
The Garden Ridge City Council will meet in a regular session on Wednesday, December 4, 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. Proclamations/Presentations**

- a) Introduction/Recognition of Krendra Harralson-Mrs. Texas Universe TCP.

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 November 6, 2024, City Council Regular Meeting.
- b) Approval of Minutes for the November 19, 2024, City Council Special Meeting.
- c) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – September 30, 2024.
- d) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – October 31, 2024.
- e) Approval of Certification of Tax Levy for the Tax Year 2024 for the City of Garden Ridge.

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. Petition by Eric Fischer for two (2) Specific Use Permit Extensions for The Revival, located at 19186 FM 2252 on 3.107 acres zoned as Community Commercial (CC) District.
 - 1.1. Receive recommendation and take action on The Revival #1 062024 Specific Use Permit Authorized for Restaurant or Cafeteria, Bar/Tavern: To be allowed an indoor/outdoor bar area serving beer, wine, and mixed drinks with inside and outside seating on premises.
 - 1.2. Receive recommendation and take action on The Revival #2 062024 Specific Use Permit Authorized for Amusement, Commercial (Outdoors): To be allowed up to four (4) pickleball courts on premises.
 - 2. Receive monthly activity update as applicable.
- b) Water Commission:
 - 1. Ordinance No. 61-082022 An Ordinance of the City Council of the City of Garden Ridge, Texas, establishing the Drought Management Plan for the City of Garden Ridge; establishing trigger points and demand reduction measures; providing a variance procedure; providing a penalty for violations of this ordinance; providing a cumulative and savings clause; providing for severability; and declaring an effective date.
 - 1.1. Receive recommendation and take action on variance to Stage 2 watering restrictions for 21320 Waterwood Drive, Garden Ridge, Texas.
 - 2. Receive monthly activity update as applicable.

9. Approvals and Authorizations

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

- a) Economic Development Presentation by Aaron Farmer, The Retail Coach, LLC. (presentation only)
- b) Ordinance No. 168-102013 An Ordinance of the City of Garden Ridge, Texas, authorizing city employees to use golf carts or utility vehicles on certain public streets; authorizing members of the public to use golf carts on certain public streets only when such use is in participation of the city sponsored annual 4th of July parade; authorizing members of the public to use golf carts or recreational off-highway vehicles on certain private streets in gated subdivisions; and providing for an effective date; repealer clause; preemption clause; severability; and proper notice and meeting.
- c) Resolution No. 529-122024 A Resolution of the City Council of the City of Garden Ridge, Texas, authorizing the City's acceptance and participation in the 2024 Recreational Trails Grant awarded to the City of Garden Ridge by Texas Parks and Wildlife.
- d) Consulting Agreement between the City of Garden Ridge and Jill Shackelford.
- e) Status of recruitment process for City Manager and provide direction to staff as needed.

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 Reyes).

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)
Tri-County Chamber of Commerce

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. Petition for Declaratory Judgment (Eric Fischer v. City of Garden Ridge, Cause #: C2024-1164B).
 2. 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:

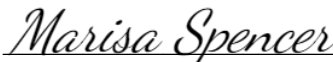
Decorum Required: Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order 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 10:00 a.m. on November 26, 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
Mayor Pro-Tem Todd Arvidson
Councilmember Kelly Smith
Councilmember Lisa Swint
Councilmember Jesús Valdez
Councilmember Brian Reyes

Councilmembers Absent:

None

City Staff Present:

Nancy Cain, City Manager
Marisa Spencer, City Secretary
Cyndi Simmons, Assistant City Secretary
Ron Eberhardt, Chief of Police
Steven Steinmetz, Public Works Director
Linda Crosland, Library Director
Megan Santee, City Attorney

1. Call to Order/Roll Call

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

2. Pledge of Allegiance

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

3. Citizen Comment Period

Maria Currie, 10811 Tonne Drive, spoke regarding aggregate production operations and the Garden Ridge Area Coalition for the Environment.

4. Consent Agenda

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

a) Approval of Minutes for the October 2, 2024, City Council Regular Meeting.

Motion: A motion was made by Councilmember Reyes, seconded by Councilmember Smith, to approve the Consent Agenda. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

5. Staff Reports**a) City Manager Monthly Activity Report.**

City Manager Nancy Cain reviewed employee recognitions and employee anniversaries. She stated there were 619.50 *Volunteer Garden Ridge!* hours for the month of October and spoke regarding upcoming events and the annual audit.

b) Finance/HR Monthly Activity Report.

City Manager Nancy Cain spoke regarding continuity of operations related to the Finance/HR Department.

c) City Secretary Monthly Activity Report.

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

d) Police Department Monthly Activity Report.

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

e) Public Works Department Monthly Activity Report.

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

f) Library Monthly Activity Report.

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

6. City Engineer Projects Status Reports

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

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

a) Planning and Zoning Commission:

Mayor Erickson stated the Commission did not meet in October.

b) Water Commission:

Mayor Erickson stated the Commission did not meet in October.

8. Approvals and Authorizations

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

a) Resolution No. 528-112024 A Resolution of the City Council of the City of Garden Ridge, Texas, of votes cast to elect Board of Directors for the Comal Appraisal District for the years 2025 and 2025-2027.

The City Council discussed the Board of Directors for the Comal Appraisal District Election Ballot.

Motion: A motion was made by Councilmember Reyes, seconded by Councilmember Valdez, to distribute the City of Garden Ridge's 27 total available votes as follows: 9 votes for Eric Couch, 9 votes for Douglas Miller Jr., and 9 votes for Robert Slupik. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

b) Ordinance No. 22-112024 An Ordinance of the City Council of the City of Garden Ridge, Texas, regulating traffic on streets, roads, and highways within the City of Garden Ridge by establishing stop sign locations and placement of traffic control devices; establishing prima facie speed limits and placement of traffic control devices; establishing through truck traffic regulations and placement of traffic control devices; establishing "no parking zones"; regulating and requiring permits for certain assemblages and processions; providing a penalty; providing for severability; and declaring an effective date.

City Manager Nancy Cain spoke regarding Ordinance No. 22-112024 and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Valdez, seconded by Mayor Pro-Tem Arvidson, to approve Ordinance No. 22-112024 An Ordinance of the City Council of the City of Garden Ridge, Texas, regulating traffic on streets, roads, and highways within the City of Garden Ridge by establishing stop sign locations and placement of traffic control devices; establishing prima facie speed limits and placement of traffic control devices; establishing through truck traffic regulations and placement of traffic control devices; establishing “no parking zones”; regulating and requiring permits for certain assemblages and processions; providing a penalty; providing for severability; and declaring an effective date. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

c) City of Garden Ridge Covered Applications and Prohibited Technology Policy.

City Manager Nancy Cain spoke regarding the City of Garden Ridge Covered Applications and Prohibited Technology Policy and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Swint, seconded by Councilmember Smith, to approve the City of Garden Ridge Covered Applications and Prohibited Technology Policy. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

d) Amendments to City of Garden Ridge Police Department Step Pay Program.

City Manager Nancy Cain and Chief Eberhardt spoke regarding the proposed amendments to the City of Garden Ridge Police Department Step Pay Program and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Smith, seconded by Mayor Pro-Tem Arvidson, to approve the proposed amendments to the City of Garden Ridge Police Department Step Pay Program. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

e) Amendments to City of Garden Ridge Personnel Policy Manual.

City Manager Nancy Cain and Chief Eberhardt spoke regarding the proposed amendments to the City of Garden Ridge Personnel Policy Manual and addressed questions from Councilmembers.

Motion: A motion was made by Mayor Pro-Tem Arvidson, seconded by Councilmember Smith, to approve the proposed amendments to the City of Garden Ridge Personnel Policy Manual. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

f) Consulting Agreement between the City of Garden Ridge and Jill Shackelford.

City Manager Nancy Cain and Councilmember Swint spoke regarding the Consulting Agreement between the City of Garden Ridge and Jill Shackelford and addressed questions from Councilmembers.

The City Council discussed narrowing the scope of work and provided input related to the Consulting Agreement.

The City Council agreed by consensus for Councilmember Swint to work with the Consultant, City Manager, and City Attorney to prepare a proposal for the Consultant to conduct a strategic planning session with the City of Garden Ridge regarding aggregate production operations.

g) Status of recruitment process for City Manager and provide direction to staff as needed.

The City Council discussed the status of recruitment process for City Manager.

9. Updates

a) City Council Projects.

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

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

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

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

3. Economic Development (Smith and Swint).

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

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

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

5. Council Liaison to Comal ISD (Arvidson and Reyes).

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

10. Discussion of Future Agenda Items

Councilmember Smith requested to discuss Ordinance No. 168 relating to golf carts.

11. Citizen Comment Period

Sharon Stripling, 21729 Forest Waters Circle, spoke regarding aggregate production operations.

Vanessa Douglas, 9045 Sumac Cove, spoke regarding oak wilt abatement.

12. Reports and Comments from Mayor and City Councilmembers

The Mayor and/or City Councilmembers may comment, make general announcements, and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

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

Councilmember Smith spoke regarding Tri-County Chamber of Commerce events. Councilmember Swint spoke regarding working with the Great Springs Project for a Texas Parks and Wildlife Department grant. Councilmember Valdez spoke regarding Alamo Area Metropolitan Planning Organization Technical Advisory Committee and Texas Department of Transportation. Mayor Pro-Tem Arvidson spoke regarding Eagle Scouts and Davenport High School. Councilmember Reyes spoke regarding Garden Ridge Elementary School. Mayor Erickson spoke regarding Northeast Partnership for Economic Development.

13. 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. Petition for Declaratory Judgment (Eric Fischer v. City of Garden Ridge, Cause #: C2024-1164B).**
- 2. Notice of Claim Letter pursuant to Texas Tort Claims Act (Craig Dillard v. City of Garden Ridge, Cause #: C2024-1193E).**

Mayor Erickson announced the City Council will recess at 8:01 p.m. and reconvene into Executive Session at 8:10 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 8:21 p.m.

14. 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.

15. Adjournment

There being no further business, the Wednesday, November 6, 2024, City Council regular meeting was adjourned at 8:21 p.m. by Mayor Erickson.

ATTEST

Robb Erickson
Mayor

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

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 4:30 p.m. on Tuesday, November 19, 2024, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

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

3. Citizen Comment Period

No one signed up to speak.

4. Executive Session

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

- a) Pursuant to Texas Government Code Section 551.074 - Personnel Matters: Discussion regarding the appointment, employment, evaluation, and/or duties of a new City Manager, including but not limited to the review of applicants for the City Manager position and other matters related to the search for and appointment of a new City Manager.**

Mayor Erickson announced the City Council will recess at 4:34 p.m. and reconvene into Executive Session.

Mayor Erickson adjourned the Executive Session and reconvened back into open session at 6:51 p.m.

5. 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.

6. Adjournment

There being no further business, the Tuesday, November 19, 2024, City Council special meeting was adjourned at 6:51 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 9/30/2024

CITY FUNDS	BALANCE	CURRENT INTEREST RATE
GF OPERATING ACCOUNT	362,845.46	0.40%
GF MONEY MARKET	1,112,511.77	3.66%
PEG CAPITAL FEES	52,236.45	3.66%
TEXPOOL INVESTMENTS	3,297,761.92	5.16%
2017 I&S	2,342.93	3.66%
2012 I&S	4,591.53	3.66%
2012 REFI	13,619.26	3.66%
2015 I&S	4,658.21	3.66%
TEXPOOL WATER IMPACT FEES	189,567.46	5.16%
TEXPOOL STREET IMPACT FEES	65,605.87	5.16%
AMERICAN RECOVERY ACCT	5,494.34	3.66%
TEXPOOL AMERICAN RECOVERY ACCT	349,828.63	5.16%
ASSET/FORFEITURE - STATE	-	0.10%
ASSET/FORFEITURE - FED	294,617.80	3.66%
ASSET/FORFEITURE - STATE	3,703.23	0.35%
TOTAL CITY FUNDS	\$ 5,759,384.86	

WATER FUNDS	BALANCE	CURRENT INTEREST RATE
OPERATING ACCOUNT	1,022,729.03	3.66%
WATER SURCHARGE	160,112.37	3.66%
TEXPOOL WATER INVEST	1,319,915.04	5.16%
SIB LOAN I&S	3,223.92	3.66%
SIB RESERVE	46,334.38	3.66%
TOTAL WATER FUNDS	\$ 2,552,314.74	

TOTAL ALL ACCOUNTS	\$ 8,311,699.60	
---------------------------	------------------------	--

CITY OF GARDEN RIDGE
CASH & INVESTMENTS STATEMENT
PERIOD ENDED AS OF 09/30/2024

GENERAL FUND	BALANCE
GF Operational Checking	\$ 362,845.46
GF Money Market	1,112,511.77
GF Peg Capital Fund	52,236.45
TexPool Investments	3,297,761.92
Restricted Amounts: (Including GF Peg Capital Fund)	(392,675.77)
TOTAL AVAILABLE FUNDS	\$ 4,432,679.83

WATER FUND	BALANCE
Operational Checking	\$ 1,022,729.03
TexPool Water Invest	1,319,915.04
Water Surcharge	160,112.37
Restricted Amounts	(200,929.26)
TOTAL AVAILABLE FUNDS	\$ 2,301,827.18

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES
PERIOD ENDING AS OF 09/30/2024

GENERAL FUND	Sep-24	YTD	FY 2024 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 228,717.90	\$ 4,018,172.83	\$ 3,759,432.00	106.9%	\$ (258,740.83)
EXPENDITURES					
ADMINISTRATION	73,926.70	802,917.46	846,833.00	94.8%	43,915.54
COURT	9,239.76	103,061.63	112,858.00	91.3%	9,796.37
POLICE	141,335.89	1,337,591.88	1,464,945.00	91.3%	127,353.12
PUBLIC FACILITIES	65,665.77	802,193.67	806,052.00	99.5%	3,858.33
COMMUNITY CENTER	40,072.33	121,185.75	170,656.00	71.0%	49,470.25
LIBRARY	13,121.90	138,575.21	145,464.00	95.3%	6,888.79
FUND CHANGES/XFER	-	-	-	0.0%	-
TOTAL EXPENDITURES	343,362.35	3,305,525.60	3,546,808.00	93.2%	241,282.40
NET POSITION	\$ (114,644.45)	\$ 712,647.23	\$ 212,624.00		\$ (500,023.23)

WATER FUND	Sep-24	YTD	FY 2024 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 223,358.79	\$ 2,125,181.16	\$ 2,308,844.00	92.0%	\$ 183,662.84
EXPENDITURES					
BOND PRINCIPLE PMTS	-	533,501.50	533,502.00		0.50
ALL OTHER EXPENDITURES	123,958.76	1,620,619.80	1,727,598.00		106,978.20
TOTAL EXPENDITURES	123,958.76	2,154,121.30	2,261,100.00	95.3%	106,978.70
REVENUE +/- EXPENDITURES	99,400.03	(28,940.14)	47,744.00		76,684.14

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES - COMMUNITY CENTER
PERIOD ENDING AS OF 09/30/2024

	YTD	Budget
REVENUES		
RENTALS	\$ 92,985.00	70,000.00
DEPOSITS	(5,341.00)	4,700.00
CLEAN-UP FEES	9,605.00	9,000.00
TOTAL REVENUES	97,249.00	83,700.00
 EXPENDITURES		
PAYROLL/TAXES/RETIREMENT	5,545.03	4,876.00
MANAGER FEES	34,897.50	33,000.00
COMPUTER/INTERNET	1,718.14	1,680.00
TELEPHONE	600.00	600.00
UTILITIES	11,112.09	12,000.00
MAINTENANCE	5,758.41	7,000.00
SUPPLIES	3,004.16	2,000.00
CLEANING	7,560.00	7,200.00
EQUIPMENT	586.69	6,000.00
MARKETING	-	-
DEPOSITS REFUNDED	-	21,300.00
DONATION EXPENDITURES	-	-
CAPITAL EXPENDITURES	50,403.73	75,000.00
TOTAL EXPENDITURES	121,185.75	170,656.00
 NET POSITION	 <u>\$ (23,936.75)</u>	 <u>\$ (86,956.00)</u>

Management's Discussion and Analysis of Results of Operations – 9/30/2024

GENERAL FUND

Cash

Total available funds as of September 30, 2024, are \$4,432,680

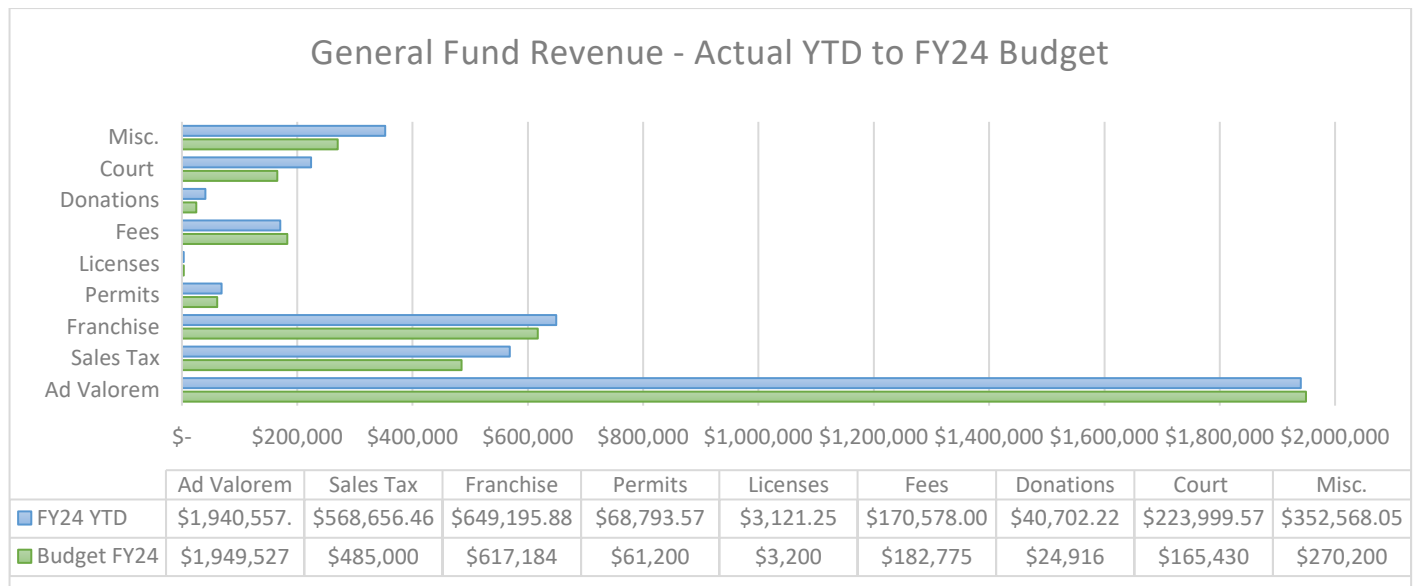
Revenue

Ad Valorem Tax received for September totals \$14,508. YTD collections total \$1,940,558 or 100% of the FY24 budget of \$1,949,527

Sale Tax Revenue received during the month of September totals \$108,688 for FY24. YTD totals \$568,656 or 117% of the \$485,000 budgeted for FY24.

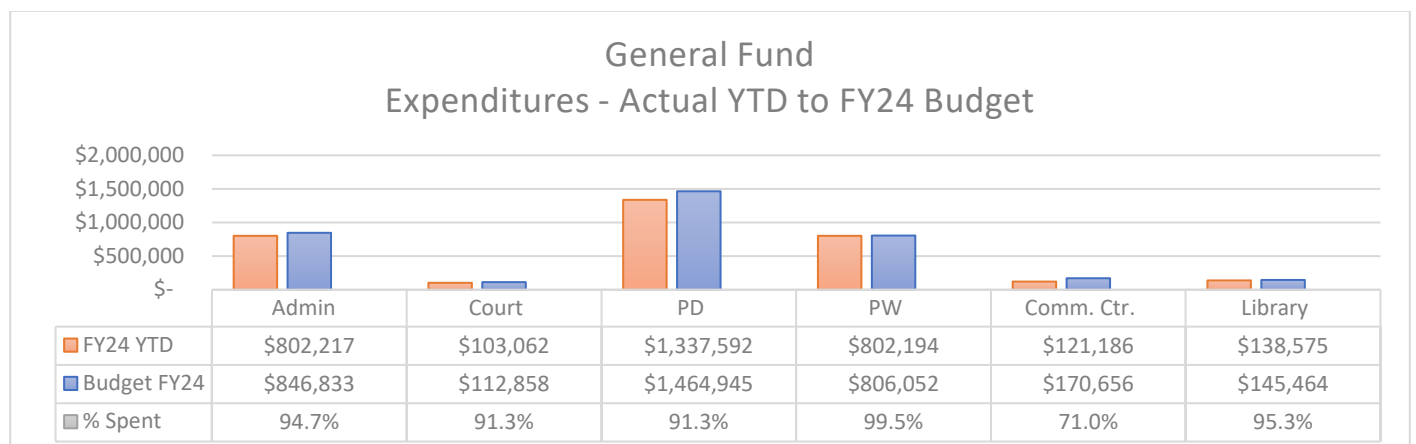
Annual Building Permits revenue totals \$66,088 or 110% of the \$60,000 budgeted for FY24.

Trash Collection YTD totals \$118,104 or 101% of the \$117,120 budgeted for FY24.



Expenditures

Expenditures for the month total \$342,662. YTD expenditures for FY24 total \$3,304,826 or 93% of the \$3,546,808 budget. All departments are operating within the FY24 budget.



WATER FUND

Meters

Current meters for September 2024 total 1694 vs 1690 for September 2023.

Cash

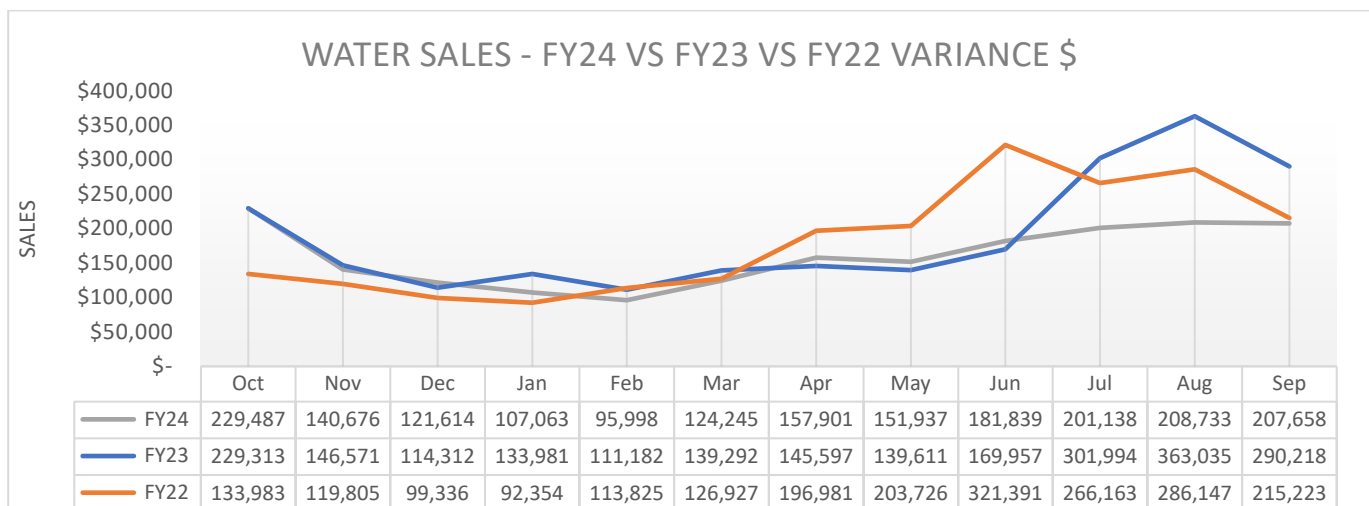
Total available funds as of September 30, 2024, are \$2,301,827.

Revenue

Revenue YTD totals \$2,125,181 or 92% of the \$2,308,844 budgeted for FY24. Total revenue for the same period last year was \$2,460,583.

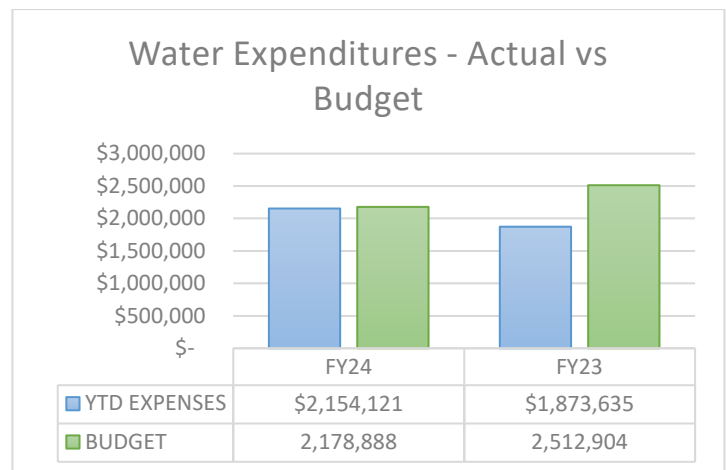
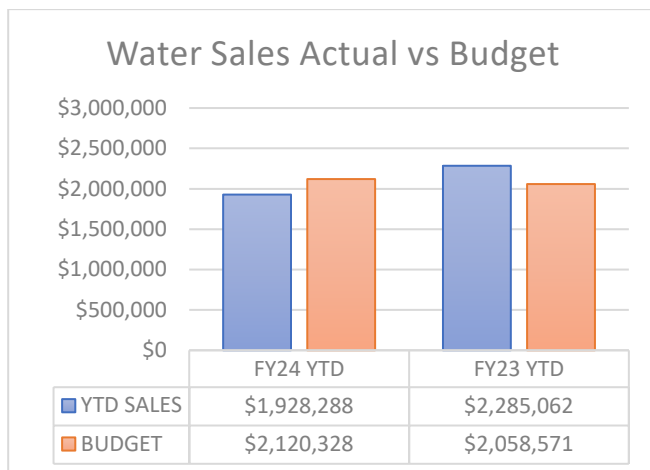
Water Sales for the month total \$207,658. YTD water sales total \$1,928,288 or 91% of the \$2,120,328 budgeted for FY24.

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



Expenditures

Expenditures for the month total \$123,959. YTD expenditures for FY24 total \$2,154,121 or 95% of the \$2,261,100 budget.



Interest & Sinking Fund

Revenue

Ad Valorem Tax collections YTD total \$653,045 of the \$660,137 budgeted for FY24.

Expenditures

Bond interest payments and agent fees for September 2024 totaled \$0. The next bond payments are due in February 2025.

Capital Improvements Fund – (all accounts are restricted)

Cash Balance

Water Impact Fee Balance is \$189,567.

Street Impact Balance is \$65,606.

American Recovery Acct. Balance is \$355,323.

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 \$298,321.

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 \$10,616

Summary

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

CITY OF GARDEN RIDGE**MONTHLY ACCOUNT BALANCES & INTEREST RATES**

PERIOD ENDED AS OF 10/31/2024

CITY FUNDS	BALANCE	CURRENT INTEREST RATE
GF OPERATING ACCOUNT	369,391.46	0.40%
GF MONEY MARKET	901,009.40	3.66%
PEG CAPITAL FEES	52,396.17	3.66%
TEXPOOL INVESTMENTS	3,311,522.57	4.91%
2017 I&S	2,350.09	3.66%
2012 I&S	6,404.90	3.66%
2012 REFI	14,791.03	3.66%
2015 I&S	6,633.56	3.66%
TEXPOOL WATER IMPACT FEES	190,358.53	4.91%
TEXPOOL STREET IMPACT FEES	65,879.63	4.91%
AMERICAN RECOVERY ACCT	1,583.52	3.66%
TEXPOOL AMERICAN RECOVERY ACCT	308,043.78	4.91%
ASSET/FORFEITURE - FED	286,275.11	3.66%
ASSET/FORFEITURE - STATE	3,694.38	0.35%
TOTAL CITY FUNDS	\$ 5,520,334.13	

WATER FUNDS	BALANCE	CURRENT INTEREST RATE
OPERATING ACCOUNT	1,054,839.02	3.66%
WATER SURCHARGE	160,601.94	3.66%
TEXPOOL WATER INVEST	1,325,422.70	4.91%
SIB LOAN I&S	3,233.78	3.66%
SIB RESERVE	46,476.05	3.66%
TOTAL WATER FUNDS	\$ 2,590,573.49	
TOTAL ALL ACCOUNTS	\$ 8,110,907.62	

CITY OF GARDEN RIDGE
CASH & INVESTMENTS STATEMENT
PERIOD ENDED AS OF 10/31/2024

GENERAL FUND	BALANCE
GF Operational Checking	\$ 369,391.46
GF Money Market	901,009.40
GF Peg Capital Fund	52,396.17
TexPool Investments	3,311,522.57
Restricted Amounts:	(337,031.96)
(Including GF Peg Capital Fund)	
TOTAL AVAILABLE FUNDS	\$ 4,297,287.64

WATER FUND	BALANCE
Operational Checking	\$ 1,054,839.02
TexPool Water Invest	1,325,422.70
Water Surcharge	160,601.94
Restricted Amounts	(67,823.99)
TOTAL AVAILABLE FUNDS	\$ 2,473,039.67

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES
PERIOD ENDING AS OF 10/31/2024

GENERAL FUND	Oct-24	YTD	FY 2025 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 81,265.71	\$ 81,265.71	\$ 3,806,701.00	2.1%	\$ 3,725,435.29
EXPENDITURES					
ADMINISTRATION	81,805.21	81,805.21	988,239.00	8.3%	906,433.79
COURT	5,781.15	5,781.15	116,181.00	5.0%	110,399.85
POLICE	172,116.66	172,116.66	1,839,581.00	9.4%	1,667,464.34
PUBLIC FACILITIES	55,838.96	55,838.96	762,293.00	7.3%	706,454.04
COMMUNITY CENTER	4,247.98	4,247.98	225,767.00	1.9%	221,519.02
LIBRARY	11,818.70	11,818.70	165,019.00	7.2%	153,200.30
FUND CHANGES/XFER	-	-	-	0.0%	-
TOTAL EXPENDITURES	331,608.66	331,608.66	4,097,080.00	8.1%	3,765,471.34
NET POSITION	<u>\$ (250,342.95)</u>	<u>\$ (250,342.95)</u>	<u>\$ (290,379.00)</u>		<u>\$ (40,036.05)</u>

WATER FUND	Oct-24	YTD	FY 2025 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 281,312.87	\$ 281,312.87	\$ 2,418,564.00	11.6%	\$ 2,137,251.13
EXPENDITURES					
BOND PRINCIPLE PMTS	-	-	547,102.00		547,102.00
ALL OTHER EXPENDITURES	114,298.85	114,298.85	2,670,523.00		2,556,224.15
TOTAL EXPENDITURES	114,298.85	114,298.85	3,217,625.00	3.6%	3,103,326.15
REVENUE +/- EXPENDITURES	<u>167,014.02</u>	<u>167,014.02</u>	<u>(799,061.00)</u>		<u>(966,075.02)</u>

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES - COMMUNITY CENTER
PERIOD ENDING AS OF 10/31/2024

	YTD	Budget
REVENUES		
RENTALS	\$ 5,100.00	75,000.00
DEPOSITS	700.00	4,700.00
CLEAN-UP FEES	600.00	9,000.00
TOTAL REVENUES	<u>6,400.00</u>	<u>88,700.00</u>
 EXPENDITURES		
PAYROLL/TAXES/RETIREMENT	323.31	4,887.00
MANAGER FEES	2,326.50	34,000.00
COMPUTER MAINT/TRNG	140.72	1,680.00
TELEPHONE	50.00	600.00
UTILITIES	736.37	12,000.00
MAINTENANCE	98.88	7,000.00
SUPPLIES	122.20	2,200.00
CLEANING	450.00	7,400.00
EQUIPMENT	-	6,000.00
MARKETING	-	-
DEPOSITS REFUNDED	-	-
DONATION EXPENDITURES	-	-
CAPITAL EXPENDITURES	-	150,000.00
TOTAL EXPENDITURES	<u>4,247.98</u>	<u>225,767.00</u>
 NET POSITION	<u><u>\$ 2,152.02</u></u>	<u><u>\$ (137,067.00)</u></u>

Management's Discussion and Analysis of Results of Operations – 10/31/2024

GENERAL FUND

Cash

Total available funds as of October 31, 2024, are \$4,297,288

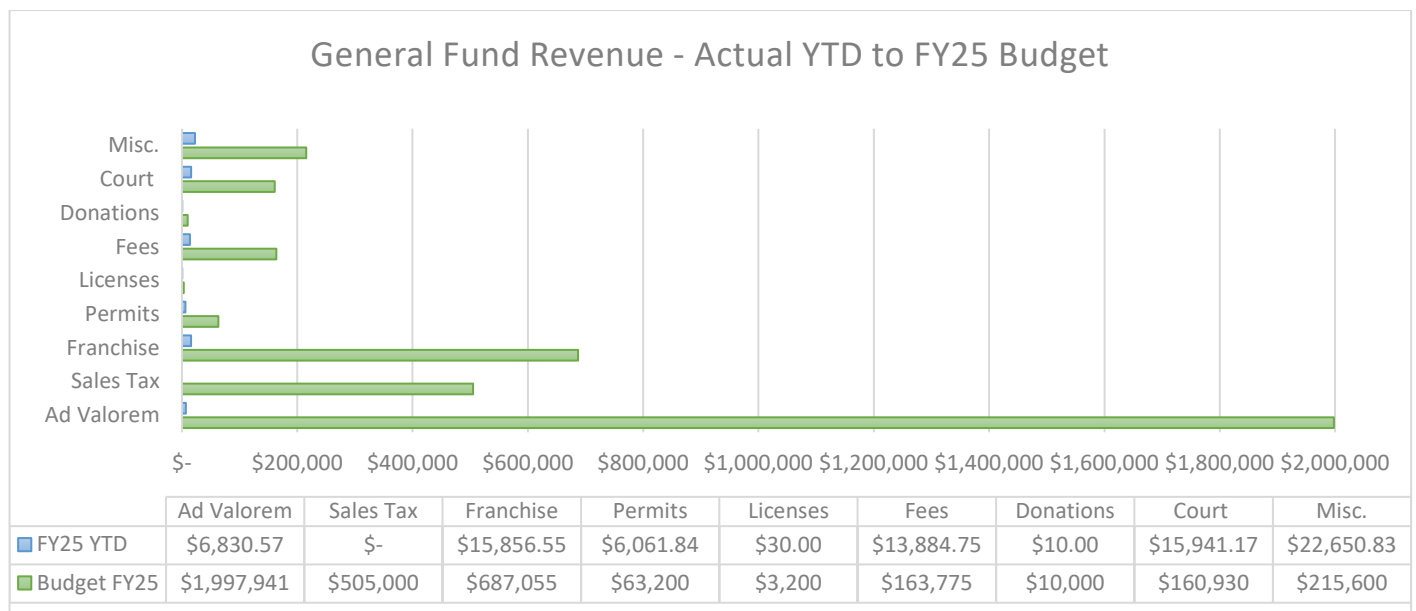
Revenue

Ad Valorem Tax received for October totals \$6,831. YTD collections total \$6,831 or 00% of the FY25 budget of \$1,997,941

Sale Tax Revenue received during the month of October totals \$0 for FY25. YTD totals \$0 or 00% of the \$505,000 budgeted for FY25.

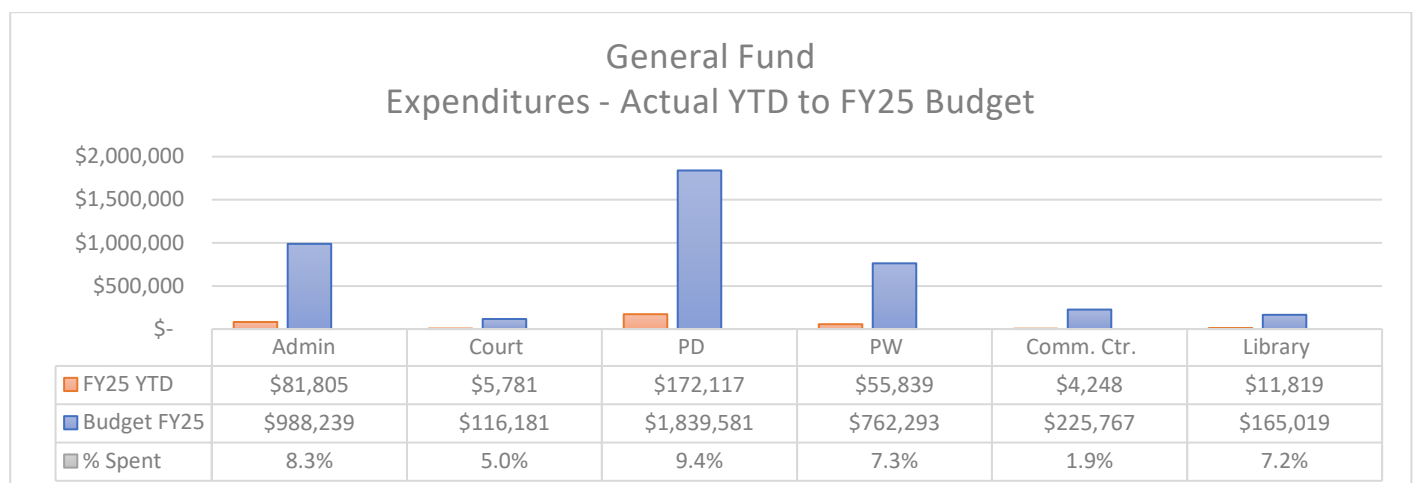
Annual Building Permits revenue totals \$6,012 or 10% of the \$62,000 budgeted for FY25.

Trash Collection YTD totals \$10,321 or 09% of the \$117,120 budgeted for FY25.



Expenditures

Expenditures for the month total \$331,609. YTD expenditures for FY25 total \$331,609 or 08% of the \$4,097,080 budget. All departments are operating within the FY25 budget.



WATER FUND

Meters

Current meters for October 2024 total 1694 vs 1692 for October 2023.

Cash

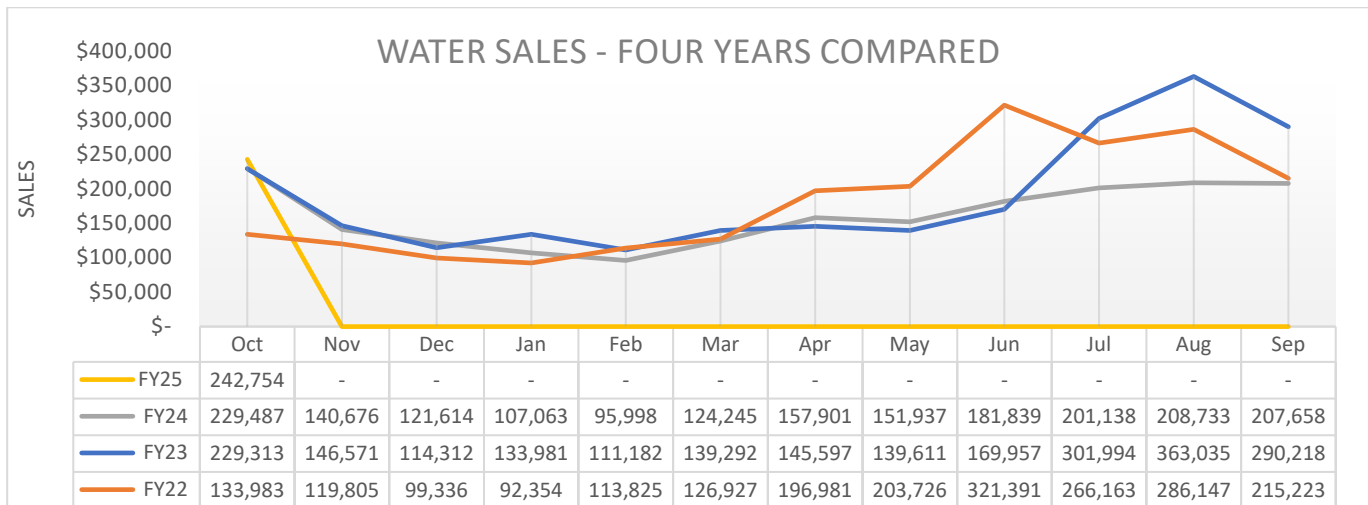
Total available funds as of October 31, 2024, are \$2,473,040.

Revenue

Revenue YTD totals \$281,313 or 12% of the \$2,418,564 budgeted for FY25. Total revenue for the same period last year was \$248,915.

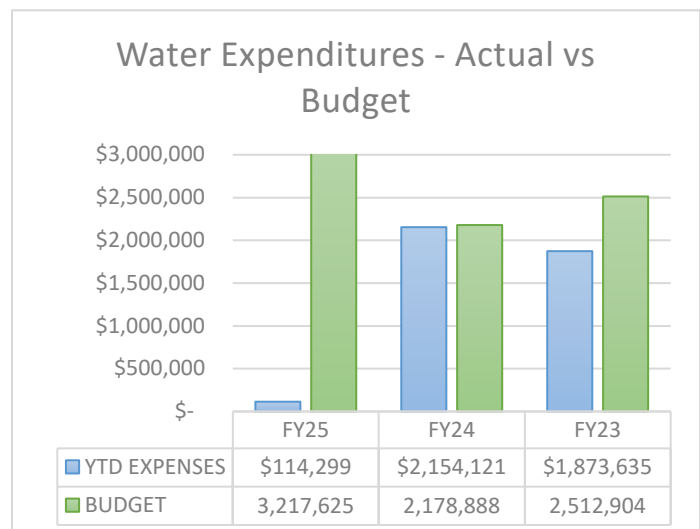
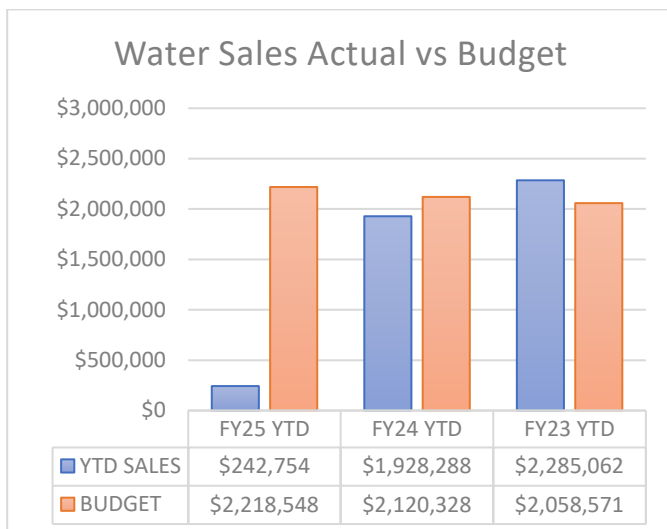
Water Sales for the month total \$242,754. YTD water sales total \$242,754 or 11% of the \$2,218,548 budgeted for FY25.

Meter installation revenue YTD totals \$0 or 00% of the \$10,000 budgeted for FY25.



Expenditures

Expenditures for the month total \$114,299. YTD expenditures for FY25 total \$114,299 or 04% of the \$3,217,625 budget.



Interest & Sinking Fund

Revenue

Ad Valorem Tax collections YTD total \$2,180 of the \$660,137 budgeted for FY25.

Expenditures

Bond interest payments and agent fees for October 2024 totaled \$0. The next bond payments are due in February 2025.

Capital Improvements Fund – (all accounts are restricted)

Cash Balance

Water Impact Fee Balance is \$190,359.

Street Impact Balance is \$65,880.

American Recovery Acct. Balance is \$309,627.

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 .

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 \$0

Summary

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

**CERTIFICATION OF TAX LEVY FOR THE TAX YEAR 2024
CITY OF GARDEN RIDGE**

Total Appraised Value @ 100% of Market Value	\$ 1,379,953,993
Less: Ag-Use account value loss	<u>(\$ 30,583,782)</u>
Total Net Appraised Value	\$ 1,349,370,211
Assessment Ratio	100%
Total Taxable Value	\$ 1,022,248,830
2024 Adopted Tax Rate per \$100 assess value	<u>.255156</u>
2024 Ad Valorem Tax Levy	\$ 2,608,329.22
Less: Over-65 Homestead Frozen Levy Loss	<u>(0.20)</u>
2024 Total Ad Valorem Tax Levy	<u>\$ 2,608,329.42</u>

Submission of the Tax Levy for 2024 for approval by the City of Garden Ridge in accordance with Section 26.09(e) of the Texas Property Code.

Kristen H. Hoyt by Sharon Carlson
Kristen Hoyt
Comal County
Tax Assessor-Collector

From: [Library](#)
To: [City Administrator](#)
Cc: [City Secretary](#)
Subject: Thank you notes
Date: Tuesday, November 12, 2024 12:44:36 PM
Attachments: [image001.png](#)

Phone Message from Albert Haddad:

Thank you to Linda, the librarian in the city, for honoring me and honoring the veterans. Tanya and I love you and thank you for doing so much for our city.

And...

Thank you. The Veterans Day luncheon and program was very nice as usual!
Thank all your assistants with the planning and production of the program and lunch.
It is appreciated by all the veterans of Garden Ridge.

Jessie

Jessie S Brewer



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.”

Linda & Wendy,

Thank you for hosting a wonderful Veterans Day Celebration! We enjoyed the delicious lunch and listening to the guest speaker share her military experiences. Thanks again for all you do for this wonderful friendly community.

Frank & Judy

2024-2

Friends of the Library

For everything
you have done...
for everything
you have given...

THANK YOU.

Linda, Malcolm & Wendy. Thanks
for all you do for the people
of Garden Ridge, and the Awesome
Veterans Day Program your hard
work put together this year. We
Thank you so very much. GOD Bless
Bruce & Stalett Stapp

From: [Library](#)
To: [City Administrator](#)
Cc: [City Secretary](#)
Subject: Thank you
Date: Tuesday, November 12, 2024 12:52:49 PM
Attachments: [image001.png](#)

Kudos to the Public Works Department! Eric Lowman for seeing to myriad details for Trunk or Treat – even taking care of taking down the Haunted House. He and Ryan Ferguson did an amazing job with the Hayride and other finishing details.

We also thank Eric for taking us to Costco for Veterans Day items. Thanks to Ryan and Andrew for picking up and returning the fire pit for the Flag Retirement ceremony. They all helped to make the day special.

We are grateful!

Linda Crosland



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.”

From: [Library](#)
To: [City Administrator](#)
Cc: [City Secretary](#)
Subject: Thank you
Date: Thursday, November 14, 2024 9:52:49 AM
Attachments: [image001.png](#)

We wish to give a special thanks to Stanley Georg for his invaluable help in our Veterans Day Celebration. In addition to setting up tables and chairs in the Community Center, he helped in retrieving from storage and transporting all the parts and pieces of the decorations and serving items. He, even helped us to remember certain pieces of the whole picture that we would have missed. He did many extra things that made our day a great success. Wendy and I really appreciate him and applaud his hard work.

Linda



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.”

We appreciate
all of you !!

Garden Ridge Police Dept.,

Thank you for the "Home
check" service you provide
when we are out of town.

It's very nice & comforting
to know that front door is
checked from time-to-time"
while we are away.

We especially thank the
officer who moved a package
from the front porch bench
& placed it behind the wall
& out of sight. That delivery
was earlier than expected/
planned. (Can't believe deliveries
are not always placed behind a
wall or somewhat out of sight).

Thanks again for making
our community safe. It's always
great to "wave & a hello" to our
officers! Sincerely, The Graham
Family
Dloxinia Dr.

From: [City Administrator](#)
To: [City Secretary](#)
Subject: FW: [EXTERNAL] Forest of Garden Ridge Homeowners Association Annual Meeting
Date: Monday, November 18, 2024 2:09:51 PM
Attachments: [image001.png](#)
[image002.png](#)
Importance: High

For Council packet.



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

From: Rod Chamberlain
Sent: Friday, November 15, 2024 12:29 PM
To: City Administrator <administrator@ci.garden-ridge.tx.us>
Cc: Ron Eberhardt <reberhardt@ci.garden-ridge.tx.us>; Lisette Spencer; Mike Wallace
Subject: [EXTERNAL] Forest of Garden Ridge Homeowners Association Annual Meeting
Importance: High

Nancy,

Thank you for taking personal time to attend last night's Forest of Garden Ridge Annual Homeowners Association meeting.

Detective Keith Osborn's presentation and open forum for Q&A was very informative and rewarding. Several members of the HOA came up to me after the meeting and wanted to thank the Board for having a representative from our Police Department on our agenda.

Please pass along our "THANKS" to Detective Osborn. We know he carved out some of his personal time so he could make himself available to the group.

Take care and be safe out there!

Your Forest of Garden Ridge Homeowner's Association Board
Rod Chamberlain, Lisette Spencer and Mike Wallace

From: [City Administrator](#)
To: [City Secretary](#)
Subject: FW: [EXTERNAL] Comal Trinity Groundwater Conservation District
Date: Tuesday, November 19, 2024 11:19:17 AM
Attachments: [image001.png](#)
[image002.png](#)

For Council packet.



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

From: Larry and Mary Paz Hull
Sent: Tuesday, November 19, 2024 9:39 AM
To: City Administrator <administrator@ci.garden-ridge.tx.us>
Cc: Comal Trinity GCD Admin
Subject: [EXTERNAL] Comal Trinity Groundwater Conservation District

Good Morning Nancy,

As always I appreciate you and the City of Garden Ridge for all you do. Thanks for allowing us to use your facility yesterday evening. It was a great meeting. We were grateful to have Bill Pohl and several members of the water commission as well as Councilwoman Lisa Swint and Councilman Jesse Valdez in attendance.

Sincerely,

Larry Hull

From: Merlyn Corcoran
Sent: Tuesday, November 19, 2024 9:42 AM
To: Library <library@ci.garden-ridge.tx.us>
Subject: [EXTERNAL] Re: Let's Talk Books

great selection, Linda! I look forward to reading the new books. Thank you for all you do!
Merlyn



From: [City Administrator](#)
To: [City Secretary](#)
Subject: FW: [EXTERNAL] Election thank you
Date: Monday, December 2, 2024 10:43:29 AM
Attachments: [image001.png](#)
[image002.png](#)

Can we include the email below in the December packet?



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

From: MARILYN WINTERS
Sent: Monday, December 2, 2024 10:38 AM
To: City Administrator <administrator@ci.garden-ridge.tx.us>
Subject: [EXTERNAL] Election thank you

Nancy,

Once again, I want to thank the City of Garden Ridge for allowing us to use their facilities for the recent election. Between early voting and election day, we processed 8,067 voters. Overall voter turnout in Comal County was 72.36% and in our precinct 205, it was 79.43%. We had many voters who commented on how nice it was to come to vote in Garden Ridge, an assessment those of us working the election totally agree with.

As usual, City staff members were so helpful with our preparations for early voting in the courtroom and for election day set up in the community center. I would especially like to thank Stanley Georg, Kim Ryan, and your office staff for being so accommodating to our needs and the needs of our voters. We always appreciate the use of the City's facilities and hope we are not too much of a distraction when we are there.

Thank you again for all the City does to support us during our elections.

Marilyn Winters
Presiding Judge
Garden Ridge Vote Center

Garden Ridge Community and Event Center
Monthly Report
November 1st thru November 30th ,2024

Utilization (by Days)

FY 24-25 (Current Month)	FY 24-25 (Current Year)	FY 23-24 (Year to Date)	FY 22-23 (Year to Date)
18	40	248	286

Wildflower (Booked Current Month)	Bluebonnet (Booked Current Month)
15	3

Category Count (by Events)	(Current Month)	(Year to Date)
1. Resident / Non-Resident	5	9
2. City Chartered Non-Profit Organizations	1	6
3. Non-Profit Service Organizations	7	12
4. Non-Profit Associations	1	7
5. City Use	4	6

Administrative Operations and Upcoming Events

City Hall Office Hours

- Monday/Wednesday/Thursday: 8am-5pm, Tuesday: 8am-6pm, and Friday: 8am-4pm.
- After hours emergency phone number: 210-651-6831.

City Offices Closures

- City Offices will be closing at 10am on Friday, December 13th for the Employee/Council Christmas Party.
- City Offices will be closed on Monday, December 23rd through Wednesday, December 25th for Christmas and City Offices will be closed on Wednesday, January 1st for New Year's Day.

Christmas Tree Lighting Event

- Mark your calendar for Friday, December 6th from 5:30pm-7pm for the Christmas Tree Lighting Event at the Community and Event Center Grounds. Visit the City's Website or social media accounts for details.

Holiday Garbage and Recycling Schedule

- Republic Services will be closed on Christmas Day and New Year's Day, meaning garbage service will have a change in schedule those weeks. If your service is usually on Wednesday, it will occur on Thursday instead. If your service is usually on Thursday, it will occur on Friday instead. If your service is usually on Friday, it will occur on Saturday instead. Call City Hall if you have any questions.

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 - 230 views / Commissions - 40 views

Public Information Act Summary	
Year	Number of Requests
2024	112
2023	124
2022	166
2021	146
2020	207
2019	276
2018	225

Social Media Summary	
Social Media Platform	Number of Posts
Facebook	45
Instagram	45
NextDoor	36
X (Twitter)	36
Total for Month	162





POLICE DEPARTMENT MONTHLY BREAKDOWN

November 1 to November 30

Calls for Service

Dispatched: 102

City Ordinance: 14 (3 Water)

False Alarms: 12

Arrests

- * 1 – Outstanding warrant for Assault Causes Bodily Injury
- * 1 – Possession of a Controlled Substance

Traffic Enforcement

Crashes: 3

Citations: 147

Warnings: 224

Total: 371

Training

- * All sworn officers completed firearms qualification & low-light tactical firearms training
- * Several officers have completed small blocks of training through our online training site

Outreach Efforts

- * Coffee with the Cops (Monthly)
- * The enrollment process has begun for our 2025 Citizen Police Academy that begins Tuesday, January 14th and ends April 1st.

Administrative Comments

- * Tree trimming campaign is wrapping up. Officers will begin making contact with residents whose trees are in violation of the city ordinance for overhanging trees on public roadways
- * Several applications have been received for the open slot. Efforts are continuing to fill this position.



City of Garden Ridge

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

MONTHLY PUBLIC WORKS REPORT

November 2024

Activities for the month

Public Works Tasks Completed: 315

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

December Dumpster
Schedule

Dec 14, 8am to 5pm

Dec 15, 12pm to 4pm

Dec 21, 8am to 5pm

Dec 22, 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: 14lbs
- Rain fall total: 1.26 in.

Street/Sign Maintenance

- Completed stop bar painting.
- Continue to replace old street signs.
- Fill Pot holes on Garden Ridge Dr.
- Replace curb and asphalt from valve repair on Michelle Hill
- Continue with overhanging tree trimming.

Parks Maintenance

- Ongoing dead tree removal at Davis Park.

City Facility/Property Maintenance

- Set up for Election Day at Community Center.
- Assembled Majestic Christmas Tree.
- Started putting up Christmas Lights.
- Assisted with Veterans Day Event.
- Changed out council room bulbs back to regular.

Equipment/Vehicle Maintenance

- Repair the walk behind tamper.
- Repair broken hydraulic hose on new backhoe.
- Repaired small dump sub frame.

Class/Continuing Education

- Ryan attended Texas Animal Control Conference.

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

- 18 Deer carcasses were disposed of, total for the year is 95.
- 0 Live traps loaned out for the month, total for the year is 15.
- 267 Registered animals for the year.

Adoptions

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

Returned To Owners

- 1 Dogs; 25 Year To Date
- 0 Cats; 0 Year To Date

Transferred To Other Agencies

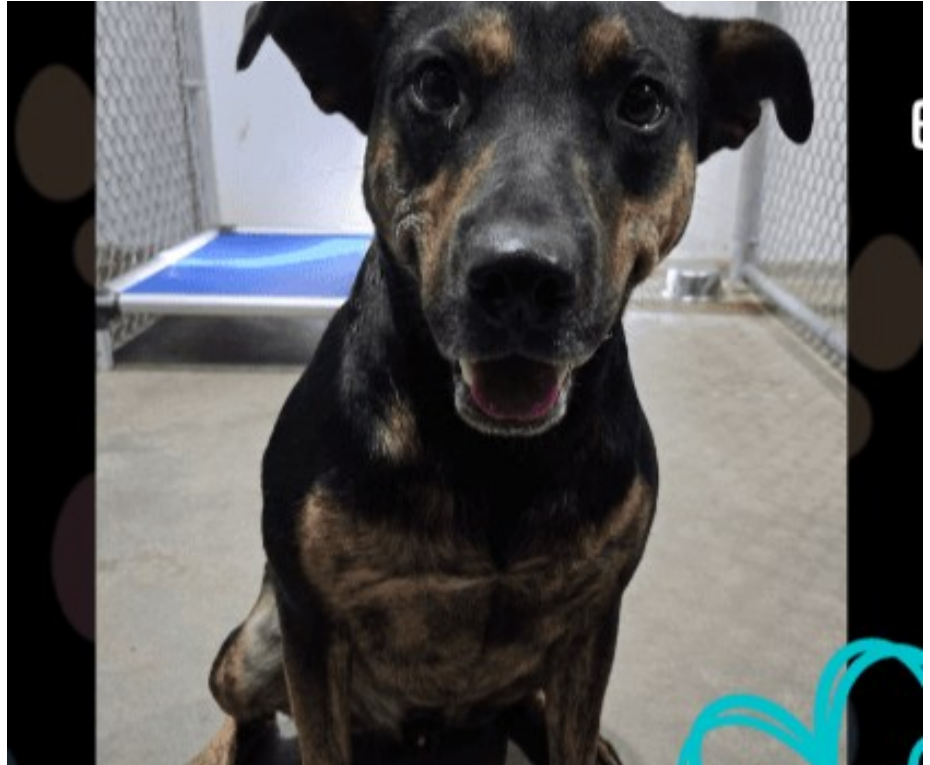
- 1 Dog; 7 Year To Date
- 0 Cat; 1 Year To Date

Currently In City Care

- 2 Dogs
- 6 Cats

Ready For Adoption

- 2 Dogs
- 0 Cats



Year to Date Wildlife Report

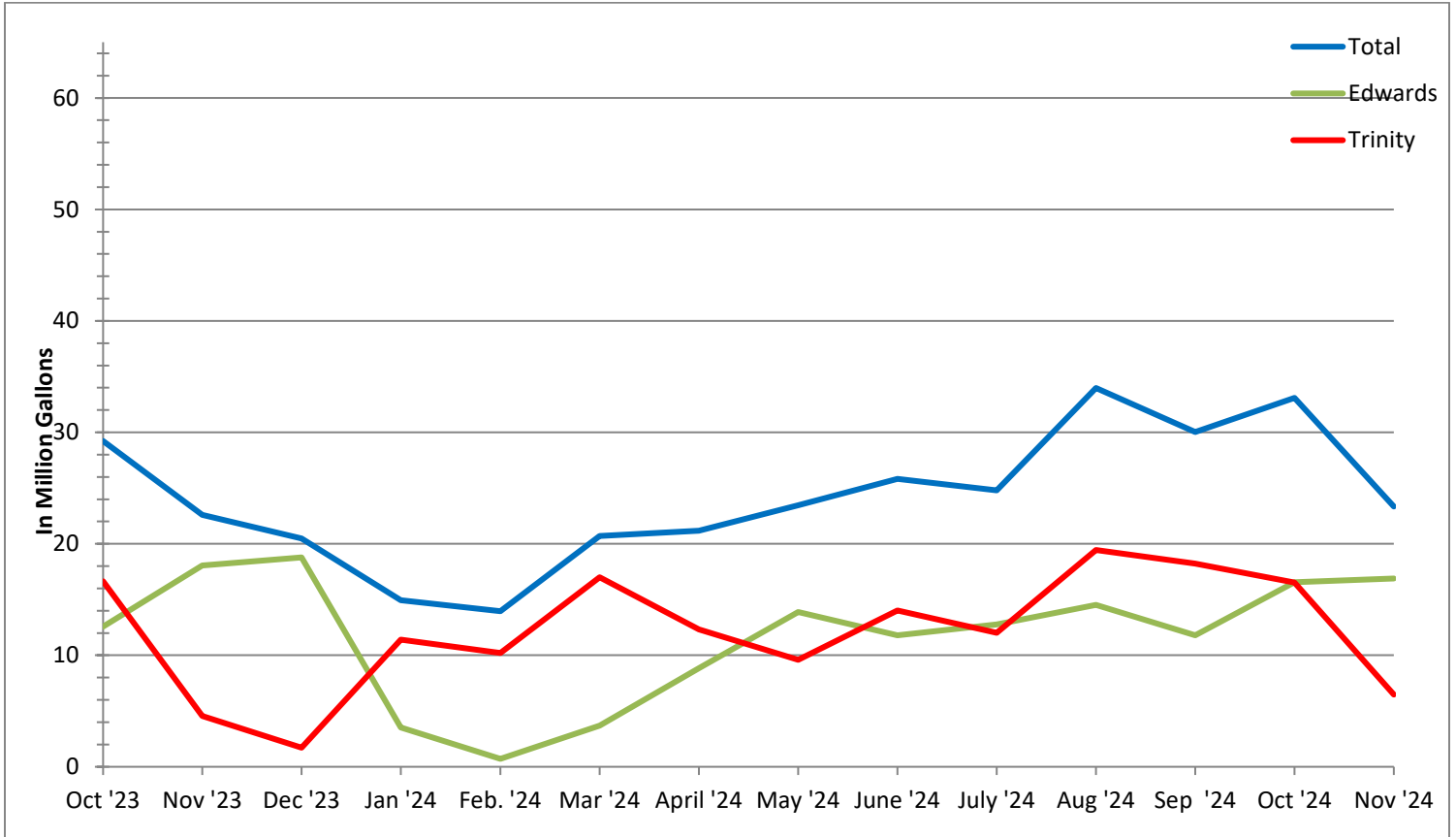
	Jan	Feb.	Mar	Apr.	May	Jun	Jul	Aug.	Sep.	Oct	Nov	Dec.	Total
Deer	5	3	5	6	9	8	5	10	11	15	18		95
Raccoons	5	3	8	6	3	3	3	7	12	18	2		70
Opossums	1	2	3	2	1	1		2	5	8	5		30
Skunks	6	7	2	2		1		3	1	14	2		38
Wild hogs		1								7	3		11
Turtles								2					2
Squirrels		1	1	6	2	1			2	1	1		15
Foxes		2			1		1	1		1			6
Armadillos					2	2		3	1	1			9
Hawks													
Bats			2		1								3
Coyotes													
Buzzards		1		1				1					3
Ringtails			1	2									3
Snakes						1	1	1		1			4
Duck			1										1
Porcupine							1						1
Rabbit		1											1
Totals	17	21	23	25	19	17	11	30	32	66	31		292



Utilities Department Report

As of November 30, 2024

City of Garden Ridge Aquifer Usage

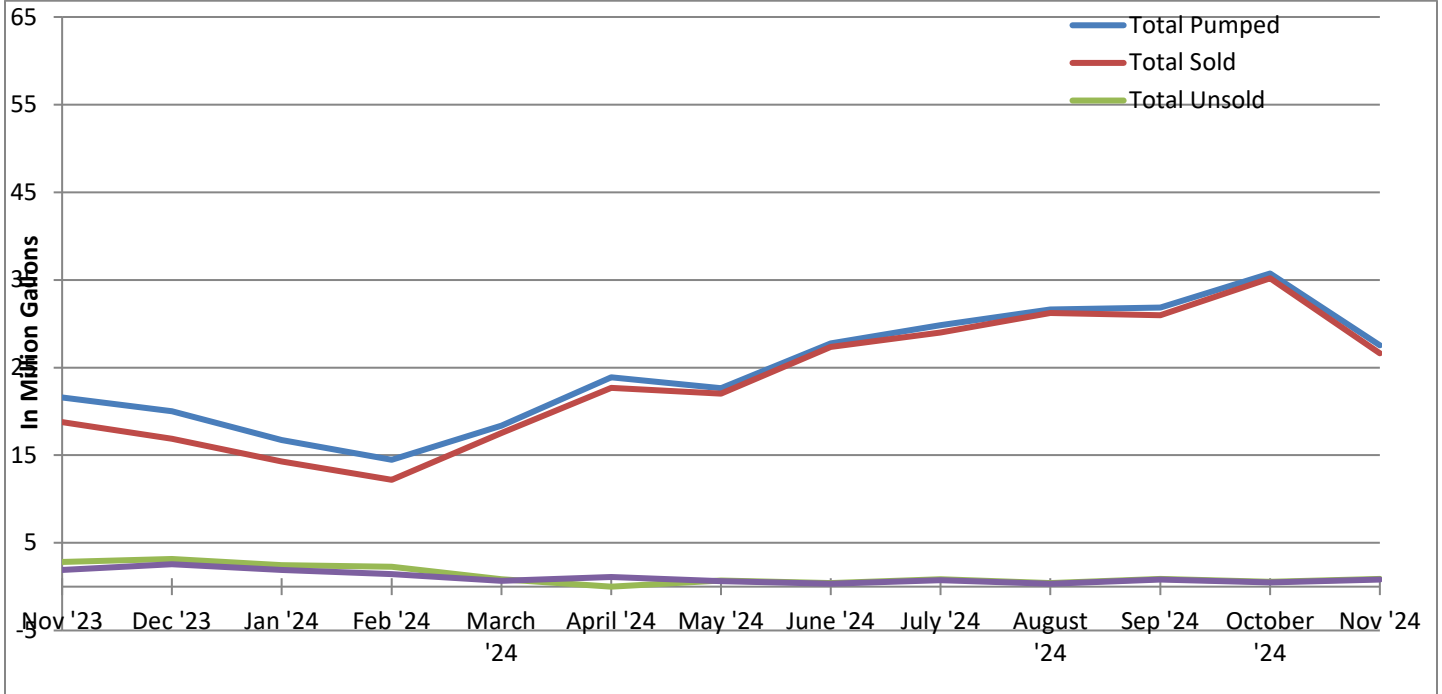


	Month:	Year:	Available:	Stage:
Edwards Well Usage AC/FT:	51.77	352.82	83.85	4
Trinity Well Usage AC/FT:	19.91	461.30	N/A	0

Water Quality

Bacteriological Samples:	Due:	Missed:	Passed:	Failed:
Distribution samples:	6	0	6	0
Chlorine Residual test:	30	0	30	0
Special Samples:	0	0	0	0

2023 – 2024 Pumping Report



	Total Pumped (Thousands)	Total Sold (Thousands)	Total Unsold (Thousands)	Unaccountable Unsold (Thousands)	Unaccountable Unsold %
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	8,480	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%
August '24	31,637	31,223	404	328	1.0%
September '24	30,972	31,860	888	792	2.5%
Oct '24	35,730	35,186	544	484	1.4%
Nov '24	27,536	26,636	900	813	2.9%
Yearly Average	24,707	23,508	1,926	975	4.9%
	Yearly national average				16%

Utilities Department Monthly Activities:

New Installed Meters	0	Work Orders	255
Meter Replacements	3	Locates	45
City Owned Leaks	0	Irrigations Permits Issued	0
Meters Read	1701	Total Rebates	
Meter Tests	0		0

AMI Information

Total Portal Customers: 863

Meter Daily Readability Percentage: 99.67% for 1,646 assigned meters (current bill cycle)

Main Breaks/City Repairs:

Estimated Water Loss (gallons):

Location:

Explanation:

Leak Adjustments

New Requests	0	Waiting for Customer	2	Approved	0	Amount Approved		Denied	0	Sent to Water Commission	0
--------------	---	----------------------	---	----------	---	-----------------	--	--------	---	--------------------------	---

Employee Training/certifications



Garden Ridge Library

Volume IX, Issue 3
December 4, 2024

Monthly Library Update

By Linda Crosland, Library Director

For leisure, for learning, for life!

Upcoming Activities for December

Children's Activities

Tuesdays, **Lego Robotics**, 3:15-4:15 pm

Wednesdays, ***Lego Robotics for Home Schoolers**, 10:30-11:30 am

Mad about Science is on hiatus until January 9, 2025

Fridays, **Preschool Storytime**, 10:30 am with **Stay & Play** immediately following

Saturday, December 14, 10:30 am, **Santa Storytime**

Letters to Santa starting at the Tree Lighting, Dec. 6 until Dec. 18 in the library

Adults' Activities

Regular Activities

1st Tuesday, November 5, **Card Making for Troops**, 1:00 pm

3rd Tuesday, November 17 **Card-making**, 1:00 pm

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

All Ages:

First Saturday (Dec. 7), **Advanced Lego Robotics**, 10:00-12:30

Closures: Dec. 13, 23, 24, 25

Department Statistics for November

Visits to the Library	824
Items Checked Out	1,719

\$ Saved by checking out hardcopy books during month	\$8,060
--	---------

\$ Saved by using eBooks	\$7,760
--------------------------	---------

New Patrons Added	23
-------------------	----

New Items Added, Physical books	29
---------------------------------	----

-Libby Books + Libby Advantage

-Boundless	4,109
------------	-------

Volunteer Hours	122
-----------------	-----

Activity Statistics

Children's Preschool	110
----------------------	-----

Children's Elementary Age Activities	36
--------------------------------------	----

Adult Classes—Coloring, Book club,

crafts, Lunch-n-Learns	144
------------------------	-----

Activity Totals	290
------------------------	------------

“Christmas doesn't come from a store. Maybe Christmas, perhaps means a little bit more.” *The Grinch Who Stole Christmas* ~Dr. Seuss

memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Manager, City of Garden Ridge
Date: November 22, 2024
Re: Engineering Report for December 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
 - CPS pole removal began on November 21st. CenterPoint work will follow closely after with an estimated completion date anticipated soon. Trihydro will continue general contractor remobilization efforts as completion dates become established.

Land Development Projects and Reviews

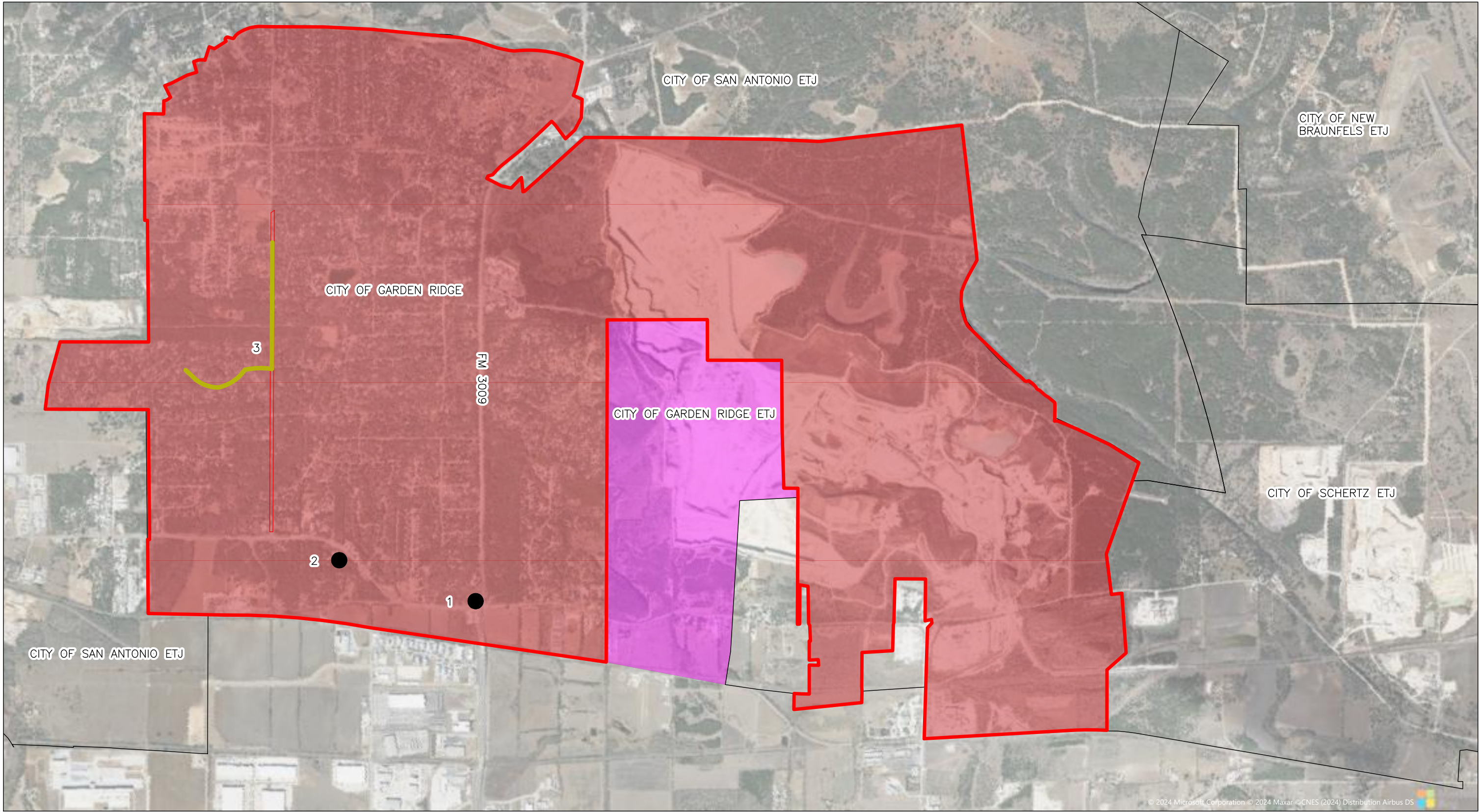
- The Revival
 - Site construction plans were submitted November 19th for review. These include architectural, civil landscape, irrigation, structural, steel, Mechanical Electric Plumbing (MEP), lighting, and a drainage report. The offsite sewer extension construction plans have not been received at the time of this report submittal.
- CenterPoint Capacity Improvement Project
 - CenterPoint plans to replace a section of their existing 2-inch gas line with 4-inch for improved capacity. This work is planned along Bat Cave Rd beginning at Bindseil Ln, along Wild Wind Park, and terminating at Tonkawa Pass. An initial plan review meeting was held on November 13th to address project concerns.

Miscellaneous Engineering Services

- San Antonio Extra-Territorial Jurisdiction (ETJ) Analysis
 - Trihydro is continuing research efforts in support of this item.
- FM 2252 Truck Route Analysis
 - Trihydro plans to attend a meeting scheduled on December 9th at the TxDOT New Braunfels Area Office to discuss safety issues occurring along FM2252 due to quarry traffic. This meeting is anticipated to include AAMPO, TxDOT, Schertz, and Garden Ridge representatives.

FIGURE

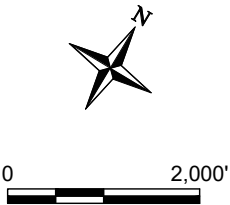
L:\CITY OF GARDEN RIDGE - DOCUMENTS\CADD\CITYENGINEER\SINGLEFIGURES\GARDENRIDGEPROJECTLOCATIONS



© 2024 Microsoft Corporation © 2024 Maxar © CNES (2024) Distribution Airbus DS

EXPLANATION

- █ CITY OF GARDEN RIDGE CITY LIMIT
- █ CITY OF GARDEN RIDGE ETJ
- 1 PROJECT - FM 2252 WATER LINE
- 2 DEVELOPMENT REVIEW - THE REVIVAL
- 3 CENTERPOINT - CAPACITY IMPROVEMENT



 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: 11/22/2024				



Development Application

For Office Use
Case No. _____

Submission of an application does not indicate acceptance by the City of Garden Ridge.

Type of Request:

- | | |
|---|---|
| ☐ Annexation | ☐ Tree Removal Permit |
| ☐ Zone Change | ☐ Preliminary Plat |
| ☐ Zoning Change PUD | ☐ Final Plat |
| ☐ Zoning Variance | ☐ Replat |
| ☐ Zoning Special Exception | ☐ Plat Variance |
| ☐ Specific Use Permit | ☒ Other: SUP Permit Extension |

Project Name/Description: **THE REVIAL - COMMERCIAL DEVELOPMENT**

Site Location Information

Legal Description **REVIVAL, BLOCK 1, LOT 1**

County Appraisal District Parcel ID # (all properties) **477275**

Property Deed recorded in Comal County Volume # _____ Page(s) # _____

Address: **19186 FM 2252** Number of Lots: **1** Acreage: **3.107**

General Location of Property (if no address): _____

Subdivision Name: _____ Block: _____ Lot: _____

Zoning Information

Current Zoning: **CC-Community Commercial** Requested Zoning (if applicable): _____

Existing Land Use: **vacant** Proposed Land Use (if applicable): **commercial development**

Property Owner Information (if not sole owner, a signed development application must be submitted for each owner)

Owner Name: **Rockem Realty LLC**

Owner Address: **19315 FM 2252 STE 312 - Garden Ridge TX 78266**

(Street) (City) (State) (Zip)

Phone #: **210-621-7039** Email: **etfischer17@gmail.com**

Applicant Information - ☒ Check box if same as property owner

Name: _____

Address: _____
(Street) (City) (State) (Zip)

Phone #: _____ Email: _____

Engineer/Surveyor Information (if applicable)

Name: _____
(Company) (Contact Person)

Address: _____
(Street) (City) (State) (Zip)

Phone #: _____ Email: _____

Authorized Agent Information (if applicable)

Name: Christian Laijas

Address: P.O. Box 310394 - New Braunfels, TX 78131
(Street) (City) (State) (Zip)

Phone #: 210-710-2667 Email: claijas20@gmail.com

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the property owner to submit this application and have attached written evidence of such authorization AND that I have reviewed the application, and all information submitted here in is true and correct. I understand that the information provided herein may be used by the City of Garden Ridge for sending required notices and I consent to the posting of hearing notices on the said property if required.

Signature Owner:  Date: 10-28-2024

Printed Name: Christian Laijas

Office Use Only

Received Date: _____ Date Application Deemed Complete: _____

Case No.: _____ Review By: _____



Christian Laijas
P.O. Box 310394
New Braunfels, Texas 78130
210-710-2667
claijas20@gmail.com

October 31, 2024

To: City of Garden Ridge
Attn: Nancy Cain, City Manager
9400 Municipal Parkway
Garden Ridge, TX 78266

From:
Christian Laijas
Laijas Project Resource Group
C: 210-710-2667
E: claijas20@gmail.com

Project:
The Revival
19186 FM 2252
Garden Ridge, TX 78266

Project owner:
Eric Fischer
C: 210-621-7039
E: etfischer17@gmail.com

Property ID: 74448
0.3 miles west of Fm 2252 and Nacogdoches Loop intersection
Zone: CC – Community Commercial
Acreage: 3.107 acres

To whom it may concern,

This letter is to bring to the attention of all parties involved that Christian Laijas is authorized as an Agent for the above-mentioned project. Christian Laijas as an authorized agent on this project has the power to act, respond to City comments, and perform tasks on behalf the owner listed above.

Sincerely,

Christian Laijas

Eric Fischer



Christian Laijas
P.O. Box 310394
New Braunfels, Texas 78130
210-710-2667
claijas20@gmail.com

October 31, 2024

To: City of Garden Ridge
Attn: Nancy Cain, City Manager
9400 Municipal Parkway
Garden Ridge, TX 78266

From: Laijas Project Resource Group
Christian Laijas
C: 210-710-2667
E: claijas20@gmail.com

Project address:
19186 FM 2252
Garden Ridge, TX 78266

Property ID: 477275
0.3 miles west of Fm 2252 and Nacogdoches Loop intersection
Zone: CC – Community Commercial
Acreage: 3.107 acres

To whom it may concern,

This letter is pertaining to the SUP permits issued on June 5, 2024 for the above mentioned property. SUP Permit Number: The Revival #1 062024 authorized for Restaurant or Cafeteria, Bar/Tavern and The Revival #2 062024 authorized for Amusement, Commercial (outdoors).

According to Ordinance 13, 2.07.07, our permit expires after 6 months which is on December 5th, 2024. The design documents have been submitted for preliminary review to contractors, The City Engineer, and TxDOT. Adjustments to the plans have been made and submission of the permit documents will be made in November 2024 to the City of Garden Ridge.

In discussing the submission and review process with the City Manager and all entities involved, there is no pre-established timeframe for the review process. Each entity reviewing has provided a general idea of review time, but none can provide a specific timeframe. According to Ordinance 13, 2.07.07 E-2 we can request a SUP Extension. Therefore, at this time, we would like to request an extension of 9 months to the SUP permit to allow the City of Garden Ridge, City Engineer, and TxDOT adequate time to review and approve the design documents. If needed, our design team will address any comments from the review and resubmit for final approval.

Sincerely,

Christian Laijas



CITY OF GARDEN RIDGE SPECIFIC USE PERMIT

Permit Number: The Revival #1 062024
Amendment No:

Council Approval Date: June 5, 2024
Council Approval Date:

Grantee: The Revival
Owned by Eric Fischer

Grantee Mailing Address: 7703 Ramble Ridge
San Antonio, Texas 78266

Use Location/Address: 19186 FM 2252
Garden Ridge, Texas 78266

Legal Description: Lot 1, Block 1, The Revival

Zoning District of Use Location: Community Commercial (CC) District

Specific Use Permit Authorized for Restaurant or Cafeteria, Bar/Tavern.

To be allowed an indoor/outdoor bar area serving beer, wine, and mixed drinks with inside and outside seating on premises.

- The grantee's activities shall be in accordance with the Application for Specific Use Permit dated November 30, 2023, and comply with the attached site and lighting plans.
- The Grantee shall comply with the minimum requirements provided for the zoning district in which the property is located in accordance with City of Garden Ridge Ordinance 13-032023.
- Utility Easements shall be in accordance with the plat approved by the City of Garden Ridge City Council, December 6, 2023, and filed in the Comal County Clerk's Office.



- This Specific Use Permit shall automatically expire upon change in ownership.
- This Specific Use Permit shall automatically expire if a building permit is not issued, and construction begun within six (6) months of the granting of the Specific Use Permit.
- The City Council may authorize an extension beyond six (6) months upon recommendation by the Planning and Zoning Commission.
- No building, premises, or land used under this Specific Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed, unless an amendment to the approved Specific Use Permit is granted for such enlargement, modifications, structural alteration, or change.

As Grantee of this Specific Use Permit, I hereby accept and agree to be bound by and comply with Ordinance 13-032023 and the attached Site Plan and Lighting Plan and further agree to comply with the minimum requirements provided for the zoning district in which the property is located.

A handwritten signature in black ink, appearing to read 'Eric Fischer', written over a horizontal line.

Eric Fischer
The Revival

06-12-24

Date

A handwritten signature in blue ink, appearing to read 'Nancy Cain', written over a horizontal line.

Nancy Cain
City Manager
City of Garden Ridge

6/13/24

Date



CITY OF GARDEN RIDGE SPECIFIC USE PERMIT

Permit Number: The Revival #2 062024
Amendment No:

Council Approval Date: June 5, 2024
Council Approval Date:

Grantee: The Revival
Owned by Eric Fischer

Grantee Mailing Address: 7703 Ramble Ridge
San Antonio, Texas 78266

Use Location/Address: 19186 FM 2252
Garden Ridge, Texas 78266

Legal Description: Lot 1, Block 1, The Revival

Zoning District of Use Location: Community Commercial (CC) District

Specific Use Permit Authorized for Amusement, Commercial (Outdoors). To be allowed up to four (4) pickleball courts on premises.

- The grantee's activities shall be in accordance with the Application for Specific Use Permit dated November 30, 2023, and comply with the attached site and lighting plans.
- The Grantee shall comply with the minimum requirements provided for the zoning district in which the property is located in accordance with City of Garden Ridge Ordinance 13-032023.
- Utility Easements shall be in accordance with the plat approved by the City of Garden Ridge City Council, December 6, 2023, and filed in the Comal County Clerk's Office.
- This Specific Use Permit shall automatically expire upon change in ownership.



- This Specific Use Permit shall automatically expire if a building permit is not issued, and construction begun within six (6) months of the granting of the Specific Use Permit.
- The City Council may authorize an extension beyond six (6) months upon recommendation by the Planning and Zoning Commission.
- No building, premises, or land used under this Specific Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed, unless an amendment to the approved Specific Use Permit is granted for such enlargement, modifications, structural alteration, or change.

As Grantee of this Specific Use Permit, I hereby accept and agree to be bound by and comply with Ordinance 13-032023 and the attached Site Plan and Lighting Plan and further agree to comply with the minimum requirements provided for the zoning district in which the property is located.

A handwritten signature in black ink, appearing to read 'Eric Fischer', written over a horizontal line.

Eric Fischer
The Revival

06-12-24

Date

A handwritten signature in blue ink, appearing to read 'Nancy Cain', written over a horizontal line.

Nancy Cain
City Manager
City of Garden Ridge

A handwritten signature in blue ink, appearing to read 'Nancy Cain', written over a horizontal line.

Date

PROPOSED PERVIOUS COVER		
DESCRIPTION	SQUARE FOOTAGE	ACREAGE
NATIVE GRASS/FOLIAGE	80,835.20	1.86
PLAYGROUND	2,000	0.05
TOTAL	76,733.92	1.76

PROPOSED IMPERVIOUS COVER		
DESCRIPTION	SQUARE FOOTAGE	ACREAGE
BUILDING #1	7,360	0.17
BUILDING #2	4,000	0.09
DRIVEWAY/PARKING	38,752	0.89
STAGE	400	0.01
FOOD TRUCK DRIVE	2,655	0.06
PICKLEBALL COURTS	3,500	0.08
TOTAL	56,607	1.30

PROPOSED IMPERVIOUS COVER %	
DESCRIPTION	ACREAGE
EXISTING PROPERTY	3.107
TOTAL IMPERVIOUS COVER	1.34
PERCENTAGE (%)	43%

NOTE: PER ORDINANCE 13, 2.05.07, CC,
75% MAX IMPERVIOUS COVER.

LEGEND	
TRAFFIC FLOW ARROW	
PROPOSED STRUCTURE	
PROPOSED PICKLEBALL COURTS	
PROPOSED PLAYGROUND	
PROPOSED PARKING AREA	
PROPOSED STAGE AREA	
EXISTING CONTOURS	
EXISTING TREES	
TREES TO BE REMOVED	
PROPOSED WATER LINE	
PROPOSED WASTEWATER LINE	
PROPOSED FIRE HYDRANT	
PROPOSED EASEMENT	

0' 10' 20' 40'
SCALE IN FEET
SCALE: 1" = 20'



D. Acceptance and Agreed Compliance by the Applicant, Owner, and Grantee

No SUP shall be granted unless the Applicant of the SUP shall be willing to accept and agree to be bound by and comply with the Ordinance adopting the SUP, as well as the attached Site Plan drawings approved by the City Council and shall comply with the minimum requirements provided in the zoning district in which the property is located.

E. Specific Use Permit Expiration and Extension

1. SUP Expiration

- a. A SUP shall automatically expire upon change in ownership.
- b. A SUP shall automatically expire if a building permit is not issued and construction begun within six (6) months of the granting of the SUP.

2. SUP Extension

The City Council may authorize an extension beyond the six (6) months upon recommendation by the Planning and Zoning Commission.

F. Amendments Required for Changes

No building, premise, or land used under a SUP may be enlarged, modified, structurally altered, or otherwise significantly changed, unless an amendment to the approved SUP is granted for such enlargement, modifications, structural alteration, or change.

G. Prohibition of Board of Adjustment Action

The Board of Adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the granting, extension, revocation, modification, or any other action taken relating to such SUP.

H. Three-Fourths City Council Vote Required for Planning and Zoning Commission Denial

If the Planning and Zoning Commission has recommended denial of a Specific Use Permit, a three-fourths (3/4) vote of City Council is required to approve the application.

Water

From: Chad Overman [REDACTED]
Sent: Thursday, October 3, 2024 3:49 PM
To: Water
Cc: [REDACTED]
Subject: [EXTERNAL] Water Variance Request

Subject: Variance Request to the Garden Ridge City Water Commission

Dear Garden Ridge City Water Commission,

I hope this message finds you well. We appreciate the water regulations designed to protect our community's resources. However, as a wedding venue located at 21320 Water Wood Dr., Garden Ridge, TX 78266, we are facing challenges in maintaining our landscape under the current watering restrictions.

While we understand that many residents have different landscaping needs in our city, our business's survival relies on keeping our grounds lush and inviting in order to appeal to brides and patrons seeking that "Garden" themed venue for their special day. Therefore, we respectfully request a variance to allow for two hours of circulated zone watering in the morning four times a week, without penalties. This adjustment would be crucial for sustaining the vibrant environment that our clients and brides expect.

We are committed to following the necessary steps to ensure compliance with this request and appreciate your consideration of our unique circumstances. The Club at Garden Ridge not only serves as a destination for weddings but also showcases the beauty of our community to visitors.

Thank you for considering our request. We look forward to discussing this matter further and taking the next steps.

Best regards,

Chad Overman | Owner

M: 210.317.1988

<https://theclubatgardenridge.com> | 21320 Water Wood Dr. Ste. A
Garden Ridge, TX 78266



PROFESSIONAL SERVICES AGREEMENT

This Agreement for Professional Services ("Agreement") is made by and between the City of Garden Ridge, ("Client") and The Retail Coach, LLC, a limited liability company ("Professional") (each a "Party" and collectively the "Parties"), acting by and through their authorized representatives.

RECITALS:

WHEREAS, client desires to engage the services of the Professional as an independent contractor, and not as an employee, to provide the services described in Exhibit "A" (the "Scope of Services") to assist Client in creating a Retail Recruitment & Development Strategy (the "Project"); and

WHEREAS, the Professional desires to render professional services for Client on the terms and conditions set forth in this Agreement;

NOW THEREFORE, in exchange for the mutual covenants set forth herein, and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

Article I Term

1.1 This Agreement shall commence on execution of this agreement ("Effective Date") and continue for twelve months, unless sooner terminated as provided herein.

1.2 Either Party may terminate this Agreement by giving thirty (30) days prior written notice to the other Party. In the event of such termination the Professional shall deliver to Client all finished and unfinished documents, data, studies, surveys, drawings, maps, reports, photographs or other items prepared by the Professional in connection with this Agreement. Professional shall be entitled to compensation for any services completed to the reasonable satisfaction of the Client in accordance with this Agreement prior to such termination.

Article II Scope of Service

2.1 The Professional shall perform the services in connection with the Project as set forth in the Scope of Services.

2.2 The Parties acknowledge and agree that any and all opinions provided by the Professional in connection with the Scope of Services represent the professional judgment of the Professional, in accordance with the professional standard of care applicable by law to the services performed hereunder.

Article III Schedule of Work

The Professional agrees to complete the agreement in accordance with the Scope of Services outlined in Exhibit "A".

Article IV Compensation and Method of Payment

4.1 Professional will be compensated in accordance with the payment schedule and amounts set forth in the Scope of Services, not to exceed a total amount of twenty-three thousand dollars (\$23,000).

Article V Devotion of Time; Personnel; and Equipment

5.1 The Professional shall devote such time as reasonably necessary for the satisfactory performance of the services under this Agreement. Should Client require additional services not included under this Agreement, the Professional shall make reasonable effort to provide such additional services within the time schedule without decreasing the effectiveness of the performance of services required under this Agreement and shall be compensated for such additional services as agreed between the Parties.

5.2 The Professional shall furnish the facilities, equipment and personnel necessary to perform the services required under this Agreement unless otherwise provided herein. Client shall not have or claim any right arising from employee status.

Article VI Miscellaneous

6.1 Entire Agreement. This Agreement constitutes the sole and only agreement between the Parties and supersedes any prior understandings written or oral agreements between the Parties with respect to this subject matter.

6.2 Assignment. The Professional may not assign this Agreement without the prior written consent of Client. In the event of an assignment by the Professional to which the Client has consented, the assignee shall agree in writing with Client to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

6.3 Successors and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

6.4 Governing Law. The laws of the State of Texas shall govern this Agreement.

6.5 Amendments. This Agreement may be amended by the mutual written agreement of the Parties.

6.6 Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

6.7 Independent Contractor. It is understood and agreed by and between the Parties that the Professional, in satisfying the conditions of this Agreement, is acting independently, and that Client assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Professional pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of Client The Professional—and not Client shall solely control the means, methods, sequences, procedures, or techniques utilized by the Professional to perform work or services under this Agreement.

6.8 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail or overnight courier to the address specified below, or to such other Party or address as either Party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If intended for Client:

Attn: Nancy Cain
City Manager
9400 Municipal Parkway
Garden Ridge, TX 78266

If intended for Professional:

Attn: Aaron Farmer
President
PO Box 7272
Tupelo, MS 38802

6.9 Insurance.

- (a) Professional shall during the term hereof maintain in full force and effect the following insurance: (i) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the Professional's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$1,000,000.00 per occurrence for injury to persons (including death), and for property damage; (ii) statutory Worker's Compensation Insurance at the statutory limits and

Employers Liability covering all of Professional's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00; and (iii) Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limit of not less than \$1,000,000.00 per claim and \$1,000,000.00 in the aggregate.

6.10 Indemnification. Client SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF THE PROFESSIONAL PURSUANT TO THIS AGREEMENT. PROFESSIONAL HEREBY WAIVES ALL CLAIMS AGAINST Client ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "Client") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF Client OR BREACH OF CLIENTS'S OBLIGATIONS HEREUNDER. PROFESSIONAL AGREES TO INDEMNIFY AND SAVE HARMLESS Client FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, ATTORNEYS' FEES, RELATED EXPENSES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY THE PROFESSIONAL'S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION OR OTHER WRONGFUL ACT OR OMISSION ON THE PART OF PROFESSIONAL, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO NEGLIGENCE OF THE Client IN WHOLE OR IN PART, IN WHICH CASE PROFESSIONAL SHALL INDEMNIFY Client ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO PROFESSIONAL AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION). THE PROFESSIONAL'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR

REQUIRED TO BE MAINTAINED BY PROFESSIONAL UNDER THIS AGREEMENT.
THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

6.11 Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the Parties hereto.

6.12 Exhibits. The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

[Signature Page to Follow]

EXECUTED this _____ day of _____, 2024.

City of Garden Ridge, Texas

By: _____

Name: _____

Title: _____

EXECUTED this _____ day of _____, 2024.

The Retail Coach, LLC

By: _____

Name Aaron Farmer

Title: President

EXHIBIT “A”
Scope of Services



Exhibit A:

City of Garden Ridge, Texas

SCOPE OF SERVICES

Retail Recruitment & Development Strategy - FM 2252/Nacogdoches Rd. Corridor



PREPARED BY:

Aaron Farmer
President
662.231.0608
afarmer@theretailcoach.net

We Recruit Retail.

We Recruit Retail.

Table of Contents	2
Recruitment Successes	3-4
About The Retail Coach	5-7
Project Deliverables	8
Scope of Work	9-21
Project Pricing & Timeline	22

More Than 6 Million SF of New Retail Recruited in the Last 5 Years

Our proven Retail:360® Process has been instrumental in recruiting new retailers and developers to our client communities.

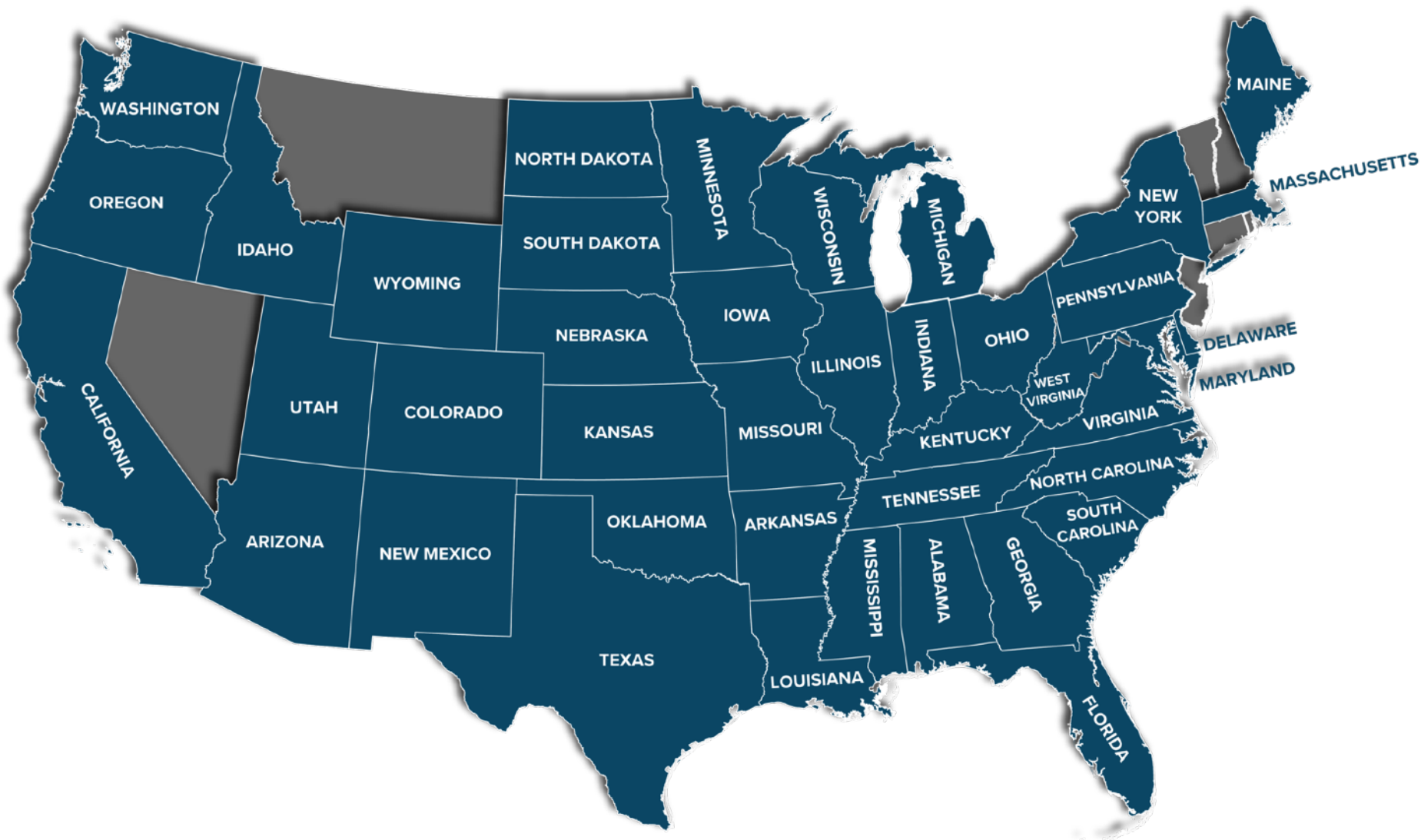


More Than 6 Million SF of New Retail Recruited in the Last 5 Years

From Bass Pro Shops to Dollar General - we recruit the retail and retailers that fit our clients' markets.



COMPANY PROFILE



National Expertise. Local Focus.

Our work throughout the country allows our team to stay current on retail trends and deepen our relationships with national and regional brands.

These relationships create unique opportunities for our client communities. When brands begin planning to expand into new markets, we are often one of the first to know and retailers/brokers will often look to our client list or ask our team for prospective markets to consider.

850+
COMMUNITIES
SERVED

43
STATES WE'VE
WORKED IN

90%+
REPEAT CLIENT RATE



An Entire Team Dedicated to Growing Retail in Garden Ridge

What Makes Us Different?

Experienced & Connected

We pioneered the retail recruitment industry more than 24 years ago and leverage more than two decades of experience and relationships to help drive retail growth in your community.

Full Transparency

We track recruitment activity and prospect feedback in your custom retail recruitment dashboard and host monthly calls with your team to keep you updated on progress.

Our Team is Your Team

We take a partnership approach and become an extension of your team. Our clients are invited to participate in the recruitment process, allowing you to learn and expand your network.

We are Consultants. Not Brokers.

We pride ourselves on being consultants, not brokers.

We only do what is in the best interest of our client communities and their future growth. We don't take shortcuts or go with the path of least resistance to fill retail spaces.

Retail Recruitment is a Process, Not an Event.

Through our proprietary **Retail 360® Process**, we offer a dynamic system of products and services that enable communities to expand their retail base and generate additional sales tax revenue.

Our Retail 360® Process identifies **strengths, weaknesses, opportunities, and threats** to your community's ability to attract retail and highlights your community's advantage over competing cities. Through our multi-phase approach to recruiting new retailers, we are able to help communities build a long-term retail economic development plan.



MARKET-BASED SOLUTIONS

We understand that every client community has its own unique set of development needs.

That's why we work with our clients to determine those needs and offer custom, tailored, data-driven solutions.

ON-THE-GROUND ANALYSIS

Just as each client has their own set of needs, we know that each client has a unique position in the marketplace as it competes to recruit new retailers.

We spend time in your community with leaders and stakeholders, which enables us to determine your market position and identify retailers that fit your community.

ACTION PLAN FOR GROWTH

We analyze, recommend, and execute aggressive strategies for pursuing the ideal retailers, as well as coaching our clients through the recruitment and development process.

This partnership typically produces best results when, together, we derive short-term and long-term strategies based on market data and opportunities.

Project Deliverables

Analyzing the Market

Competing Communities Analysis
Custom Retail Trade Area Map
Retail Trade Area Demographic Profile
Retail Trade Area Psychographic Profile
City Demographic Profile
Discussions with Key Community and Business Stakeholders

Determining Retail Opportunities

Retail Demand Analysis
Retail Void Analyses for Key Retail Sites

Identifying Development & Redevelopment Opportunities

Analysis of Development/Redevelopment Sites
Retail Site Profiles for Available Retail Sites

Identify Retailers & Developers

Target List of Retailers (and Restaurants), and Developers

Marketing & Branding

Retail Market Profile
Retail Market Flyer
Customized Retailer Feasibility Packages
Developer Opportunity Package
Online Retail Dashboard (Retail 360® Website)

Recruitment of Retailers & Developers

Retailer & Developer Recruitment Status Dashboard (AirTable)
Monthly Recruitment

Ongoing Recruitment & Coaching

Ongoing Coaching and Support from The Retail Coach Team
Representation of the City at Regional and National Retail Industry Events

Analyzing the Market

The Retail Coach will perform extensive market research and analysis to evaluate the Garden Ridge community and surrounding area. This “macro to micro” approach enables The Retail Coach to analyze competitive and economic forces that may impact Garden Ridge's retail recruitment and development plan.

Competing Community Analysis

It is important to monitor what is occurring in area communities from a retail economic development perspective. What are their advantages and/or challenges? Are they experiencing positive or negative growth? What are their current retail offerings?

The Retail Coach will look at competing communities to identify competitive advantages, through economic and market forces, that have a direct impact on retail recruitment and development in Garden Ridge.

Custom Retail Trade Area Determination

The Retail Trade Area is the geographical area from which the community's retailers derive a majority of their business. It is the foundational piece of the retail plan and its accuracy is critical.

High-Impact Mobile Data Analysis

The Retail Coach will utilize mobile location technology that analyzes location and behavioral data collected from mobile devices to determine consumer visits to Garden Ridge. This high-confidence data is used to determine Retail Trade Areas and validate retail site selection decisions.

The Retail Coach will hand draw the Retail Trade Area map for Garden Ridge based on mobile phone data from consumers, as well as on-the-ground analysis from The Retail Coach Team.

Understanding your true customer base is critical to quantifying the demand for new retail and restaurant development.

We use real data collected from actual customers in your community to analyze trade area boundaries, competitive markets, and leakage. This high confidence data allows our team to tell your community's story and show potential investors why they need to be in your market.



Analyzing the Market

Demographic Profiling

A community must be able to instantaneously provide information and data sets required by retailers during the site evaluation and site selection process. The data must be accurate, current, and readily available.

The Retail Coach will create comprehensive 2020 Census and 2024 and 2029 demographic profiles for the Retail Trade Area and Garden Ridge community. The comprehensive profile includes population and projected population growth, ethnicities, average and median household incomes, median age, households and household growth, and educational attainment.

Psychographic Profiling

As retail site selection has evolved from an art to a science, psychographic lifestyle segmentation has become an essential element of retailers' preferred location criteria. Understanding a consumer's propensity to purchase certain retail goods and services—as well as specific retail brands—is valuable to national, regional, and local retailers. Knowing the retail sectors and products that consumers demand removes a great deal of risk for businesses.

The Retail Coach will develop an ESRI Tapestry Segmentation Profile of the households in the Retail Trade Area. This is done by using the most advanced socioeconomic and demographic data to measure consumer attitudes, values, lifestyles, and purchasing behaviors, to understand the sectors and brands of retailers that may be of interest.

Determining Retail Opportunities

Retail Demand Analysis

A community is able to quantify its retail demand through a Retail Demand Analysis, which provides a summary of the projected retail demand growth — or opportunities — for 68 retail sectors. The analysis is ultimately used to identify specific recruitment targets for the community.

The Retail Demand Analysis will:

- Identify retail demand growth opportunities for more than 68 retail sectors
- Distinguish retail sectors with the highest propensity for success and qualify their ultimate potential

The Retail Coach will determine the level of retail demand for the Retail Trade Area and use projected demand to help identify opportunity areas and prioritize retail market sectors for recruitment.

Identifying Development & Redevelopment Opportunities

Identifying & Marketing Available Sites

Retailers are not only interested in market data on your community, but also interested in evaluating all available property vacancies and sites that fit their location preferences. A community must create and maintain a database of prime available properties along with accurate and current market information. Successful retail recruitment begins with the introduction of available sites.

The Retail Coach will identify priority retail development/redevelopment sites to market. Factors influencing site selection for priority sites will include:

- Existing market conditions
- Retail Trade Area population
- Traffic counts and traffic patterns
- Site-line visibility from primary & secondary traffic arteries
- Ingress/egress
- Adequate parking
- Site characteristics
- Proximity to retail clusters

Retail Site Profiles

A critical step in attracting retailers is providing accurate and current information on each identified available site.

The Retail Coach will create a Retail Site Profile for each identified key site with current site-specific information, including location, aerial photography, site plan, demographic profile, size/dimensions, traffic count(s), and appropriate contact information.

Identifying Retailers & Developers for Recruitment

The Retail Coach has been successful in recruiting leading retail brands to our client communities for more than 24 years. Our process is driven by providing accurate and current data sets, as well as site-specific information, to retailers that “fit” the community.

Identifying Potential Retailers

The Retail Coach will target national and regional brands that are a “good fit” for Garden Ridge. This means that the Retail Trade Area population, ethnicities, incomes, ages, and educational levels meet the retailers’ ideal location criteria.

The Retail Coach will develop and review a master list of potential retailers with + staff and work together to prepare a final target list of retailers for recruitment. This list will include first-to-the-market concepts that may be a good fit for the community.

Identifying Potential Developers

Much of our recruitment success comes from establishing a network of regional and national retail developers over the past 24 years. Developer networking and recruitment have become key components in a community’s retail recruitment and development/redevelopment success. If a retailer were to express interest in the community, and there was not ready-to-lease properties matching their needs and brand requirements, a developer must be identified to build the interested retailer a suitable property.

The Retail Coach will utilize its network to identify retail real estate developers active in Garden Ridge and the region for recruitment.

Marketing & Branding

To attract targeted retailers, a critical step is to provide accurate and current community and Retail Trade Area data and information. It is important that this marketing information positively reflects the community's positive attributes and brand to corporate site selectors, real estate brokers, and developers. This information is essential for them in making initial decisions about locating in the community.

Retail Market Profile

The Retail Coach will develop a Retail Market Profile tailored to the specific needs of targeted retailers' essential site selection and location criteria for Garden Ridge. The profile serves as a community introduction, and includes:

- Retail Trade Area Map
- Location Map
- Demographic Profile Summary
- Appropriate logo and contact information

Marketing & Branding

Developer Package

The Retail Coach will create a marketing package for retail developers active in the community and region to generate their interest in retail development opportunities.

The Retail Coach will create a Developer Package to highlight development and redevelopment opportunities in Garden Ridge. This package may include:

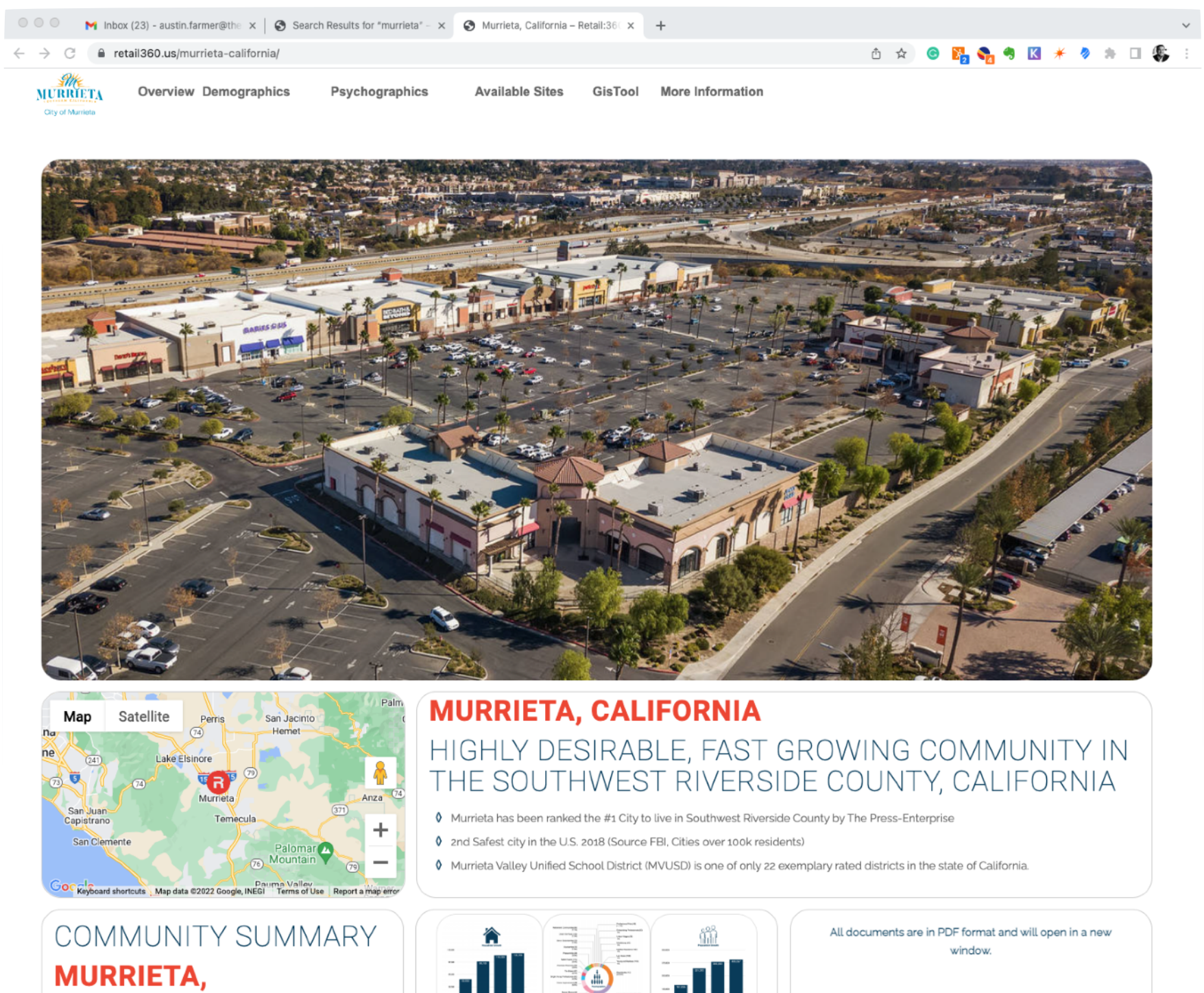
- Community Overview & Location Map
- Retail Trade Area & Demographic Trends
- Aerial Imagery & Traffic Counts
- Site-line visibility from major and secondary traffic arteries
- Ingress/egress for primary and secondary traffic arteries
- Median cuts or possibilities
- Traffic signal existence or possibilities
- Site characteristics and topography
- Area Retail & Zoning
- Residential clustering and support
- Proximity to “anchor” retailers
- Top Employers & Workplace Population
- Interested retailers

Marketing & Branding

Online Retail Dashboard

Being able to quickly and easily access and share retail opportunity information greatly increases a community's opportunity for success. To assist with this, we develop a custom online retail dashboard that can be accessed anytime through a branded Retail360® link. With a few clicks, retailers, brokers and developers can learn about your community's retail potential like never before.

The Retail Coach will create a Retail360® Retail Dashboard for Garden Ridge, which will be available for visual presentation and easy downloading of all data sets, available sites, and marketing information.

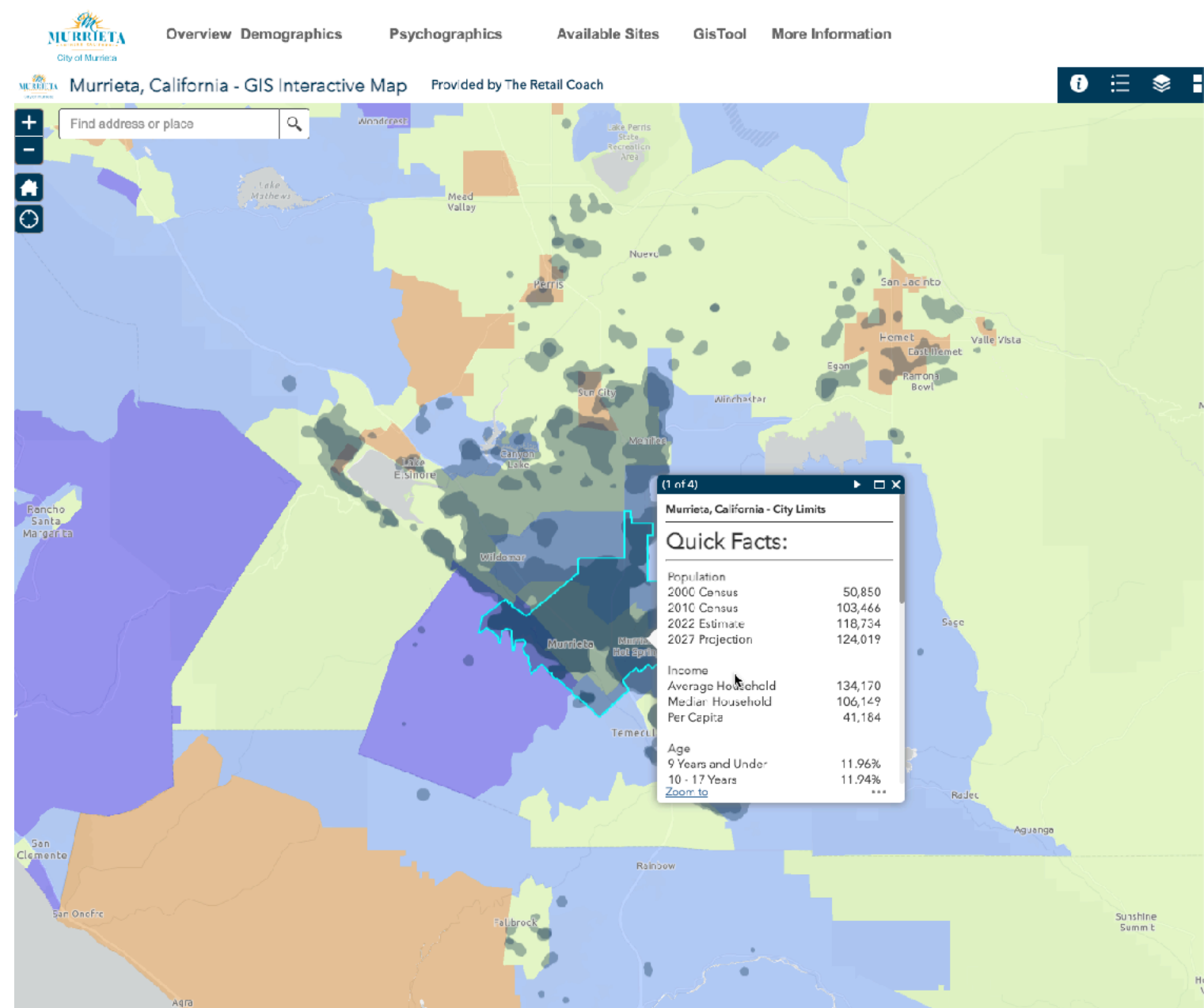


Marketing & Branding

Interactive Site Mapping

Retail site selectors do much of their research while in hotel rooms and in airports, so a visual GIS platform that streamlines data and sites into one interactive and centralized location is a powerful tool.

We will develop a concise, easy-to-access, interactive site mapping platform for Whitewater, along with the preloaded prime vacancies and development/redevelopment sites that we will be marketing. Data can be presented by demographic, socioeconomic, psychographic, and retail spending layers that are detailed down to the block level, to meet the needs of each individual user — whether they be a retailer, developer, or even a local entrepreneur.



Recruiting Retailers & Developers

Recruitment of Retailers

We were the first national retail recruitment firm to introduce retailer and developer recruitment specifically for communities. More than 24 years and 850 projects later, the recruitment of retailers remains one of our primary metrics of success. Today, our success has proven that a community must move beyond just gathering data sets, and proactively recruit retail.

The Retail Coach will actively recruit retailers to Garden Ridge. Our process includes:

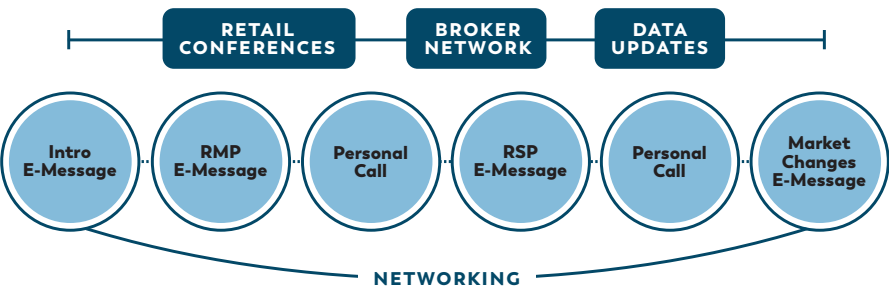
- Introductory emails and retail market profile are sent to each targeted retailer.
- Personal calls are placed to measure interest level.
- Personal emails and retailer feasibility packages are sent to each targeted retailer.
- Personal emails and retail site profiles for prime vacancies are sent to the appropriate targeted retailers.
- Personal emails are sent to inform targeted retailers of significant market changes.
- Personal emails are sent to decision markers once per quarter to continue seeking responses regarding their interest level in the community.
- A retailer status report is provided with each retailer’s complete contact information and comments resulting from recruitment activities.

Recruitment of Developers

Much of our recruitment success comes from having established a network of retail real estate developers over the past 24 years. Oftentimes, a retailer or retailers may have interest in a community, only to find that suitable properties do not exist.

The Retail Coach will actively recruit developers for Garden Ridge, if an opportunity is identified. Our process includes:

- Introductory emails and opportunity packages are sent to developers.
- Personal calls are placed to measure interest level.
- Personal emails are sent to inform developers of the status of interested retailers, and any significant market changes.
- A developer status report is provided with each developer’s complete contact information and comments resulting from recruitment activities.



Recruiting Retailers & Developers

Retail Conferences

The Retail Coach helps communities connect with retailers and developers at retail conferences such as Retail Live!, the annual ICSC RECon and other regional events attended.

The Retail Coach will assist in marketing Garden Ridge and its opportunities to retailers, brokers, and developers at retail industry conferences attended.



Recruiting Retailers & Developers

Retail Recruitment Accountability Dashboard

As part of our recruitment process, we provide access to a real-time recruitment dashboard where Garden Ridge staff can see which retailers are being recruited, the latest touch points with each, and contacts we are actively communicating with along with their interest level in the community.

The Retail Coach will set up a recurring monthly meeting with staff to review on-going recruitment activity, feedback received from prospects, and any additional next steps or follow up items needed to advance recruitment with interested retailers.

Interested

Idi

STATUS

Interested

Graving Kernels

STATUS

Interested

irst Class BBQ

STATUS

Interested

reat Clips

STATUS

Interested

oliday Inn Express

STATUS

Interested

orizon Firearms

STATUS

Interested

Need Franchisee

Arby's

STATUS

Need Franchisee

Huddle House

STATUS

Need Franchisee

Jersey Mike's

STATUS

Need Franchisee

Schlotzsky's

STATUS

Need Franchisee

Supercuts

STATUS

Need Franchisee

Interested - Requested Avail...

22 North Holland

STATUS

Interested - Requested Avail...

Anytime Fitness

STATUS

Interested - Requested Avail...

Denny's

STATUS

Interested - Requested Avail...

HTeaO

STATUS

Interested - Requested Avail...

Papa John's

STATUS

Interested - Requested Avail...

Opened / Opening

Burger King

STATUS

Opened / Opening

Chicken Express

STATUS

Opened / Opening

Jack In The Box

STATUS

Opened / Opening

Starbucks

STATUS

Opened / Opening

4 records

+

5 records

+

SHOE SHOW, INC. is a national shoe retailer with more than 1,350 stores in 47 states. All stores sell a complete line of family footwear.



Coaching & Ongoing Support

Retail Coaching

The Retail Coach partners with communities on a long-term basis and will be available when they have questions, new ideas, or need data updates. We are also available if clients need to brainstorm opportunities as the community grows and develops.

The Retail Coach will provide on-going coaching and support for retail recruitment activities throughout the project.



Project Timeline & Pricing

Project Communication At a minimum, The Retail Coach will schedule monthly updates with staff to provide progress reports and feedback.	Community Trips The Retail Coach will make multiple trips to Garden Ridge during the project.	Project Timeline The Retail Coach is available to begin work immediately with a project duration of 12 months.
--	--	---

Pricing

The total fee for completion of this work is **\$22,500**, payable in two installments:

- a) **\$11,250** upon execution of the agreement;
- b) **\$11,250** upon 90 days following execution of contract; and

Reimbursable Project Expenses

It is estimated that reimbursable expenses will be approximately **\$500**. Reimbursable expenses include:

- a) All travel costs;
- b) Cost of special renderings and maps, if any;
- c) Cost of copies for reports and maps/drawings; and
- d) Cost of shipping expenses, if any.

**All Work Fees and Project expenses are payable within 30 days after receipt of the expense invoice.*



PREPARED BY:

Aaron Farmer

President

662.231.0608

afarmer@theretailcoach.net

We Recruit Retail.

ORDINANCE NO. 168-102013

AN ORDINANCE OF THE CITY OF GARDEN RIDGE, TEXAS AUTHORIZING CITY EMPLOYEES TO USE GOLF CARTS OR UTILITY VEHICLES ON CERTAIN PUBLIC STREETS; AUTHORIZING MEMBERS OF THE PUBLIC TO USE GOLF CARTS ON CERTAIN PUBLIC STREETS ONLY WHEN SUCH USE IS IN PARTICIPATION OF THE CITY SPONSORED ANNUAL 4TH OF JULY PARADE; AUTHORIZING MEMBERS OF THE PUBLIC TO USE GOLF CARTS OR RECREATIONAL OFF-HIGHWAY VEHICLES ON CERTAIN PRIVATE STEETS IN GATED SUBDIVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE; REPEALER CLAUSE; PREEMPTION CLAUSE; SEVERABILITY; AND PROPER NOTICE AND MEETING

WHEREAS, Texas Transportation Code Section 551.404 authorized the governing body of a municipality to allow an operator to operate a golf cart on all or part of a public highway that is in the corporate boundaries of the municipality and has a posted speed limit of not more than 35 miles per hour; and

WHEREAS, for the purposes of Texas Transportation Code Section 551.404 the terms "Golf Cart", "Utility Vehicle" and "public highway" have the meanings assigned by Texas Transportation Code Section 551.401; and

WHEREAS, the term "Recreational off-highway vehicle" has the meaning assigned by Texas Transportation Code Section 502.001; and

WHEREAS, Council finds that it is beneficial to the environment, cost effective for the City and safe to allow City employees, under the supervision of the city administrator, to use golf carts or utility vehicles on those public streets within the City that have a posted speed limit of not more than 35 miles per hour where such use is pursuant to official city business; and

WHEREAS, Council finds it to be a risk to the health, safety and general welfare of the public at large to authorize members of the general public to use golf carts on

public streets within the City except to participate in the City sponsored annual July 4th parade; and

WHEREAS, Council finds that sufficient safety precautions shall be taken to allow members of the public to operate golf carts in the City sponsored annual July 4th parade; and

WHEREAS, Council finds that it is beneficial to the environment, cost effective and convenient for the residents and safe to allow the general public to use golf carts or recreational off-highway vehicles on private streets in gated subdivisions within the city limits where traffic is controlled by the Garden Ridge Police Department and that have a posted speed limit of not more than 35 miles per hour; and

WHEREAS, Council finds that Golf Carts should not be operated on any public highway within the corporate boundaries of the municipality in a manner contrary to the provisions of this Ordinance:

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

I. SECTION ONE.

Pursuant to Texas Transportation Code Sections 551.404 and 542.008, the City of Garden Ridge, Texas, authorizes:

- a) City Employees to use Golf Carts or Utility Vehicle on all or part of a public highway that is in the corporate boundaries of the municipality and that has a posted speed limit of not more than 35 miles per hour when such use is in furtherance of the employees' official duties and is authorized by the City Administrator or the City Administrator's designee; and

- b) members of the public to use Golf Carts on all or part of a public highway only when such use is in participation of the City sponsored annual 4th of July Parade; and
- c) members of the public to use Golf Carts or recreational off-highway vehicles on private roads in gated subdivisions where traffic control is enforced by the Garden Ridge Police Department and which have a posted speed limit of not more than 35 miles per hour.

II. SECTION TWO.

Pursuant to Texas Transportation Code Section 551.404 (b), any Golf Cart or Utility Vehicle operated pursuant to the authority of this Ordinance on all or part of a public highway section must have the following equipment:

- a) headlamps;
- b) tail-lamps;
- c) reflectors;
- d) parking brake; and
- e) mirrors.

VIII. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict.

IX. SEVERABILITY

Should any part, sentence or phrase of this Ordinance be determined to be unlawful, void or unenforceable, the validity of the remaining portions of this Ordinance shall not be adversely affected. No portion of this Ordinance shall fail or become inoperative by reason of the invalidity of any other part. All provisions of this Ordinance are declared to be severable.

X. PREEMPTION

Should any State or Federal law be enacted which prohibits the enforcement of this ordinance in its entirety than this ordinance shall automatically be repealed.

XI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

V. EFFECTIVE DATE

This ordinance shall become effective immediately upon its passage, approval and publication as provided by law.

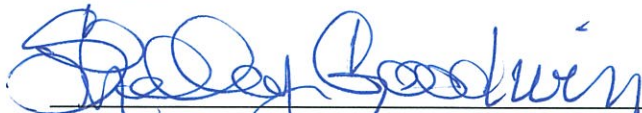
PASSED AND APPROVED this the 2nd day of October, 2013.

CITY OF GARDEN RIDGE, TEXAS



ANDREW DALTON, MAYOR

ATTEST:



SHELLY GOODWIN, CITY SECRETARY

Approved as to form:

GEORGE E. HYDE, CITY ATTORNEY

PUBLISHED IN THE NEW BRAUNFELS HERALD ON WEDNESDAY, OCTOBER 9, 2013.

RESOLUTION NO. 529-122024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, AUTHORIZING THE CITY'S ACCEPTANCE AND PARTICIPATION IN THE 2024 RECREATIONAL TRAILS GRANT AWARDED TO THE CITY OF GARDEN RIDGE BY TEXAS PARKS AND WILDLIFE; AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY.

WHEREAS, the City of Garden Ridge, Texas, ("the City") applied for the 2024 Recreational Trails Grant through Texas Parks and Wildlife; and

WHEREAS, the City of Garden Ridge has been notified that the City has been awarded the 2024 Recreational Trails Grant for the construction of a .56-mile natural surface multi-use trail in Paul Davis Park; and

WHEREAS, Paul Davis Park, located at 20685 Grass Creek Road, is owned and maintained by the City and further located in the heart of the Garden Ridge Trail network identified in the City's 2018 Master Land Use Plan; and

WHEREAS, the City of Garden Ridge understands that the 2024 Recreational Trails Grant is a matching grant and the City will be responsible for 20% of the total cost of construction of the multi-use trail project; and

WHEREAS, the City accepts and desires to participate in the 2024 Recreational Trails Grant awarded to the City of Garden Ridge to enhance the City's park system and amenities for the enjoyment of the public to promote health, exercise, and relaxation.

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

Section 1. Authorization. The City of Garden Ridge authorizes acceptance and participation in the 2024 Recreational Trails Grant awarded to the City of Garden Ridge by Texas Parks and Wildlife and authorizes the City Manager to execute any and all documents necessary to effectuate carrying out this action.

Section 2. Matching Grant. The City of Garden Ridge understands the 2024 Recreational Trails Grant is a matching grant and is responsible for 20% (approximately \$33,375.00) of the total cost of construction of the .56-mile natural surface multi-use trail in Paul Davis Park, located at 20685 Grass Creek Road in Garden Ridge, Texas.

Section 3. Local Project Agreement. The City of Garden Ridge understands that environmental and archeological resource reviews will be conducted by Texas Parks and Wildlife and that no resource work, engineering, or construction may begin before completion of the reviews and a signed copy of a local project agreement has been completed.

Section 4. Recitals. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 5. Conflicts. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 6. Laws. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. Severability. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 8. Open Meeting. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, as required by Chapter 551, Texas Government Code, as amended.

Section 9. Effective Date. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED ON this 4th day of December, 2024.

Robb Erickson
Mayor

ATTEST:

Marisa Spencer
City Secretary