

Councilmembers Present:

Mayor Lisa Swint
Mayor Pro-Tem Kelly Smith
Councilmember Jim Mueller
Councilmember Todd Arvidson
Councilmember Brian Reyes

Councilmembers Absent:

Councilmember Krendra Harralson

City Staff Present:

Ryan Rapelye, City Manager
Marisa Spencer, City Secretary
Cyndi Simmons, Assistant City Secretary
Ron Eberhardt, Chief of Police
Robyn Achu, Finance/HR Director
Steven Steinmetz, Public Works Director
Linda Crosland, Library Director
Dan Jones, City Attorney
Hank Crippen, City Engineer

1. Call to Order/Roll Call

With a quorum of the City Councilmembers present, Mayor Swint called the regular meeting of the Garden Ridge City Council to order at 6:01 p.m. on Wednesday, December 3, 2025, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Mayor Swint led the Pledge of Allegiance and Texas Pledge.

3. Presentations/Proclamations**a) Introduction of City Staff.**

Chief Eberhardt introduced Patrol Officers Heidi Carney and Autumn Duerr.

Finance/HR Director Robyn Achu introduced Aaliyah Smith, Court Administrator.

City Manager Ryan Rapelye congratulated Kim Ryan, Community and Event Center Manager, on her retirement and introduced Erin Matlock, Interim Community and Event Center Manager.

b) CPS Energy Presentation.

Nancy Tabares, Brian Bartos, P.E., and Antulio Garcia, P.E., CPS Energy, provided an informational update related to the Forest Waters Replacement Project/Underground Residential Distribution (URD) Cable Replacement Program and addressed questions from Councilmembers.

4. Citizen Comment Period

No one signed up to speak.

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 5, 2025, City Council Regular Meeting.

b) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – October 31, 2025.

Motion: A motion was made by Councilmember Arvidson, seconded by Mayor Pro-Tem Smith, to approve consent agenda items a)-b). The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

6. Staff Reports

a) City Manager Monthly Activity Report.

City Manager Ryan Rapelye reviewed employee recognitions/employee anniversaries and spoke regarding continuity of city operations.

b) Finance/HR Monthly Activity Report.

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

c) City Secretary Monthly Activity Report.

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

d) Police Department Monthly Activity Report.

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

e) Public Works Department Monthly Activity Report.

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

f) Library Monthly Activity Report.

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

7. City Engineer Projects Status Reports

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

8. City Commission Reports/Recommendations/Possible Actions

a) Planning and Zoning Commission:

- 1. Per Article V of Ordinance No. 7, the plat shall be drawn to a scale of one (1) inch to one-hundred (100) feet [1"=100'], pursuant to Article III of Ordinance No. 7, the applicant may request a Scale Variance, consider granting applicant's Scale Variance Request of one (1) inch to sixty (60) feet [1"=60'] for the Replat of 8111 Wild Wind Park, being a 1.824 acre tract of land, establishing Lot 91R, comprised of Lots 91 & 92 of the Wild Wind Unit-3 Subdivision Plat, recorded in doc # 202306029451 of the map and plat records of Comal County, Texas.**

1.1. Receive recommendation.

Chair Jacaman stated the Commission recommends approval of the applicant's Scale Variance Request of one (1) inch to sixty (60) feet [1"=60'] related to the Replat of 8111 Wild Wind Park in addition to approval of the Replat of 8111 Wild Wind Park as presented.

1.2. Discuss and take action.

Motion: A motion was made by Councilmember Mueller, seconded by Councilmember Reyes, to approve the Planning and Zoning Commission's recommendation, approve the Scale Variance Request of one (1) inch to sixty (60) feet [1"=60'] for the Replat of 8111 Wild Wind Park, and approve the Replat of 8111 Wild Wind Park as presented, being a 1.824 acre tract of land, establishing Lot 91R, comprised of Lots 91 & 92 of the Wild Wind Unit-3 Subdivision Plat, recorded in doc # 202306029451 of the map and plat records of Comal County, Texas. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

2. Receive monthly activity update as applicable.

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

b) Water Commission:

1. Receive monthly activity update as applicable.

Chair Pohl provided City Council with an update on items discussed during the Commission's meeting.

9. Approvals and Authorizations

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

a) City of Garden Ridge 2026 Master Calendar.

City Manager Ryan Rapelye spoke regarding the City of Garden Ridge 2026 Master Calendar and addressed questions from Councilmembers.

Motion: A motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Reyes, to approve the City of Garden Ridge 2026 Master Calendar. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Board of Adjustment Appointments.

City Manager Ryan Rapelye spoke regarding the Board of Adjustment Appointments and stated at this time City Staff has only received responses from three current members related to their reappointment.

Councilmember Reyes nominated Jesse Valdez to be appointed to the Board of Adjustment.

City Council discussed reappointing the three members who have indicated their desire to continue serving on the Board of Adjustment as well as the nomination from Councilmember Reyes, then completing the remaining appointments during the January City Council Meeting.

Motion: A motion was made by Councilmember Mueller, seconded by Mayor Pro-Tem Smith, to appoint Jesse Valdez, Veronica Garcia, Elizabeth Templeman, and Roy Leatherberry as regular members to the Board of Adjustment for two-year terms. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

c) Agenda Format/Structure.

City Manager Ryan Rapelye spoke regarding the agenda format/structure and addressed questions from Councilmembers.

Motion: A motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Mueller, to approve the proposed revisions related to the agenda format/structure as presented. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

10. Updates

a) City Council Projects.

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

Mayor Swint provided updates related to Aggregate Production Operations (APO) impacting Garden Ridge.

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

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

3. Economic Development (Smith and Swint).

Mayor Swint and Mayor Pro-Tem Smith provided updates related to Economic Development.

4. Outreach and Communication Efforts between Residents and City Council (Reyes).

Councilmember Reyes and Mayor Swint spoke regarding Outreach and Communication Efforts between Residents and City Council. The City Council discussed conducting a series of Coffee with Council sessions with one individual Councilmember and the City Manager at each session.

11. Discussion of Future Agenda Items

Councilmember Arvidson requested to receive an update from TxDOT related to the status of road construction projects.

12. Citizen Comment Period

No one wished to speak.

13. Reports and Comments from Mayor and City Councilmembers

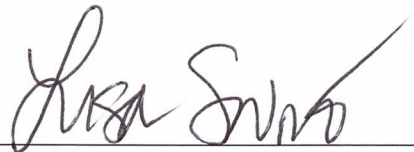
The Mayor and/or City Councilmembers may comment, make general announcements, and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

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

Mayor Pro-Tem Smith spoke regarding Tri-County Chamber of Commerce Events. Councilmember Reyes spoke regarding Comal ISD. Councilmember Arvidson spoke regarding Randolph Air Force Base.

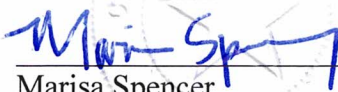
14. Adjournment

There being no further business, the Wednesday, December 3, 2025, City Council regular meeting was adjourned at 7:11 p.m. by Mayor Swint.



Lisa Swint
Mayor

ATTEST



Marisa Spencer
City Secretary