certificate Holder but only to the extent of risks and liabilities assumed by the Named Insured in a signed written contract. General Liability is primary & Non-Contributory as per Heidelberg insurance requirements. Umbrella/Excess is follow form of primary general liability and auto liability subject to

CERTIFICATE HOLDER Hanson Aggregates LLC c/o Avetta LLC PO Box 51387 Irvine, CA 92619	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

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AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY Willis Towers Watson Insurance Services West, Inc.		NAMED INSURED Buckley Powder Company, Inc. 42 Inverness Drive E Englewood, CO 80112	
POLICY NUMBER See Page 1		EFFECTIVE DATE: See Page 1	
CARRIER See Page 1	NAIC CODE See Page 1		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance
 policy terms, conditions and exclusions.

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF ATF - Chief, FELC
Correspondence To 244 Needy Road
 Martinsburg, WV 25405-9431

License/Permit
Number

5-TX-091-20-5J-01236

Chief, Federal Explosives Licensing Center (FELC)

Expiration
Date

September 1, 2025

Name
BUCKLEY POWDER CO

Premises Address (Changes? Notify the FELC at least 10 days before the move.)

6305 IH 35 NORTH
NEW BRAUNFELS, TX 78130-

Type of License or Permit

20-MANUFACTURER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)

BUCKLEY POWDER CO
42 INVERNESS DRIVE EAST
ENGLEWOOD, CO 80112-


Licensee/Permittee Responsible Person Signature


Position/Title

Jill Marks
Printed Name

8-17-22
Date

Previous Edition is Obsolete BUCKLEY POWDER CO:6305 IH 35 NORTH:78130:TX-091-20-5J-01236:September 1, 2025:20-MANUFACTURER OF EXPLOSIVES

ATF Form 5400.14/5400.15 Part I
Revised September 2011

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address (27 CFR 555.54(a)(1)). Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. **(The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)**

Right of Succession (27 CFR 555.59). (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

Cut Here ✂

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: BUCKLEY POWDER CO

Business Name:

License/Permit Number: 5-TX-091-20-5J-01236

License/Permit Type: 20-MANUFACTURER OF EXPLOSIVES

Expiration: September 1, 2025

Please Note: Not Valid for the Sale or Other Disposition of Explosives.



NOTICE OF CLEARANCE

for individuals transporting, shipping, receiving, or possessing explosive materials.

ISSUED TO: BUCKLEY POWDER CO

Federal Explosives license/permit no.: 5-TX-091-20-5J-01236

NOTICE DATE: 08/09/2022

Expiration Date: **September 1, 2025**

Explosives License/Permit Type: 20-MANUFACTURER OF EXPLOSIVES

EXPIRATION DATE: This Notice expires when superseded by a newer Notice which will list all current responsible persons and employee possessors, or when the license or permit expires - whichever comes first.

- WARNING.** Only those individuals listed below as **RESPONSIBLE PERSONS** and **EMPLOYEE POSSESSORS** with a background clearance status of "CLEARED" or "PENDING" are authorized to transport, ship, receive, or possess explosive materials in the course of employment with you.
- "DENIED" STATUS.** If an employee possessor has a background clearance status of "DENIED", you **MUST** take immediate steps to remove the employee from a position requiring the transporting, shipping, receiving, or possessing of explosive materials. Also, if the employee has been listed as a person authorized to accept delivery of explosive materials, you **MUST** remove the employee from such list and immediately, and in no event later than the second business day after such change, notify distributors of such change, as stated in 27 CFR 555.33(a).
- CHANGE IN RESPONSIBLE PERSONS.** You **MUST** report any change in responsible persons to the Chief, Federal Explosives Licensing Center, within 30 days of the change and new responsible persons **MUST** include "appropriate identifying information" as defined in 27 CFR 555.11. Fingerprints and photos are **NOT** required, however they will be required upon renewal of the license or permit.
- CHANGE OF EMPLOYEES.** You **MUST** report any change of employee/possessors to the Chief, FELC, within 30 days. Reports relating to newly hired employees must be submitted on ATF Form 5400.28 for EACH employee.

Premises Address: 6305 IH 35 NORTH
NEW BRAUNFELS, TX 78130

Mailing Address:
BUCKLEY POWDER CO
42 INVERNESS DRIVE EAST
ENGLEWOOD, CO 80112

This 'Notice of Clearance' is provided to you as required by 18 U.S.C. 843(h) and **MUST** be retained as part of your permanent records and be made available for examination or inspection by ATF officers as required by 27 CFR 555.121. If you receive a Notice subsequent to this Notice, this Notice will no longer be valid.

In accordance with 27 CFR 555.33, Background Checks and Clearances, and 27 CFR 555.57, Change of Control, Change in Responsible Persons, and Change of Employees, ATF's Federal Explosives Licensing Center (FELC) has conducted background checks on the individual(s) you identified as a responsible person(s) and an employee/possessor(s) on your application, or reported after the issuance of your license/permit.

The following is a SUMMARY of the results of the background checks conducted on the individuals you reported as responsible persons and employee/possessors. ATF will be notifying ALL individuals listed on this document of their respective status by separate letter mailed to their residence address.

PLEASE BE ADVISED THAT IT IS UNLAWFUL FOR ANY PERSON REFLECTING A STATUS OF "DENIED" TO TRANSPORT, SHIP, RECEIVE, OR POSSESS EXPLOSIVE MATERIALS.

Please carefully review this Notice to ensure that all the information is accurate. If this Notice is incorrect, please return the Notice to the Chief, FELC, with a statement showing the nature of the error(s). The Chief, FELC, shall correct the error, and return a corrected Notice.

Number of RESPONSIBLE PERSON(S) : 10

Number of EMPLOYEE POSSESSOR(S): 28

LAST NAME, First Name, Middle Name Clearance Status

RESPONSIBLE PERSONS:

10

0001 ADAMS, LANCE HENRY	Cleared
0002 BRETZING, STEPHEN KARL	Cleared
0003 BUCKLEY, JOSEPH STEVEN	Cleared
0004 BUCKLEY, RAYMOND LEE JR	Cleared
0005 BUCKLEY, STEVE LEE	Cleared
0006 KOSTANTEWICZ, JEROME	Cleared
0007 MARRS, JILL BUCKKLEY	Cleared
0008 MEDLIN, JASON SCOTT	Cleared

continued

LAST NAME, First Name, Middle Name Clearance Status

0009 PUMPHREY, ADRIAN	Cleared
0010 PUMPHREY, JAY ROY	Cleared

EMPLOYEE POSSESSORS:

28

0001 ALTHOFF, DUSTIN JAMES	Cleared
0002 BORG, DARRYL JOSEPH	Cleared
0003 BROWN, BRADLEY EUGENE	Cleared
0004 CATES, JOSHUA LEE	Cleared
0005 DIRST, SETH RUSTIN	Cleared
0006 ESPINOZA, RANDALL EDWARD	Cleared

NOTICE OF CLEARANCE

08/09/2022

for individuals transporting, shipping, receiving, or possessing explosive materials.

NOTICE DATE: 08/09/2022

EXPIRATION DATE: This Notice expires when superseded by a newer Notice which will list all current responsible persons and employee possessors, or when the license or permit expires - whichever comes first.

This 'Notice of Clearance' is issued to: BUCKLEY POWDER CO
Federal Explosives License/permit no.: 5-TX-091-20-5J-01236
Explosives License/Permit Type : 20-MANUFACTURER OF EXPLOSIVES
Expiration Date : September 4, 2025

6305 IH 35 NORTH
NEW BRAUNFELS, TX 78130

continued from previous page

LAST NAME, First Name, Middle Name Clearance Status

LAST NAME, First Name, Middle Name Clearance Status

0007 HADLEY, JOSHUA LOUIS	Cleared
0008 MILLER, JOSHUA MARK	Cleared
0009 HOPE, JASON LANCE	Cleared
0010 KELLEY, DAVID KYLE	Cleared
0011 LEVESQUE, JEAN PIERRE	Cleared
0012 MIRABELLI, LAWRENCE JOHN	Cleared
0013 MIRANDA, ZINNIA ADELLE	Cleared
0014 MITCHELL, ETHAN CHASE	Cleared
0015 OBEAR, KYLE RANDAL	Cleared
0016 PENA, EDWARD DOUGLAS II	Cleared
0017 POOL, MICHAEL HUNTER	Cleared
0018 SALMON, BENJAMIN DANIEL	Cleared
0019 SMITH, GARRETT MICHAEL	Cleared
0020 SUSTAITA, JOHNATHAN RYAN	Cleared
0021 VALDEZ, JACOB BENNETT	Cleared
0022 VASQUEZ, MARCO LORENZO	Cleared
0023 WEIR, CHRISTOPHER FRANKLIN	Cleared
0024 ASMUSSEN, JASON ROBERT	Pending
0025 DAMON, BRANDON EDWARD	Pending
0026 ENBRY, TRENT OLIN	Pending
0027 MIMS, JOHN JASON	Pending
0028 RAMIREZ CUELLAR, JONATHAN JOSHUA	Pending

5-TX-091-20-5J-01236-EXPLOSIVES LICENSE-NEW BRAUNFELS, TX 78130



Heidelberg Materials

Servtex Quarry

21303 FM 2252

P.O. Box 311535

New Braunfels, TX 78132

Phone (940) 233-0642

Email: William.Saly@HeidelbergMaterials.com

July 10, 2024

Nancy Cain
City Administrator
City of Garden Ridge
9500 Municipal Parkway
Garden Ridge, TX 78266-2600

Re: Partial Exemption Permit – Buckley Powder

Dear Nancy:

We have asked Buckley Powder to re-apply for a Partial Exemption Permit for blasting within the City limits of Garden Ridge per Ordinance 34 for the fiscal year of 2025 (October 1, 2024 to September 30, 2025).

We have attached the Property Tax map for the Servtex Quarry. We will assist with any necessary documentation for this permit.

Please feel free to contact me directly for any further assistance.

William (Bill) Saly
Plant Manager

STATE OF TEXAS

§

COUNTY OF

Guadalupe

§

ACKNOWLEDGEMENT

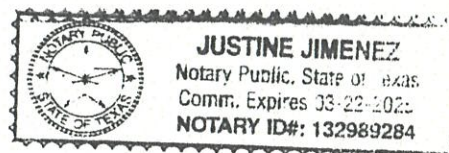
The foregoing instrument was acknowledged before me on the 10th day of JULY, 2024, by TX ID for the purposes and consideration therein expressed.

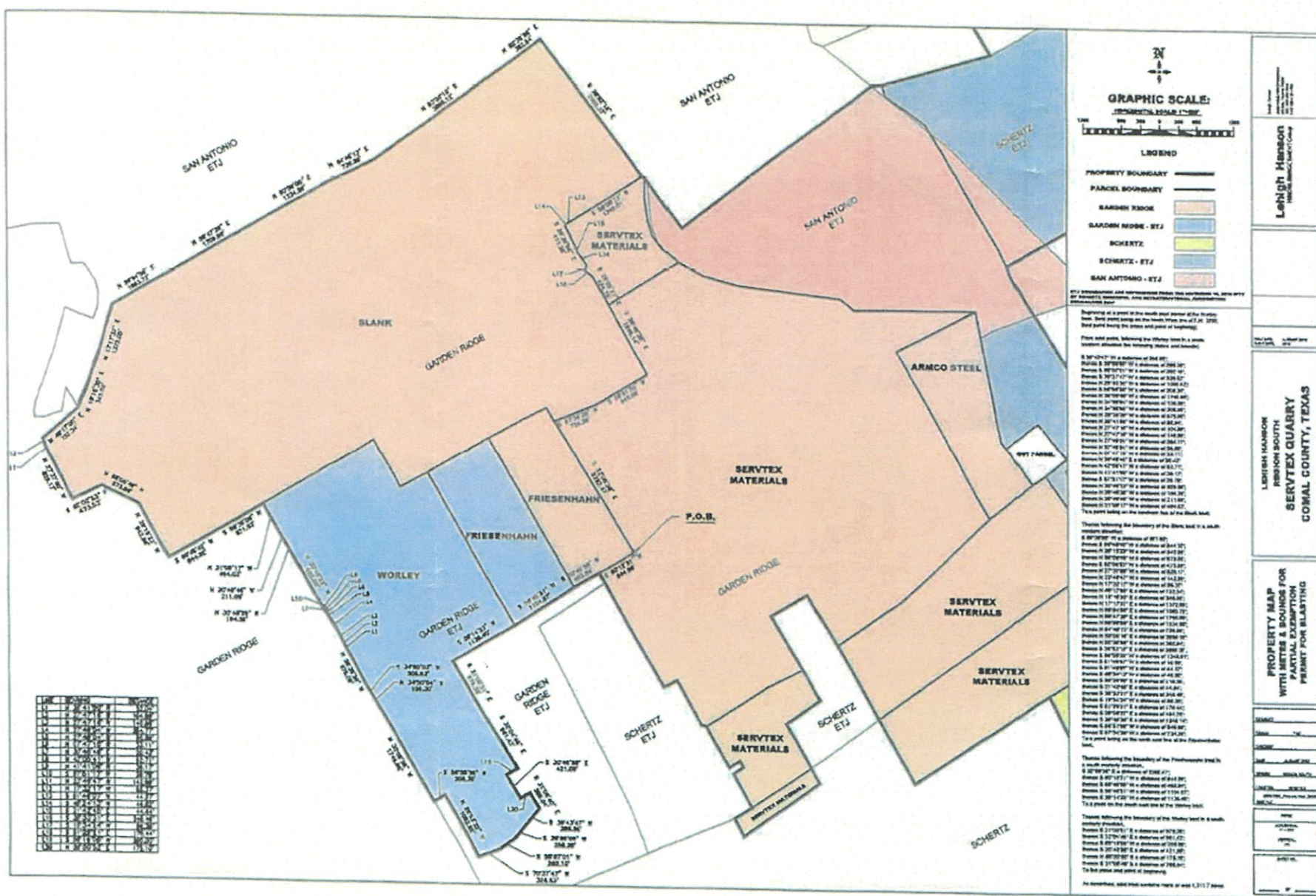
Given under my hand and official seal.

Notary Public, State of Texas

(Seal)

Cc: Max Hames, Lehigh Hanson
Lalit Bhatnagar, Lehigh Hanson
Pierre Leversque, Buckley Powder
Dustin Athoff, Buckley Powder





2024 Tax Rate Proposal

Tax Year	Adjusted Taxable Value	M&O Rate	Debt Rate	Total Tax Rate	Tax Revenue	General Fund Revenue	Required Actions	Average Home Value (AHV)	Taxes Paid on Average Home Value
2023	\$1,004,550,674	0.192839	0.064895	0.257734	\$2,589,069	\$1,937,165		\$656,234	\$1,691.34
2024									
No New Revenue Rate	\$1,053,509,974	0.186883	0.061733	0.248975	\$2,622,976	\$1,968,831	No Public Hearing	\$704,322	\$1,753.59
Voter Approval Rate (No New Revenue + 3.5%)	\$1,053,509,974	0.193423	0.061733	0.255156	\$2,688,094	\$2,037,731	Public Hearing	\$704,322	\$1,797.12
De minimus Rate	\$1,053,509,974	0.234104	0.061733	0.295837	\$3,116,672	\$2,466,309	Public Hearing & Subject to Petition for Election	\$704,322	\$2,083.65
2024 Tax Rate Proposed									
Voter Approval Rate (No New Revenue + 3.5%)	\$1,053,509,974	0.193423	0.061733	0.255156	\$2,688,094	\$2,037,731	Public Hearing	\$704,322	\$1,797.12
\$114,278,191 Taxable Value remains under protest									
\$5,326,270 New Value (not included in Adjusted Taxable Value = \$10,302 additional General Fund Revenue at proposed M&O rate of .193423									
If property remained at 2023 Average Home Value of \$656,234 taxes paid at 2024 Proposed Tax Rate of \$0.255156 would be \$1,674.42									
Proposed 2024 Tax Rate is a \$0.002578 decrease from 2023 Tax Rate			M&O rate increases \$0.000584			Debt Rate decreases \$0.003162			

2024 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

CITY OF GARDEN RIDGE

Taxing Unit Name

210-651-6632

Phone (area code and number)

9400 MUNICIPAL PARKWAY, GARDEN RIDGE, TX 78266

Taxing Unit's Address, City, State, ZIP Code

WWW.CI.GARDEN-RIDGE.TX.US

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 1,011,702,361
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year 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 unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 0
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,011,702,361
4.	Prior year total adopted tax rate.	\$ 0.257734 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values: \$ 0 B. Prior year values resulting from final court decisions: - \$ 0 C. Prior year value loss. Subtract B from A. ³	\$ 0
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 3,900,000 B. Prior year disputed value: - \$ 0 C. Prior year undisputed value. Subtract B from A. ⁴	\$ 3,900,000
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 3,900,000

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(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,015,602,361
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024. Enter the prior year value of property in deannexed territory. ⁵	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. 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, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 16,940 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 3,062,716 C. Value loss. Add A and B.⁶	\$ 3,079,656
11.	Prior year 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 the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 268,679 B. Current year productivity or special appraised value: - \$ 190 C. Value loss. Subtract B from A.⁷	\$ 268,489
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 3,348,145
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,012,254,216
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 2,608,923
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ⁹	\$ 14,057
17.	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 2,622,980
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 956,107,494 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ 0 C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹² - \$ 0 E. Total current year value. Add A and B, then subtract C and D.	\$ 956,107,494

⁵ Tex. Tax Code §26.012(15)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.03(c)⁹ Tex. Tax Code §26.012(13)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012, 26.04(c-2)¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³ A. Current year 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 under protest. ¹⁴ \$ <u>102,728,750</u> B. Current year 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 in the 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 of property not on the certified roll. ¹⁵ + \$ <u>0</u> C. Total value under protest or not certified. Add A and B.	\$ <u>102,728,750</u>
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year 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 unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ <u>0</u>
21.	Current year total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ <u>1,058,836,244</u>
22.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. ¹⁸	\$ <u>0</u>
23.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. 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 Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. ¹⁹	\$ <u>5,326,270</u>
24.	Total adjustments to the current year taxable value. Add Lines 22 and 23.	\$ <u>5,326,270</u>
25.	Adjusted current year taxable value. Subtract Line 24 from Line 21.	\$ <u>1,053,509,974</u>
26.	Current year NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ <u>0.248975</u> /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²¹	\$ <u>0.000000</u> /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ <u>0.192839</u> /\$100
29.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,015,602,361</u>

¹³ Tex. Tax Code §26.01(c) and (d)

¹⁴ Tex. Tax Code §26.01(c)

¹⁵ Tex. Tax Code §26.01(d)

¹⁶ Tex. Tax Code §26.012(6)(B)

¹⁷ Tex. Tax Code §26.012(6)

¹⁸ Tex. Tax Code §26.012(17)

¹⁹ Tex. Tax Code §26.012(17)

²⁰ Tex. Tax Code §26.04(c)

²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total prior year M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ 1,958,477
31.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2023. This line applies only to tax years preceding the prior tax year..... + \$ 10,362 B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0..... - \$ 0 C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ 10,362 E. Add Line 30 to 31D.	\$ 1,968,839
32.	Adjusted current year taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,053,509,974
33.	Current year NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.186883 /\$100
34.	Rate adjustment for state criminal justice mandate. ²³ A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
35.	Rate adjustment for indigent health care expenditures. ²⁴ A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. \$ 0 B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose. - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100

²² [Reserved for expansion]²³ Tex. Tax Code §26.044²⁴ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	Rate adjustment for county indigent defense compensation. ²⁵ A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose. \$ 0 B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ 0.000000 /\$100
37.	Rate adjustment for county hospital expenditures. ²⁶ A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. \$ 0 B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0.000000 /\$100
38.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year \$ 0 B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100 \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
39.	Adjusted current year NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.186883 /\$100
40.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent \$ 0 B. Divide Line 40A by Line 32 and multiply by \$100 \$ 0.000000 /\$100 C. Add Line 40B to Line 39.	\$ 0.186883 /\$100
41.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.193423 /\$100

²⁵ Tex. Tax Code §26.0442²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	Disaster Line 41 (D41): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ _____ /\$100
42.	Total current year 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 taxing 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. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸ Enter debt amount \$ 653,660 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 0 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 0 E. Adjusted debt. Subtract B, C and D from A.	\$ 653,660
43.	Certified prior year excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 0
44.	Adjusted current year debt. Subtract Line 43 from Line 42E.	\$ 653,660
45.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector. ³⁰ 100.00 % B. Enter the prior year actual collection rate..... 97.83 % C. Enter the 2022 actual collection rate. 97.83 % D. Enter the 2021 actual collection rate. 98.36 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹	100.00 %
46.	Current year debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 653,660
47.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,058,836,244
48.	Current year debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.061733 /\$100
49.	Current year voter-approval tax rate. Add Lines 41 and 48.	\$ 0.255156 /\$100
D49.	Disaster Line 49 (D49): Current year voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ _____ /\$100

²⁷ Tex. Tax Code §26.042(a)²⁸ Tex. Tax Code §26.012(7)²⁹ Tex. Tax Code §26.012(10) and 26.04(b)³⁰ Tex. Tax Code §26.04(b)³¹ Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	\$ 0.000000 /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ _____
52.	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. ³³ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ _____
53.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ _____ /\$100
55.	Current year NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____ /\$100
56.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	\$ _____ /\$100
57.	Current year voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ _____ /\$100
58.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ _____ /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ _____
60.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ _____ /\$100

³² Tex. Tax Code §26.041(d)

³³ Tex. Tax Code §26.041(i)

³⁴ Tex. Tax Code §26.041(d)

³⁵ Tex. Tax Code §26.04(c)

³⁶ Tex. Tax Code §26.04(c)

³⁷ Tex. Tax Code §26.045(d)

³⁸ Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ _____ /\$100

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. ³⁹ The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. ⁴⁰ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate that was used must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; ⁴¹
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); ⁴² or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. ⁴³

Individual components can be negative, but the overall rate will be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. ⁴⁴

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2023 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100	\$ 0.257734 /\$100 \$ 0.000000 /\$100 \$ 0.257734 /\$100 \$ 0.257734 /\$100 \$ 0.000000 /\$100 \$ 1,012,293,714 \$ 0
64.	Year 2 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2022 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100	\$ 0.269563 /\$100 \$ 0.000000 /\$100 \$ 0.269563 /\$100 \$ 0.269563 /\$100 \$ 0.000000 /\$100 \$ 1,125,893,270 \$ 0
65.	Year 1 Foregone Revenue Amount. Subtract the 2021 unused increment rate and 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2021 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100 \$-1,561	\$ 0.305149 /\$100 \$ 0.000186 /\$100 \$ 0.304963 /\$100 \$ 0.305149 /\$100 \$ -0.000186 /\$100 \$ 839,393,413 \$ 0
66.	Total Foregone Revenue Amount. Add Lines 63G, 64G and 65G	\$ 0.000000
67.	2024 Unused Increment Rate. Divide Line 66 by Line 21 of the <i>No-New-Revenue Rate Worksheet</i> . Multiply the result by 100	\$ 0.000000 /\$100
68.	Total 2024 voter-approval tax rate, including the unused increment rate. Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	\$ 0.255156 /\$100

³⁹ Tex. Tax Code §26.013(b)

⁴⁰ Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

⁴¹ Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)

⁴² Tex. Tax Code §§26.0501(a) and (c)

⁴³ Tex. Local Gov't Code §120.007(d)

⁴⁴ Tex. Local Gov't Code §120.007(d)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
69.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i> .	0.186883
70.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,058,836,244
71.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 70 and multiply by \$100.	\$ 0.047221 /\$100
72.	Current year debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.061733 /\$100
73.	De minimis rate. Add Lines 69, 71 and 72.	\$ 0.295837 /\$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁹

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	2023 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____ /\$100
75.	Adjusted 2023 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2023 and the taxing unit calculated its 2023 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2023 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2023 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2023, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2023 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵⁰ Enter the final adjusted 2023 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2023 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ _____ /\$100
76.	Increase in 2023 tax rate due to disaster. Subtract Line 75 from Line 74.	\$ _____ /\$100
77.	Adjusted 2023 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
78.	Emergency revenue. Multiply Line 76 by Line 77 and divide by \$100.	\$ _____
79.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
80.	Emergency revenue rate. Divide Line 78 by Line 79 and multiply by \$100. ⁵¹	\$ _____ /\$100

⁴⁵ Tex. Tax Code §26.04(c)(2)(B)

⁴⁶ Tex. Tax Code §26.012(8-a)

⁴⁷ Tex. Tax Code §26.063(a)(1)

⁴⁸ Tex. Tax Code §26.042(b)

⁴⁹ Tex. Tax Code §26.042(f)

⁵⁰ Tex. Tax Code §26.42(c)

⁵¹ Tex. Tax Code §26.42(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	Current year voter-approval tax rate, adjusted for emergency revenue. Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	\$ _____/\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.248975 /\$100

As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).

Indicate the line number used: 26

Voter-approval tax rate. \$ 0.255156 /\$100

As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).

Indicate the line number used: 68

De minimis rate. \$ 0.295837 /\$100

If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵²

**print
here** ➡

Kristen H. Hoyt

Printed Name of Taxing Unit Representative

**sign
here** ➡

Kristen H. Hoyt, PCAC

Taxing Unit Representative

7/31/2024

Date

⁵² Tex. Tax Code §§26.04(c-2) and (d-2)

COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER
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, Jeffrey J. Booker, 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, Jeffrey J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$1,070,385,685
2024 Taxable Value Under Protest	\$114,278,191
2024 Estimate of Taxable Value of Protests	\$102,728,750
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$956,107,494

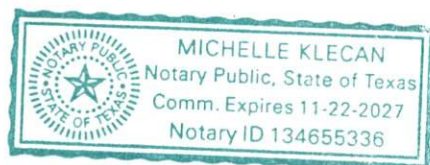
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

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 Review Board has not yet occurred.


Jeffrey J. Booker
Chief Appraiser

Sworn to and subscribed before me this 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

Property Count: 1,906

CGR - CITY OF GARDEN RIDGE
ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		251,987,079			
Non Homesite:		58,768,722			
Ag Market:		23,854,229			
Timber Market:		0	Total Land	(+)	334,610,030
Improvement		Value			
Homesite:		771,540,785			
Non Homesite:		96,717,697	Total Improvements	(+)	868,258,482
Non Real		Count	Value		
Personal Property:	200		94,039,940		
Mineral Property:	1		2,803,220		
Autos:	1		35,250	Total Non Real	(+) 96,878,410
			Market Value	=	1,299,746,922
Ag	Non Exempt	Exempt			
Total Productivity Market:	23,854,229	0			
Ag Use:	27,520	0	Productivity Loss	(-)	23,826,709
Timber Use:	0	0	Appraised Value	=	1,275,920,213
Productivity Loss:	23,826,709	0	Homestead Cap	(-)	30,676,467
			23.231 Cap	(-)	3,772,266
			Assessed Value	=	1,241,471,480
			Total Exemptions Amount (Breakdown on Next Page)	(-)	285,363,986
			Net Taxable	=	956,107,494

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,464,214.09 = 956,107,494 * (0.257734 / 100)

Certified Estimate of Market Value: 1,299,746,922
 Certified Estimate of Taxable Value: 956,107,494

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

2024 CERTIFIED TOTALS

Property Count: 1,906

CGR - CITY OF GARDEN RIDGE
ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	21	0	196,000	196,000
DV1S	2	0	5,000	5,000
DV2	37	0	297,000	297,000
DV2S	1	0	0	0
DV3	50	0	468,000	468,000
DV3S	3	0	10,000	10,000
DV4	256	0	1,499,737	1,499,737
DV4S	17	0	96,000	96,000
DVHS	297	0	226,843,034	226,843,034
DVHSS	22	0	14,113,345	14,113,345
EX	3	0	528,600	528,600
EX-XV	31	0	36,311,149	36,311,149
EX366	32	0	41,170	41,170
FR	1	0	0	0
PC	4	4,144,740	0	4,144,740
SO	15	810,211	0	810,211
Totals		4,954,951	280,409,035	285,363,986

2024 CERTIFIED TOTALS

Property Count: 160

CGR - CITY OF GARDEN RIDGE
Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		17,659,150			
Non Homesite:		38,405,415			
Ag Market:		19,781,940			
Timber Market:		0	Total Land	(+)	75,846,505
Improvement		Value			
Homesite:		58,351,244			
Non Homesite:		20,328,038	Total Improvements	(+)	78,679,282
Non Real		Count	Value		
Personal Property:	3		18,140		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 18,140
			Market Value	=	154,543,927
Ag	Non Exempt	Exempt			
Total Productivity Market:	19,781,940	0			
Ag Use:	84,160	0	Productivity Loss	(-)	19,697,780
Timber Use:	0	0	Appraised Value	=	134,846,147
Productivity Loss:	19,697,780	0			
			Homestead Cap	(-)	5,384,451
			23.231 Cap	(-)	14,588,153
			Assessed Value	=	114,873,543
			Total Exemptions Amount (Breakdown on Next Page)	(-)	595,352
			Net Taxable	=	114,278,191

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 294,533.75 = 114,278,191 * (0.257734 / 100)

Certified Estimate of Market Value:	119,346,200
Certified Estimate of Taxable Value:	102,728,750
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

Property Count: 160

CGR - CITY OF GARDEN RIDGE
Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV2	3	0	36,000	36,000
DV3	3	0	30,000	30,000
DV4	3	0	36,000	36,000
DVHS	1	0	202,442	202,442
SO	5	290,910	0	290,910
Totals		290,910	304,442	595,352

2024 CERTIFIED TOTALS

Property Count: 2,066

CGR - CITY OF GARDEN RIDGE

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		269,646,229			
Non Homesite:		97,174,137			
Ag Market:		43,636,169			
Timber Market:		0	Total Land	(+)	410,456,535
Improvement		Value			
Homesite:		829,892,029			
Non Homesite:		117,045,735	Total Improvements	(+)	946,937,764
Non Real		Count	Value		
Personal Property:	203		94,058,080		
Mineral Property:	1		2,803,220		
Autos:	1		35,250	Total Non Real	(+) 96,896,550
			Market Value	=	1,454,290,849
Ag	Non Exempt	Exempt			
Total Productivity Market:	43,636,169	0			
Ag Use:	111,680	0	Productivity Loss	(-)	43,524,489
Timber Use:	0	0	Appraised Value	=	1,410,766,360
Productivity Loss:	43,524,489	0			
			Homestead Cap	(-)	36,060,918
			23.231 Cap	(-)	18,360,419
			Assessed Value	=	1,356,345,023
			Total Exemptions Amount (Breakdown on Next Page)	(-)	285,959,338
			Net Taxable	=	1,070,385,685

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,758,747.84 = 1,070,385,685 * (0.257734 / 100)

Certified Estimate of Market Value: 1,419,093,122
 Certified Estimate of Taxable Value: 1,058,836,244

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

2024 CERTIFIED TOTALS

Property Count: 2,066

CGR - CITY OF GARDEN RIDGE
Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	21	0	196,000	196,000
DV1S	2	0	5,000	5,000
DV2	40	0	333,000	333,000
DV2S	1	0	0	0
DV3	53	0	498,000	498,000
DV3S	3	0	10,000	10,000
DV4	259	0	1,535,737	1,535,737
DV4S	17	0	96,000	96,000
DVHS	298	0	227,045,476	227,045,476
DVHSS	22	0	14,113,345	14,113,345
EX	3	0	528,600	528,600
EX-XV	31	0	36,311,149	36,311,149
EX366	32	0	41,170	41,170
FR	1	0	0	0
PC	4	4,144,740	0	4,144,740
SO	20	1,101,121	0	1,101,121
Totals		5,245,861	280,713,477	285,959,338

2024 CERTIFIED TOTALS

Property Count: 1,906

CGR - CITY OF GARDEN RIDGE
ARB Approved Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,510	1,514.8447	\$5,651,140	\$1,086,630,563	\$811,452,783
B	MULTIFAMILY RESIDENCE	1	1.1080	\$0	\$388,247	\$388,247
C1	VACANT LOTS AND LAND TRACTS	113	283.5513	\$0	\$14,691,640	\$14,503,026
D1	QUALIFIED AG LAND	23	282.1491	\$0	\$23,854,229	\$31,616
D2	NON-QUALIFIED LAND	6		\$0	\$26,344	\$26,365
E	FARM OR RANCH IMPROVEMENT	12	18.5184	\$0	\$6,533,402	\$6,526,022
F1	COMMERCIAL REAL PROPERTY	17	32.9060	\$0	\$25,321,402	\$24,274,440
F2	INDUSTRIAL REAL PROPERTY	10	36.5800	\$0	\$9,043,048	\$6,730,832
G2	OTHER MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	1		\$0	\$74,800	\$74,800
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,073,450	\$1,073,450
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$556,510	\$556,510
J5	RAILROAD	1		\$0	\$2,447,690	\$2,447,690
J7	CABLE TELEVISION COMPANY	2		\$0	\$266,560	\$266,560
L1	COMMERCIAL PERSONAL PROPE	136		\$0	\$13,377,010	\$13,377,010
L2	INDUSTRIAL PERSONAL PROPERT	20		\$0	\$75,709,400	\$71,564,660
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$11,590	\$10,263
X	TOTALLY EXEMPT PROPERTY	66	126.1169	\$0	\$36,937,817	\$0
Totals			2,295.7744	\$5,651,140	\$1,299,746,922	\$956,107,494

2024 CERTIFIED TOTALS

Property Count: 160

CGR - CITY OF GARDEN RIDGE
Under ARB Review Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	105	123.7318	\$922,250	\$84,617,604	\$78,620,273
C1	VACANT LOTS AND LAND TRACTS	7	86.3300	\$0	\$2,918,280	\$1,924,145
D1	QUALIFIED AG LAND	14	853.0516	\$0	\$19,781,940	\$84,160
D2	NON-QUALIFIED LAND	1		\$0	\$90,540	\$50,385
E	FARM OR RANCH IMPROVEMENT	6	193.2889	\$52,380	\$4,815,310	\$2,330,681
F1	COMMERCIAL REAL PROPERTY	15	95.4356	\$0	\$21,133,243	\$18,441,114
F2	INDUSTRIAL REAL PROPERTY	15	862.3630	\$0	\$20,952,220	\$12,592,643
L1	COMMERCIAL PERSONAL PROPE	3		\$0	\$18,140	\$18,140
O	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$216,650	\$216,650
Totals			2,215.9209	\$974,630	\$154,543,927	\$114,278,191

2024 CERTIFIED TOTALS

Property Count: 2,066

CGR - CITY OF GARDEN RIDGE

Grand Totals

7/21/2024

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,615	1,638.5765	\$6,573,390	\$1,171,248,167	\$890,073,056
B	MULTIFAMILY RESIDENCE	1	1.1080	\$0	\$388,247	\$388,247
C1	VACANT LOTS AND LAND TRACTS	120	369.8813	\$0	\$17,609,920	\$16,427,171
D1	QUALIFIED AG LAND	37	1,135.2007	\$0	\$43,636,169	\$115,776
D2	NON-QUALIFIED LAND	7		\$0	\$116,884	\$76,750
E	FARM OR RANCH IMPROVEMENT	18	211.8073	\$52,380	\$11,348,712	\$8,856,703
F1	COMMERCIAL REAL PROPERTY	32	128.3416	\$0	\$46,454,645	\$42,715,554
F2	INDUSTRIAL REAL PROPERTY	25	898.9430	\$0	\$29,995,268	\$19,323,475
G2	OTHER MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	1		\$0	\$74,800	\$74,800
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,073,450	\$1,073,450
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$556,510	\$556,510
J5	RAILROAD	1		\$0	\$2,447,690	\$2,447,690
J7	CABLE TELEVISION COMPANY	2		\$0	\$266,560	\$266,560
L1	COMMERCIAL PERSONAL PROPE	139		\$0	\$13,395,150	\$13,395,150
L2	INDUSTRIAL PERSONAL PROPERT	20		\$0	\$75,709,400	\$71,564,660
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$11,590	\$10,263
O	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$216,650	\$216,650
X	TOTALLY EXEMPT PROPERTY	66	126.1169	\$0	\$36,937,817	\$0
Totals			4,511.6953	\$6,625,770	\$1,454,290,849	\$1,070,385,685

2024 CERTIFIED TOTALS

Property Count: 1,906

CGR - CITY OF GARDEN RIDGE
ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,502	1,503.1725	\$5,527,710	\$1,086,087,384	\$811,002,834
A2	MH & LAND-SAME OWNER	1	0.7839	\$0	\$67,146	\$67,146
A3	AUXILIARY IMPROVEMENT	10	10.8883	\$123,430	\$476,033	\$382,803
B2	MULTIFAMILY-DUPLEX	1	1.1080	\$0	\$388,247	\$388,247
C1	VACANT LOTS & TRACTS	113	283.5513	\$0	\$14,691,640	\$14,503,026
D1	QUALIFIED AGRICULTURAL LAND	23	282.1491	\$0	\$23,854,229	\$31,616
D2	AG IMPTS ON QUALIFIED AG LAND	6		\$0	\$26,344	\$26,365
E1	RESIDENTIAL IMPTS ON LARGE NON	9	13.5254	\$0	\$5,756,950	\$5,741,208
E2	MANUFACTURED HOUSING ON LAR	1	0.2500	\$0	\$38,810	\$38,810
E3	AUXILARY IMPTS ON LARGE NON QU	4	3.4200	\$0	\$735,692	\$744,054
E4	LARGE VACANT NON QUALIFYING L	1	1.3230	\$0	\$1,950	\$1,950
F1	COMMERCIAL IMPROVED	17	32.9060	\$0	\$25,321,402	\$24,274,440
F2	INDUSTRIAL IMPROVED	10	36.5800	\$0	\$9,043,048	\$6,730,832
G2	MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	1		\$0	\$74,800	\$74,800
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$1,073,450	\$1,073,450
J4	TELEPHONE COMPANIES AND TEL C	5		\$0	\$556,510	\$556,510
J5	RAILROAD	1		\$0	\$2,447,690	\$2,447,690
J7	CABLE COMPANIES	2		\$0	\$266,560	\$266,560
L1	PERSONAL PROPERTY: COMMERCIA	136		\$0	\$13,377,010	\$13,377,010
L2C	Conversion	5		\$0	\$21,344,190	\$21,344,190
L2D	Conversion	1		\$0	\$206,080	\$0
L2G	Conversion	11		\$0	\$53,742,340	\$49,803,680
L2J	Conversion	1		\$0	\$35,220	\$35,220
L2P	Conversion	1		\$0	\$94,310	\$94,310
L2Q	Conversion	1		\$0	\$287,260	\$287,260
M1	MOBILE HOME WITH NO LAND	1		\$0	\$11,590	\$10,263
X		66	126.1169	\$0	\$36,937,817	\$0
Totals			2,295.7744	\$5,651,140	\$1,299,746,922	\$956,107,494

2024 CERTIFIED TOTALS

Property Count: 160

CGR - CITY OF GARDEN RIDGE
Under ARB Review Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	102	107.0628	\$862,140	\$82,580,024	\$76,600,221
A2	MH & LAND-SAME OWNER	1	3.0460	\$0	\$310,620	\$310,620
A3	AUXILIARY IMPROVEMENT	3	13.6230	\$60,110	\$1,726,960	\$1,709,432
C1	VACANT LOTS & TRACTS	7	86.3300	\$0	\$2,918,280	\$1,924,145
D1	QUALIFIED AGRICULTURAL LAND	14	853.0516	\$0	\$19,781,940	\$84,160
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$90,540	\$50,385
E1	RESIDENTIAL IMPTS ON LARGE NON	4	2.9389	\$52,380	\$950,570	\$882,138
E4	LARGE VACANT NON QUALIFYING L	2	190.3500	\$0	\$3,864,740	\$1,448,543
F1	COMMERCIAL IMPROVED	15	95.4356	\$0	\$21,133,243	\$18,441,114
F2	INDUSTRIAL IMPROVED	15	862.3630	\$0	\$20,952,220	\$12,592,643
L1	PERSONAL PROPERTY: COMMERCIA	3		\$0	\$18,140	\$18,140
O1	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$216,650	\$216,650
Totals			2,215.9209	\$974,630	\$154,543,927	\$114,278,191

2024 CERTIFIED TOTALS

Property Count: 2,066

CGR - CITY OF GARDEN RIDGE

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,604	1,610.2353	\$6,389,850	\$1,168,667,408	\$887,603,055
A2	MH & LAND-SAME OWNER	2	3.8299	\$0	\$377,766	\$377,766
A3	AUXILIARY IMPROVEMENT	13	24.5113	\$183,540	\$2,202,993	\$2,092,235
B2	MULTIFAMILY-DUPLEX	1	1.1080	\$0	\$388,247	\$388,247
C1	VACANT LOTS & TRACTS	120	369.8813	\$0	\$17,609,920	\$16,427,171
D1	QUALIFIED AGRICULTURAL LAND	37	1,135.2007	\$0	\$43,636,169	\$115,776
D2	AG IMPTS ON QUALIFIED AG LAND	7		\$0	\$116,884	\$76,750
E1	RESIDENTIAL IMPTS ON LARGE NON	13	16.4643	\$52,380	\$6,707,520	\$6,623,346
E2	MANUFACTURED HOUSING ON LAR	1	0.2500	\$0	\$38,810	\$38,810
E3	AUXILARY IMPTS ON LARGE NON QU	4	3.4200	\$0	\$735,692	\$744,054
E4	LARGE VACANT NON QUALIFYING L	3	191.6730	\$0	\$3,866,690	\$1,450,493
F1	COMMERCIAL IMPROVED	32	128.3416	\$0	\$46,454,645	\$42,715,554
F2	INDUSTRIAL IMPROVED	25	898.9430	\$0	\$29,995,268	\$19,323,475
G2	MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	1		\$0	\$74,800	\$74,800
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$1,073,450	\$1,073,450
J4	TELEPHONE COMPANIES AND TEL C	5		\$0	\$556,510	\$556,510
J5	RAILROAD	1		\$0	\$2,447,690	\$2,447,690
J7	CABLE COMPANIES	2		\$0	\$266,560	\$266,560
L1	PERSONAL PROPERTY: COMMERCIA	139		\$0	\$13,395,150	\$13,395,150
L2C	Conversion	5		\$0	\$21,344,190	\$21,344,190
L2D	Conversion	1		\$0	\$206,080	\$0
L2G	Conversion	11		\$0	\$53,742,340	\$49,803,680
L2J	Conversion	1		\$0	\$35,220	\$35,220
L2P	Conversion	1		\$0	\$94,310	\$94,310
L2Q	Conversion	1		\$0	\$287,260	\$287,260
M1	MOBILE HOME WITH NO LAND	1		\$0	\$11,590	\$10,263
O1	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$216,650	\$216,650
X		66	126.1169	\$0	\$36,937,817	\$0
Totals			4,511.6953	\$6,625,770	\$1,454,290,849	\$1,070,385,685

2024 CERTIFIED TOTALS

Property Count: 2,066

CGR - CITY OF GARDEN RIDGE

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$6,625,770
TOTAL NEW VALUE TAXABLE:	\$5,326,270

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	5	2023 Market Value	\$16,940
ABSOLUTE EXEMPTIONS VALUE LOSS				\$16,940

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV3	Disabled Veterans 50% - 69%	3	\$24,000
DV4	Disabled Veterans 70% - 100%	10	\$96,000
DVHS	Disabled Veteran Homestead	4	\$2,937,716
PARTIAL EXEMPTIONS VALUE LOSS		18	\$3,062,716
NEW EXEMPTIONS VALUE LOSS			\$3,079,656

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
-----------	-------------	-------	----------------------------

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$3,079,656****New Ag / Timber Exemptions**

2023 Market Value	\$268,679	Count: 1
2024 Ag/Timber Use	\$190	
NEW AG / TIMBER VALUE LOSS	\$268,489	

New Annexations**New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,468	\$728,886	\$24,564	\$704,322
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,462	\$729,353	\$24,662	\$704,691

2024 CERTIFIED TOTALS
CGR - CITY OF GARDEN RIDGE
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
160	\$154,543,927.00	\$102,623,934

FY2025 BUDGET AND 2024 TAX RATE SCHEDULE

#2

(if budget filed with City Secretary on 8/7)

<i>July 25</i>	<i>Appraisal District submits 2024 Certified Values</i>
July 30	Special City Council Meeting 6 p.m. FY2025 Budget Worksession #1
<i>July 30 - August 2</i>	<i>Comal County Tax Office calculates and submits 2024 tax rate calculations</i>
August 7	Regular City Council Meeting 6 p.m. (Reyes – out) Present No-New-Revenue and Voter-Approval Tax Rates FY2025 Budget Worksession #2 Budget filed with City Secretary
<i>August 14</i>	<i>Publish Notice of Budget Public Hearing for August 26</i>
August 26	Special City Council Meeting 6 p.m. FY2025 Budget Public Hearing FY2025 Budget Adoption
<i>August 27</i>	<i>Publish Notice of Tax Rate Public Hearing for September 4</i>
September 4	Regular City Council Meeting at 6 p.m. 2024 Tax Rate Public Hearing Adoption of 2024 Tax Rate



July 22, 2024

To: Mayor Erickson and City Council

From: City Administrator Cain

Re: Recommendation for appointment of Water Commissioner

In accordance with Section 3 of the Ordinance 210-102022 the Interview Panel met on July 17, 2024, to interview a candidate to fill the vacancy for Place 7 on the Water Commission. The Interview Panel was composed of Mayor Robb Erickson, Water Commission Chair Jim Mueller, and City Administrator Nancy Cain. Mr. Nathan Dorsey was interviewed for the vacant Commissioner position and his application with resume is attached.

After the interview the Interview Panel unanimously recommends the appointment of Nathan Dorsey as a Commissioner to Place 7 on the Water Commission with term of office expiring September 30, 2024.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Nancy Cain'.

Nancy Cain
City Manager

City Administrator

From: Nathan Dorsey [REDACTED]
Sent: Wednesday, June 12, 2024 9:37 AM
To: Mayor; City Administrator
Subject: [EXTERNAL] Interest in City Involvement - Water Commission Place 7 Vacancy
Attachments: Nathan Dorsey - Resume.pdf

Mayor Erickson and Nancy,

Several months have passed since my Planning and Zoning interview and I can't stop thinking about how I still want to be involved within my community. This is an exciting time for the city of Garden Ridge and I want to be involved with the development and considerations as we grow. We have a two year old girl and plan to raise her here in Garden Ridge. I want to do everything I can to make this the best possible environment. The impacts I can make being on the Water Commission is a step towards this goal.

As part of the newer Garden Ridge generation, I feel I can bring a unique perspective to the Water Commission. I am in tune with technology and other tools which can help modernize the commission and create efficiencies. I have extensive experience with budgeting, finance, and operations which will have direct positive impacts for the Water Commission.

Please let me know how we can move forward with this process, I work remotely and have a flexible schedule to meet. I've submitted an application on the website and attached my resume here for your convenience. I look forward to hearing from you and serving my community.

Thank you,

Nathan Dorsey
[REDACTED]

Print

City Commission Volunteer Interest Form - Submission #4744

Date Submitted: 6/12/2024

City Commission

Volunteer Interest Form



First Name*

Nathan

Last Name*

Dorsey

Address*

19527 Creekview Oaks, Garden Ridge, TX 78266

Phone Number*

[REDACTED]

Email Address*

[REDACTED]

Date of Birth*

[REDACTED]

Voter Unique Identifier (VUID)

[REDACTED]

Qualifications from Ordinance No. 210*

Please check all the boxes that apply to you.

- ☒ A registered voter in Garden Ridge, TX
- ☒ Has resided in the City for at least six (6) months
- ☒ Has not been convicted of a felony
- ☒ Has not been found mentally incompetent by a final judgment of a court

Occupation

Supply Chain Operations for Dell Technologies

Please check which of the following Commission you have a desire to serve on:

☐ Planning and Zoning Commission

☐ Wildlife Management Advisory Commission

☐ Quarry Commission

☐ Any City Commission

☒ Water Commission

Tell us why you desire to serve on a City Commission.*

Water Commission Place 7 (shows vacant on the web page)

Several months have passed since my Planning and Zoning interview and I can't stop thinking about how I still want to be involved within my community. This is an exciting time for the city of Garden Ridge and I want to be involved with the development and considerations as we grow. We have a two year old girl and plan to raise her here in Garden Ridge. I want to do everything I can to make this the best possible environment. The impacts I can make being on the Water Commission is a step towards this goal.

As part of the newer Garden Ridge generation, I feel I can bring a unique perspective to the Water Commission. I am in tune with technology and other tools which can help modernize the commission and create efficiencies. I have extensive experience with budgeting, finance, and operations which will have direct positive impacts for the Water Commission.

Please let me know how we can move forward with this process. I look forward to hearing from you and serving my community.

List any Boards, Commissions or Committees you have previously served on in Garden Ridge or other entities.

N/A

Please attach your resume or a bio.*

Nathan Dorsey - Resume.pdf

Date

6/12/2024

A resume or a bio is required to be submitted with Volunteer Interest Form.

NATHAN DORSEY

19527 Creekview Oaks | Garden Ridge, TX 78266 | [REDACTED] | linkedin.com/in/njdorsey15

EDUCATION

THE UNIVERSITY OF TEXAS AT AUSTIN, McCombs School of Business, Austin, TX **May 2023**
Master of Business Administration

ST. MARY'S UNIVERSITY, Bill Greehey School of Business, San Antonio, TX **May 2015**
Bachelor of Business Administration in Corporate Finance Management

EXPERIENCE

DELL TECHNOLOGIES, Austin, TX **2021 – Present**
Demand Planner

- Lead four Rack/Server as-a-Service cloud product offerings through launch over six months; cross team/segment collaboration to ensure supply chain planning processes, playbooks, and systematic enablement was established
- Manage three Summer 2022 supply chain operations demand planning interns; complete Rack Integrated & Server Bill of Materials, enabling more accurate supportability assessments and creation of material reservation reporting analysis and decision making
- Streamline fulfillment process by creating product specific sub-inventories at various locations allowing server builds to route directly to the rack integration site, resulting in a 20% reduction in Time to Value
- Collaborate with IT to create an internal material reservation reporting tool to input requests, track inventory, and provide forecast insight; reducing waste and enabling team to save 15% of inventory holding costs
- Create accurate and detailed reports to track Rack/Server as-a-Service cloud product historical data used by multiple stakeholders; IT uses reports as templates for creation and modification of internal tools

TEXAS ARMY NATIONAL GUARD, Austin, TX **2011 – 2023**
Operations Manager

- Implemented expanded operational readiness programming by training personnel on change management methods to ensure 100% compliance for division
- Supervised up to 30 personnel and oversee health, welfare, morale, training, and daily operations
- Established a remedial training plan for 18 personnel to raise overall standards over three months

DEPARTMENT OF DEFENSE, Austin, TX **2017 – 2021**
Logistics Budget Analyst (2020 – 2021)

- Executed more than 30 stakeholder interviews to determine best practices and pain points to develop budget request and tracking process to facilitate moves of personnel and equipment globally within four months
- Evaluated large data sets to tell a story through Excel and other data platforms to allocate funding to 446 business units
- Utilized CRM and SAP based BI & ERP platforms to perform budgetary trend analysis of \$200M CapEx & OpEx budget

Operations Program Analyst (2017 – 2020)

- Coordinated 100% execution of funding for three OpEx programs through collaboration of 446 business units
- Analyzed \$150M CapEx & OpEx budget for trends to compile funding projections, anticipating requirements for program funds by reviewing execution plans and recommend action to correct funding shortfalls

WHATABURGER RESTAURANTS, San Antonio, TX **2015 – 2017**
Planning & Analysis Coordinator

CHASE BANK, San Antonio, TX **2015**
Relationship Banker – Licensed

ADDITIONAL

- **Professional Certifications and Associations:** McCombs Ambassador Committee Chair, DoD Financial Management Certification Level 3, U.S. Army Equal Opportunity Leader, Graduated U.S. Army Senior Leadership Course 1st overall
- **Personal Interests:** Mountain biking everywhere, fly fishing Texas rivers, golf, and PC/PS5 gaming
- **Work Eligibility:** Eligible to work in the United States with no restrictions, Protected Disabled Veteran



June 22, 2024
City of Garden Ridge
Mrs. Nancy Cain
City Administrator
9400 Municipal Parkway
Garden Ridge, TX 78266

Mrs. Cain,

In accordance with the Municipal Materials Management Agreement between the City of Garden Ridge and BFI Waste Services of Texas L.P., dba Republic Services of San Antonio, we are submitting the following for your review.

As per the agreement, page 2, Section 7.2. Annual Rate Adjustments, an annual rate adjustment is allowed. This increase shall be in the amount of the greater of (a) four (4) percent, or (b), the most recently available trailing twelve (12) months' average in the Consumer Price Index for All Urban Consumers (Water, Sewer and Trash Collection Services), U.S. City Average, as published by the United States Department of Labor, Bureau of Statistics.

This price increase is scheduled to become effective on August 1, 2024.

Please contact me if you have any questions with regard to this matter.

Respectfully,

Tom Armstrong
Municipal Services Manager
Republic Services
4542 SE Loop 410
San Antonio, TX 78222
tarmstrong@republicservices.com



Sustainability in Action

July 29, 2024
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266
Attn: Mrs. Nancy Cain

Hello Nancy,
Per the Municipal Materials Management Agreement signed on 8/1/2023, Republic Services is allowed to increase rates on the anniversary date of the agreement (August 1). The agreement also states that Republic will send the notification of the increase to the City by June 1st of each year in order to allow time for City Council to be notified of the increase. Unfortunately, Republic's notice was received past the June 1 date. In allowance for this, Republic will push the price increase effective date one month from August 1, 24 to September 1, 2024.
Please contact me if you have any questions or require any further information on this matter.

Sincerely,

Tom Armstrong
Manager, Municipal Sales
Republic Services
tarmstrong@republicservices.com

City Administrator

From: City Administrator
Sent: Monday, July 1, 2024 2:19 PM
To: 'Armstrong, Tom'
Subject: Annual Rate Adjustments

Mr. Armstrong,

Hope you are doing well! Today I received your letter dated June 22, 2024, concerning the Annual Rate Adjustment for Republic Services for solid waste and recycling collection in Garden Ridge. The current contract does allow for an annual rate adjustment however the contract also states that "On or before June 1 of each year, Company shall notify the City of its intent to adjust the rates for all Services". Also, the attachment to the letter indicating the rate increase indicates that the Residential is Automated Waste Collection 1x/wk. Does this mean that residential collection is changing to 1 time per week? The purpose of the notification period is so that the notice can be taken to Council, the City has ample time to notify residents and commercial locations of the increase and the City can update our billing system with the new rates. Both matters will be points that City Council will question when the annual rate adjustment is taken before them.

Thanks,



NANCY CAIN
CITY MANAGER

Office: 210-651-6632
Fax: 210-651-9638
administrator@ci.garden-ridge.tx.us
9400 Municipal Parkway
Garden Ridge, TX 78266
www.ci.garden-ridge.tx.us

City Administrator

From: Armstrong, Tom <TArmstrong@republicservices.com>
Sent: Wednesday, July 3, 2024 7:46 AM
To: City Administrator
Subject: [EXTERNAL] RE: Annual Rate Adjustments
Attachments: Garden Ridge 2024 PI Calculation.xlsx

Good morning Nancy!

I apologize for the oversights. Service will remain at 2x/week service. The 1x/week was a typo. Also, since we did not provide the notification by 6/1 as per the contract, are you okay with pushing back the effective date from 8/1 to 9/1? This will provide you with more time to take to Council. Let me know your thoughts please. Thanks!

- 7.2 Annual Rate Adjustments. Company shall increase the rates for all Services effective on each anniversary of the Effective Date of this Agreement in an amount equal to the greater of (a) four (4) percent or (b) the most recently available trailing twelve (12) months' average in the Consumer Price Index for All Urban Consumers (Water, Sewer and Trash Collection Services) U.S. City Average, as published by United States Department of Labor, Bureau of Statistics (the "CPI"). On or before June 1 of each year, Company shall notify the City of its intent to adjust the rates for all Services and such notice shall include (i) the CPI Calculation; (ii) the net percentage change to be applied to all rates and (iii) the increase in rates which Company intends to charge. For the CPI calculation, rates will be adjusted using the most recently available trailing twelve (12) months average CPI as of April, compared to the preceding average twelve (12) months period.

Tom Armstrong

Manager Municipal Services

4542 SE Loop 410

San Antonio, TX 78222

[e tarmstrong@republicservices.com](mailto:tarmstrong@republicservices.com)

[o \(210\) 304-2732](tel:(210)304-2732)

[c \(210\) 825-5853](tel:(210)825-5853)

[w RepublicServices.com](http://RepublicServices.com)



Sustainability in Action

From: City Administrator <administrator@ci.garden-ridge.tx.us>

Sent: Monday, July 1, 2024 2:19 PM



**REPUBLIC
SERVICES**

Tom ARMISTEAD

4542 SE Loop 410
San Antonio, TX 78222

CERTIFIED MAIL®



9589 0710 5270 0450 1706 71



FP® **US POSTAGE**
\$008.69⁹

First-Class - IMI

ZIP 78222

06/26/2024

034A 0081800623

*CITY OF GARDEN RIDGE
9400 MUNICIPAL PKWY
GARDEN RIDGE, TX 78266*

Attn: Mrs NANCY CAIN

7826682366 RD16



Consumer Price Index for All Urban Consumers (CPI) Original Data Value

Series Id: CUUR0000SEHG

Not Seasonally Adjusted

Series Water and sewer and trash collection services in U.S.
Title: city average, all urban consumers, not seasonally
Area: U.S. city average
Item: Water and sewer and trash collection services
Base DECEMBER 1997=100
Period:
Years: 2014 to 2024

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2014	201.169	202.149	202.657	203.084	203.124	203.396	205.022	206.171	206.363	207.633	208.562	209.414	
2015	210.243	211.397	211.738	212.153	212.542	212.863	213.873	215.844	216.173	216.380	217.004	217.386	
2016	218.370	219.036	219.649	220.506	221.360	221.396	221.358	222.554	223.111	223.420	224.399	224.745	
2017	226.411	227.277	227.553	228.133	228.396	228.599	229.008	229.772	230.142	230.614	231.522	231.842	
2018	232.977	233.858	234.215	235.141	235.878	236.493	237.186	238.439	238.512	238.936	241.774	242.204	
2019	241.606	242.011	242.611	243.490	243.774	244.322	244.943	245.549	245.903	246.741	247.364	247.567	
2020	248.846	249.751	250.359	250.673	250.921	251.435	252.401	253.974	254.266	254.781	255.650	256.456	
2021	257.722	258.763	259.204	259.581	259.542	260.400	261.706	262.810	263.747	264.278	264.580	265.365	
2022	268.128	269.521	269.621	270.419	270.844	271.925	273.097	274.984	276.759	276.892	277.824	278.464	279.217
2023	281.461	283.663	284.166	285.052	286.322	287.457	289.005	290.975	291.279	291.683	292.694	292.915	294.266
2024	297.079	298.751	299.183	300.178	299.987								

City of Garden Ridge, Texas

Consumer Adjustment commencing August 1, 2024

DOL Consumer Price Index
All Urban Consumers: Water, Sewer & Trash for:
February 2022 294.2655
February 2021 279.21742

Difference: 15.0481
Computation of Increase: (294.2655-279.2174)/279.2174 5.39%
1.053893785

(244.6568-237.1344/237.1344) CPI Increase 5.39%

		Total Rate Increase =		5.39%	
		2023	2024	2023	2024
CATEGORY	FREQUENCY OF COLLECTION	RATE PER MONTH	Increase Amount	2024 RATE PER MONTH	Franchise Fee 5% Total Rate
Residential	Automated Resi Waste Collection 2x/wk	\$29.35	\$1.58	\$30.93	\$1.55 \$32.48
	Additional Cart	\$5.50	\$0.30	\$5.80	\$0.29 \$6.09
	Automated Resi Recycling Container 1x/wk		Included in Base Rate		
	On call, scheduled Resi brush and bulky curbside Collection. Minimum Charge	\$50.00	\$2.69	\$52.69	\$0.13 \$52.83
	Commercial Hand Pickup:				
Commercial Cart Collection (1x/wk service, cart contents only)		\$35.00	\$1.89	\$36.89	\$1.84 \$38.73
Each Additional Cart per month (1x/wk, cart contents only)		\$35.00	\$1.89	\$36.89	\$1.84 \$38.73
Commercial : Container Service					
2 Cubic Yard	1/wk	\$87.50	\$4.72	\$92.22	\$4.61 \$96.83
	2/wk	\$160.36	\$8.64	\$169.00	\$8.45 \$177.45
	3/wk	\$232.33	\$12.52	\$244.85	\$12.24 \$257.09
	4/wk	\$304.09	\$16.39	\$320.48	\$16.02 \$336.50
	5/wk	\$375.86	\$20.26	\$396.12	\$19.81 \$415.92
3 Cubic Yard	1/wk	\$108.08	\$5.82	\$113.90	\$5.70 \$119.60
	2/wk	\$186.85	\$10.07	\$196.92	\$9.85 \$206.77
	3/wk	\$251.54	\$13.56	\$265.10	\$13.25 \$278.35
	4/wk	\$290.36	\$15.65	\$306.01	\$15.30 \$321.31
	5/wk	\$352.39	\$18.99	\$371.38	\$18.57 \$389.95
4 Cubic Yard	1/wk	\$133.19	\$7.18	\$140.37	\$7.02 \$147.39
	2/wk	\$218.06	\$11.75	\$229.81	\$11.49 \$241.30
	3/wk	\$305.96	\$16.49	\$322.45	\$16.12 \$338.57
	4/wk	\$387.78	\$20.90	\$408.68	\$20.43 \$429.11
	5/wk	\$461.61	\$24.88	\$486.49	\$24.32 \$510.81
6 Cubic Yard	1/wk	\$170.49	\$9.19	\$179.68	\$8.98 \$188.66
	2/wk	\$271.33	\$14.62	\$285.95	\$14.30 \$300.25
	3/wk	\$360.76	\$19.44	\$380.20	\$19.01 \$399.21
	4/wk	\$456.28	\$24.59	\$480.87	\$24.04 \$504.91
	5/wk	\$561.69	\$30.27	\$591.96	\$29.60 \$621.56
8 Cubic Yard	1/wk	\$194.84	\$10.50	\$205.34	\$10.27 \$215.61
	2/wk	\$336.79	\$18.15	\$354.94	\$17.75 \$372.69
	3/wk	\$454.38	\$24.49	\$478.87	\$23.94 \$502.81
	4/wk	\$567.40	\$30.58	\$597.98	\$29.90 \$627.88
	5/wk	\$680.80	\$36.69	\$717.49	\$35.87 \$753.37
Commercial Extra Dumpster Pickups (each lift)		\$100.00	\$5.39	\$105.39	\$5.27 \$110.66
Commercial Extra Yardage Fee - per yard:		\$40.00	\$2.16	\$42.16	\$2.11 \$44.26
Commercial Delivery Fee - per can:		\$41.00	\$2.21	\$43.21	\$2.16 \$45.37
Commercial Removal & Exchange Fee - per can:		\$42.00	\$2.26	\$44.26	\$2.21 \$46.48
Industrial Rate:					
Haul Fee (20, 30, & 40 yd Open Tops		\$565.00	\$30.45	\$595.45	\$29.77 \$625.22
Haul Fee (Compactor)		\$755.00	\$40.69	\$795.69	\$39.78 \$835.47
Disposal Fee		\$40.00	\$2.16	\$42.16	\$2.11 \$44.26
Rental Fee (Open Top)		\$5.00	\$0.27	\$5.27	\$0.26 \$5.53
Delivery Fee		\$250.00	\$13.47	\$263.47	\$13.17 \$276.65
Container Relocaiton		\$250.00	\$13.47	\$263.47	\$13.17 \$276.65
False Alarm Fee		\$250.00	\$13.47	\$263.47	\$13.17 \$276.65
Excess Disposal Charges		\$0.05	\$0.00	\$0.05	\$0.00 \$0.06
Compactor Rental Charges will be based on individual agreements negotiated between Contractor & Customers.					
Contractor shall bill Industrial Permanent & Temporary Industrial Roll Offs directly and add 5% franchise fee.					
City of Garden Ridge Use Only - Roll off Collection					
Haul Fee (Mon - Sat)		\$295.00	\$15.90	\$310.90	\$15.54 \$326.44
Haul Fee (Sundays)		\$325.00	\$17.52	\$342.52	\$17.13 \$359.64
Disposal Fee		\$33.00	\$1.78	\$34.78	\$1.74 \$36.52
Rental Fee (Open Top)		N/A			
Delivery Fee		\$150.00	\$8.08	\$158.08	\$7.90 \$165.99
False Alarm Fee		\$150.00	\$8.08	\$158.08	\$7.90 \$165.99
Excess Disposal Charges		\$0.05	\$0.29	\$0.34	\$0.02 \$0.36

per haul, includes up to 4 tons disposal
per haul, includes up to 4 tons disposal
per ton, all hauls over 4 tons
per day.
per delivery
per relocation
per occurrence
per lb over 10 tons disposal

per haul plus disposal
per haul plus disposal
per ton

each
per occurrence
per lb over 10 tons disposal



Republic Services of San Antonio has made a rate adjustment to the Municipal Materials Management Agreement. The following rates for Residential, Commercial, Industrial, and Temporary collection services are effective **September 1, 2024**.

Residential	Base Rate	11% City Billing Fee	Franchise Fee (5%)	Total Rate
Automated Resi Waste Collection 2x/wk	\$30.93	\$3.40	\$1.55	\$35.88
Additional Cart	\$5.80	\$0.64	\$0.29	\$6.73
Automated Resi Recycling Containter 1x/wk	Included in Base Rate			
Bulk Dumpster Service	Current: \$6.75 / Proposed for FY2025: \$8.00			
On call, scheduled Resi brush and bulky curbside collection. Minimum Charge	\$52.69	\$5.80	\$0.13	\$58.63
Commercial Collection	Base Rate	11% City Billing Fee	Franchise Fee (5%)	Total Rate
Small Commercial Collection (Carts) per month: includes one-time (1x) per week collection with 1-96 gallon Container / Cart Contents Only	\$36.89	\$4.06	\$1.84	\$42.79
Each Additional Small Commercial Container (Carts) per month: includes one-time (1x) per week collection with 1-96 gallon Container / Cart Contents Only	\$36.89	\$4.06	\$1.84	\$42.79

Large Commercial Container Collection Service Per Month:

Container Size	Frequency	Base Rate	City Billing Fee (11%)	Franchise Fee (5%)	Total Rate
2yd FEL Can	1x/week	\$92.22	\$10.14	\$4.61	\$106.98
2yd FEL Can	2x/week	\$169.00	\$18.59	\$8.45	\$196.05
2yd FEL Can	3x/week	\$244.85	\$26.93	\$12.24	\$284.03
2yd FEL Can	4x/week	\$320.48	\$35.25	\$16.02	\$371.76
2yd FEL Can	5x/week	\$396.12	\$43.57	\$19.81	\$459.51
3yd FEL Can	1x/week	\$113.90	\$12.53	\$5.70	\$132.13
3yd FEL Can	2x/week	\$196.92	\$21.66	\$9.85	\$228.44
3yd FEL Can	3x/week	\$265.10	\$29.16	\$13.25	\$307.52
3yd FEL Can	4x/week	\$306.01	\$33.66	\$15.30	\$354.98
3yd FEL Can	5x/week	\$371.38	\$40.85	\$18.57	\$430.81
4yd FEL Can	1x/week	\$140.37	\$15.44	\$7.02	\$162.84
4yd FEL Can	2x/week	\$229.81	\$25.28	\$11.49	\$266.59
4yd FEL Can	3x/week	\$322.45	\$35.47	\$16.12	\$374.05
4yd FEL Can	4x/week	\$408.68	\$44.95	\$20.43	\$474.07
4yd FEL Can	5x/week	\$486.49	\$53.51	\$24.32	\$564.33
6yd FEL Can	1x/week	\$179.68	\$19.76	\$8.98	\$208.43
6yd FEL Can	2x/week	\$285.95	\$31.45	\$14.30	\$331.71

6yd FEL Can	3x/week	\$380.20	\$41.82	\$19.01	\$441.04
6yd FEL Can	4x/week	\$480.87	\$52.90	\$24.04	\$557.81
6yd FEL Can	5x/week	\$591.96	\$65.12	\$29.60	\$686.68
8yd FEL Can	1x/week	\$205.34	\$22.59	\$10.27	\$238.20
8yd FEL Can	2x/week	\$354.94	\$39.04	\$17.75	\$411.74
8yd FEL Can	3x/week	\$478.87	\$52.68	\$23.94	\$555.49
8yd FEL Can	4x/week	\$597.98	\$65.78	\$29.90	\$693.66
8yd FEL Can	5x/week	\$717.49	\$78.92	\$35.87	\$832.29

	Base Rate	City Billing Fee (11%)	Franchise Fee (5%)	Total Rate
Commercial Extra Yardage Fee-per yard	\$42.16	\$4.64	\$2.11	\$48.91
Commercial Container-Each Extra Lift	\$105.39	\$11.59	\$5.27	\$122.26
Commercial Container-Delivery Fee per can	\$43.21	\$4.75	\$2.16	\$50.13
Commercial Container-Removal & Exchange Fee per can	\$44.26	\$4.87	\$2.21	\$51.35

All charges above, for Commercial Collection, include five percent (5%) Franchise Fees and does not include Sales Tax.

Industrial Permanent and Temporary Rolloff Service:

Haul Fee (20, 30, & 40yd Open Top)	\$595.45 per haul, includes up to 4 tons disposal
Haul Fee (Compactor)	\$795.69 per haul, includes up to 4 tons disposal
Disposal Fee	\$42.16 per ton on all tons over 4 tons
Rental Fee (Open Top)	\$5.27 per day
Delivery Fee	\$263.47 per delivery
Container Relocation Fee	\$263.47 per relocation
False Alarm Fee	\$263.47 per occurrence
Excess Disposal Charges	\$0.05 per lb. over 10 tons per load

Compactor Rental Charges will be based on individual agreements negotiated between Contractor and such customers and under such terms and conditions as may be mutually agreed by Contractor and such customers.

Above pricing does not apply to special waste volumes.

All charges above, for Industrial Permanent and Temporary Rolloff, do not include five percent (5%) Franchise Fees or Sales Tax.

Contractor shall bill Industrial Permanent and Temporary Industrial Rolloff Customers directly and add a five percent (5%) Franchise Fee for those services. The Company shall pay to the City the five percent (5%) franchise fee that the Company receives for those services. The fee shall be paid quarterly to the City by January 31, April 30, July 31, and October 31, of each year during the term of this Contract.