
The Garden Ridge City Council will meet in a regular session on Wednesday, April 1, 2026, 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**

- 3.1. Child Abuse Prevention and Awareness Month Proclamation.
- 3.2. Sexual Assault Awareness Month Proclamation.
- 3.3. National Library Week Proclamation.

4. CITIZEN COMMENT PERIOD

The City Council welcomes citizen participation and comments at all City Council Meetings. First Citizen Comment Period: Speakers are required to sign up to speak before the meeting and shall limit their comments to three (3) minutes each. Second Citizen Comment Period: Speakers are not required to sign up to speak and shall limit their comments to two (2) minutes each. Speakers are only allowed to speak once per topic, unless also speaking during a posted Public Hearing. If you speak, you must follow these guidelines:

- 4.1. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
- 4.2. Show the City Council the same respect that you would like to be shown.
- 4.3. State your name and address before your comments begin.
- 4.4. City Council may not discuss or take action on any presented issue.
- 4.5. Topics of operational concern shall be directed to the City Manager.

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.

- 5.1. Approval of Minutes for the March 4, 2026, City Council Regular Meeting.
- 5.2. Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – February 28, 2026.

6. STAFF REPORTS

- 6.1. City Manager Report.
City/employee recognitions, department updates, upcoming events, and other projects in Garden Ridge.
- 6.2. City Engineer Project Report.

7. APPROVALS AND AUTHORIZATIONS

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

- 7.1. Ordinance No. 168-042026 An Ordinance of the City Council of the City of Garden Ridge, Texas, authorizing city employees to use golf carts and regulating the operation of OHV/UTV, NEV, and golf carts on streets and roads by members of the public within the City of Garden Ridge by establishing rules for safety of operation; providing for severability; and declaring an effective date.
- 7.2. Ordinance No. 11-042026 An Ordinance of the City Council of the City of Garden Ridge, Texas, providing a comprehensive set of permit fees, service fees, and user fees designed for the health, safety, and welfare of the residents; establishing functions and activities which require a permit, a service fee, or a user fee; providing for penalties; providing for severability; and declaring an effective date.
- 7.3. Ordinance No. 249-042026 An Ordinance of the City Council of the City of Garden Ridge, Texas, authorizing, establishing, and approving an Economic Development Policy; authorizing the City Manager to process requests for economic development assistance in accordance therewith; and declaring an effective date.
- 7.4. Authorize the City Manager to execute Amendment to Communications Facilities License and Memorandum of Lease and deliver the executed documents to American Tower Corporation.

8. CITIZEN COMMENT PERIOD *(See guidelines under Item 4.)*

9. ANNOUNCEMENTS ON ITEMS OF COMMUNITY INTEREST

The Mayor and/or City Councilmembers may comment, make general announcements, and/or provide progress reports on events, activities, committee/board meetings, and/or other items of community interest.

10. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Closed Session pursuant to Texas Government Code Section 551.071(2), consultation with attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, pertaining to Howard Energy and its request to install natural gas lines in the City of Garden Ridge, Texas, and any other matters which may arise.

11. BUSINESS ITEMS

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

12. 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 March 24, 2026, on the bulletin board located at the entrance to Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Marisa Spencer

Marisa Spencer
City Secretary

Proclamation

WHEREAS, there were 51,985 confirmed victims of child abuse and neglect in Texas during 2025, with 239 of those being children in Comal County; and

WHEREAS, child abuse prevention is a community responsibility and finding solutions depends on involvement among all people; and

WHEREAS, communities must make every effort to promote programs that benefit children and their families; and

WHEREAS, effective child abuse prevention programs succeed because of partnerships among agencies, schools, religious organizations, law enforcement agencies, and the business community; and

WHEREAS, everyone in the community should become more aware of child abuse prevention and encourage parents to raise their children in a safe, nurturing environment.

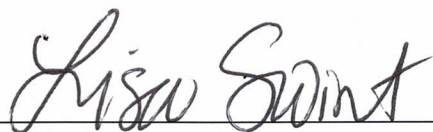
NOW, THEREFORE, BE IT RESOLVED that I, Lisa Swint, Mayor of Garden Ridge, Texas, do hereby proclaim April 2026 in the City of Garden Ridge as

CHILD ABUSE PREVENTION AND AWARENESS MONTH

and urge all citizens to work together to help reduce child abuse and neglect significantly in the years to come.

IN WITNESS WHEREOF, I hereunto set my hand and official seal of the City of Garden Ridge this 1st day of April, 2026.





Lisa Swint
Mayor

Proclamation

WHEREAS, Sexual Assault Awareness Month (SAAM) calls attention to the fact that sexual violence is widespread and impacts every person in the community. SAAM aims to raise public awareness about sexual violence and educate communities about how to prevent it; and

WHEREAS, Garden Ridge residents who are sexual assault survivors are valued members of the community as employees, volunteers, business owners, loving family members, friends, role models; and

WHEREAS, since 2001 Sexual Assault Awareness Month has been recognized annually during the month of April and during this 25th anniversary, we as a community will continue to raise public awareness and educate our residents on prevention against sexual violence; and

WHEREAS, the Crisis Center of Comal County has served countless survivors of sexual assault and has provided wrap around services, staff, and volunteers for 40 years; and

WHEREAS, the Crisis Center of Comal County and other prevention-related programs encourage every person to speak out when witnessing acts of violence, however small, and speak up when they hear others making light of sexual violence, stereotypes, or gender bias; and

WHEREAS, with leadership, dedication, and encouragement, there is compelling evidence that we can be successful in reducing sexual violence in our community through prevention education, increased awareness, and holding perpetrators who commit acts of violence responsible for their actions; and

WHEREAS, we strongly support the efforts of national, state, and local partners, and of every resident, to actively engage in public and private efforts, including conversations about what sexual violence is, how to prevent it, how to help survivors connect with services, and how every segment of our society can work together to better address sexual violence.

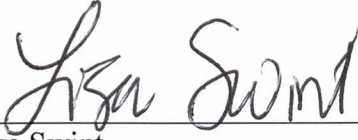
NOW, THEREFORE, BE IT RESOLVED that I, Lisa Swint, Mayor of Garden Ridge, Texas, do hereby proclaim April 2026 in the City of Garden Ridge as

SEXUAL ASSAULT AWARENESS MONTH

and urge residents to join the Crisis Center of Comal County, advocates, and support-services programs in the belief that all community members must be part of the solutions to end sexual violence.

IN WITNESS WHEREOF, I hereunto set my hand and official seal of the City of Garden Ridge this 1st day of April, 2026.





Lisa Swint
Mayor

Proclamation

WHEREAS, libraries provide the opportunity for everyone to pursue their passions and engage in lifelong learning, allowing them to live their best life; and

WHEREAS, libraries have long served as trusted institutions for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status; and

WHEREAS, libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all; and

WHEREAS, libraries adapt to the ever-changing needs of their communities, continually expanding their collections, services, and partnerships; and

WHEREAS, libraries play a critical role in the economic vitality of communities by providing internet and technology access, literacy skills, and support for job seekers, small businesses, and entrepreneurs; and

WHEREAS, libraries are accessible and inclusive places that promote a sense of local connection, advancing understanding, civic engagement, and shared community goals; and

WHEREAS, libraries are cornerstones of democracy, promoting the free exchange of information and ideas for all; and

WHEREAS, libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week.


NOW, THEREFORE, BE IT RESOLVED that I, Lisa Swint, Mayor of Garden Ridge, Texas, do hereby proclaim April 19-25, 2026, in the City of Garden Ridge as

NATIONAL LIBRARY WEEK

and encourage all residents to visit the library to explore the wealth of resources available.

IN WITNESS WHEREOF, I hereunto set my hand and official seal of the City of the Garden Ridge this 1st day of April, 2026.





Lisa Swint
Mayor

Councilmembers Present:

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

Councilmembers Absent:

None

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
Eric Lowman, Public Facilities Foreman
Duane Scognio, Utilities Foreman
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 6:00 p.m. on Wednesday, March 4, 2026, 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. CITIZEN COMMENT PERIOD

Sharon Stripling, 21729 Forest Waters Circle, spoke regarding electrical work in Forest Waters Subdivision.

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.

- 4.1. **Approval of Minutes for the February 4, 2026, City Council Regular Meeting.**
- 4.2. **Approval of Minutes for the February 12, 2026, City Council Special Meeting.**
- 4.3. **Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – January 31, 2026.**
- 4.4. **Ordinance No. 247-032026 An Ordinance of the City Council of the City of Garden Ridge, Texas, authorizing the City of Garden Ridge to change the city limits boundary line between the City of Garden Ridge and Comal County, more particularly described as 8111, 8117, 8123, 8129, 8135, 8141, 8147, and 8153 Whisper Oak; providing for severability; and declaring an effective date.**

Motion: A motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Harralson, to approve consent agenda items 4.1.-4.4. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.



5. STAFF REPORTS

5.1. City Manager Report.

City/employee recognitions, department updates, upcoming events, and other projects in Garden Ridge.

City Manager Ryan Rapelye spoke regarding continuity of city operations and addressed questions from Councilmembers.

5.2. City Engineer Project Report.

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

6. APPROVALS AND AUTHORIZATIONS

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

6.1. Preliminary Plat establishing Grace Covenant Church, being a total of 2.826 acres inclusive of 0.0446 acre right-of-way dedication establishing Lot 1, Block 1, Garden Ridge, Comal County, Texas, and being that same property conveyed by special warranty deed with vendor's lien to Grace Covenant Presbyterian Church recorded in document #202406004783 of the official public records of Comal County, Texas. (Planning and Zoning Commission)

City Manager Ryan Rapelye spoke regarding the Preliminary Plat and stated the Planning and Zoning Commission recommends approval of the Preliminary Plat establishing Grace Covenant Church.

Motion: A motion was made by Councilmember Arvidson, seconded by Councilmember Reyes, to approve the Preliminary Plat establishing Grace Covenant Church, being a total of 2.826 acres inclusive of 0.0446 acre right-of-way dedication establishing Lot 1, Block 1, Garden Ridge, Comal County, Texas, and being that same property conveyed by special warranty deed with vendor's lien to Grace Covenant Presbyterian Church recorded in document #202406004783 of the official public records of Comal County, Texas. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

6.2. Public Hearing on possible amendments to Ordinance No. 168 related to the use of golf carts. (Rapelye)

City Manager Ryan Rapelye spoke regarding City Council's prior discussions related to the use of golf carts and the request from a Councilmember to conduct a public hearing in order to gather additional public input.

Mayor Swint opened the public hearing at 6:11 p.m.

The following five (5) people in attendance spoke regarding the use of golf carts in the City of Garden Ridge:

- Sharon Stripling, 21729 Forest Waters Circle
- Kimberly Schimick, 8223 Shining Elk
- Chris Overman, 18955 FM 2252
- David Pencsak, 19710 Secret Cove
- Chance Boughamer, 20686 Timber Rose Drive

City Secretary Marisa Spencer read four (4) written comments submitted by the following people:

- David and Dawn Hatch, 8377 Twisted Oaks
- Cyndie and Al Segovia, no address provided
- David Krawczynski, 8475 Park Lane Drive
- Linda Potts, 8142 Ridge North Drive

Mayor Swint closed the public hearing at 6:27 p.m.

The City Council agreed by consensus to direct staff to draft proposed amendments to Ordinance No. 168 incorporating the Garden Ridge Police Department's recommendations related to the use of golf carts and a communications plan related to implementation of the proposed amendments.

6.3. Ordinance No. 22-032026 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. (Rapelye)

City Manager Ryan Rapelye spoke regarding Ordinance No. 22-032026 and stated that formalizing the action previously taken by City Council related to the installation of a three-way stop at the intersection of Schoenthal Road and Waterwood Drive is the only substantial change to this ordinance at this time.

Motion: A motion was made by Councilmember Mueller, seconded by Mayor Pro-Tem Smith, to approve Ordinance No. 22-032026 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.

6.4. Amendment to the Community and Event Center Rental Agreement. (Rapelye)

City Manager Ryan Rapelye spoke regarding amending the Community and Event Center Rental Agreement Security Deposit and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Mueller, seconded by Councilmember Harralson, to amend the Community and Event Center Rental Agreement Security Deposit to be assessed at 25% of the Total Fees. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

6.5. Presentation regarding the Limited-Purpose Quarry Study Group, its membership, lack of policymaking authority, scope of work, fact-finding, and reporting to the City Council. (Rapelye)

City Manager Ryan Rapelye spoke regarding the Limited-Purpose Quarry Study Group and addressed questions from Councilmembers.

7. CITIZEN COMMENT PERIOD

Sharon Stripling, 21729 Forest Waters Circle, spoke regarding golf carts.

William Pohl, 21016 Hickory Bend, spoke regarding golf carts.

8. ANNOUNCEMENTS ON ITEMS OF COMMUNITY INTEREST

The Mayor and/or City Councilmembers may comment, make general announcements, and/or provide progress reports on events, activities, committee/board meetings, and/or other items of community interest.

Mayor Pro-Tem Smith spoke regarding Tri-County Chamber of Commerce Events. Mayor Swint spoke regarding voter turnout. Councilmember Reyes spoke regarding Coffee with a Councilmember on Saturday, March 21st at 9am at the Garden Ridge Library. Councilmember Harralson spoke regarding Veteran Coffee Hour on Wednesday, March 11th at 9am at City Hall.

9. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Closed Session pursuant to Texas Government Code Section 551.071(2), consultation with attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, pertaining to Howard Energy and its request to install natural gas lines in the City of Garden Ridge, Texas, and any other matters which may arise.

Mayor Swint announced the City Council will recess at 7:07 p.m. and reconvene into Executive Session to discuss the item stated above.

Mayor Swint adjourned the Executive Session and reconvened back into Regular Session at 7:26 p.m.

10. BUSINESS ITEMS

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

No action taken.

11. ADJOURNMENT

There being no further business, the Wednesday, March 4, 2026, City Council regular meeting was adjourned at 7:26 p.m. by Mayor Swint.

ATTEST

Lisa Swint
Mayor

Marisa Spencer
City Secretary

CITY OF GARDEN RIDGE
 MONTHLY ACCOUNT BALANCES & INTEREST RATES
 PERIOD ENDED AS OF 2/28/2026

CITY FUNDS	BALANCE	CURRENT INTEREST RATE
GF OPERATING ACCOUNT	483,856.62	0.40%
GF MONEY MARKET	1,177,012.56	3.67%
PEG CAPITAL FEES	14,331.25	3.67%
TEXPOOL INVESTMENTS	3,502,270.57	3.68%
2017 I&S	2,870.13	3.67%
2012 I&S	68,110.68	3.67%
2015 I&S	72,833.40	3.67%
TEXPOOL WATER IMPACT FEES	201,323.43	3.68%
TEXPOOL STREET IMPACT FEES	69,674.51	3.68%
ASSET/FORFEITURE - FED	78,410.64	3.67%
ASSET/FORFEITURE - STATE	29,650.18	3.67%
TOTAL CITY FUNDS	\$ 5,700,343.97	

WATER FUNDS	BALANCE	CURRENT INTEREST RATE
OPERATING ACCOUNT	589,990.34	3.67%
WATER SURCHARGE	168,495.25	3.67%
TEXPOOL WATER INVEST	1,401,768.60	3.68%
SIB LOAN I&S	3,459.28	3.67%
SIB RESERVE	48,755.47	3.67%
TOTAL WATER FUNDS	\$ 2,212,468.94	

TOTAL ALL ACCOUNTS **\$ 7,912,812.91**

CITY OF GARDEN RIDGE
CASH & INVESTMENTS STATEMENT
PERIOD ENDED AS OF 2/28/2026

GENERAL FUND	BALANCE
GF Operational Checking	\$ 483,856.62
GF Money Market	1,177,012.56
GF Peg Capital Fund	14,331.25
TexPool Investments	3,502,270.57
Restricted Amounts:	(401,020.61)
(Including GF Peg Capital Fund)	
TOTAL AVAILABLE FUNDS	<u><u>\$ 4,776,450.39</u></u>

WATER FUND	BALANCE
Operational Checking	\$ 589,990.34
TexPool Water Invest	1,401,768.60
Water Surcharge	168,495.25
Restricted/Unavailable Amounts	(940,241.69)
TOTAL AVAILABLE FUNDS	<u><u>\$ 1,220,012.50</u></u>

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES
PERIOD ENDING AS OF 2/28/2026

GENERAL FUND	Feb-26	YTD	FY 2025 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 631,925.27	\$ 2,835,721.15	\$ 4,230,730.00	67.03%	\$ 1,395,008.85
EXPENDITURES					
ADMINISTRATION	73,148.13	449,294.65	967,061.00	46.46%	517,766.35
COURT	12,828.79	58,302.43	140,168.00	41.59%	81,865.57
POLICE	164,617.80	813,981.63	2,046,551.00	39.77%	1,232,569.37
PUBLIC FACILITIES	51,084.86	393,838.86	1,048,333.00	37.57%	654,494.14
COMMUNITY CENTER	9,107.08	38,758.85	83,043.00	46.67%	44,284.15
LIBRARY	13,340.36	77,296.52	187,878.00	41.14%	110,581.48
FUND CHANGES/XFER	-	-	-	0.00%	-
TOTAL EXPENDITURES	<u>324,127.02</u>	<u>1,831,472.94</u>	<u>4,473,034.00</u>	40.94%	<u>2,641,561.06</u>
NET POSITION	<u>\$ 307,798.25</u>	<u>\$ 1,004,248.21</u>	<u>\$ (242,304.00)</u>		<u>\$ (1,246,552.21)</u>

WATER FUND	Feb-26	YTD	FY 2025 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 157,782.36	\$ 981,774.54	\$ 2,495,100.00	39.35%	\$ 1,513,325.46
EXPENDITURES					
BOND PRINCIPLE PMTS	566,400.00	566,400.00	567,902.00		1,502.00
ALL OTHER EXPENDITURES	169,630.99	1,000,172.00	2,538,743.00		1,538,571.00
TOTAL EXPENDITURES	<u>736,030.99</u>	<u>1,566,572.00</u>	<u>3,106,645.00</u>	50.43%	<u>1,540,073.00</u>
REVENUE +/- EXPENDITURES	<u>(578,248.63)</u>	<u>(584,797.46)</u>	<u>(611,545.00)</u>		<u>(26,747.54)</u>

CITY OF GARDEN RIDGE

STATEMENT OF ACTIVITIES - COMMUNITY CENTER

PERIOD ENDING AS OF 2/28/2026

	YTD	Budget	% OF BUDGET
REVENUES			
RENTALS	\$ 31,857.50	95,000.00	33.5%
DEPOSITS	655.00	2,000.00	32.8%
CLEAN-UP FEES	1,400.00	9,500.00	14.7%
TOTAL REVENUES	<u>33,912.50</u>	<u>106,500.00</u>	31.8%
EXPENDITURES			
PAYROLL/TAXES/RETIREMENT	1,387.74	6,563.00	21.1%
MANAGER FEES	16,191.50	38,000.00	42.6%
COMPUTER MAINT/TRNG	2,357.07	1,680.00	140.3%
TELEPHONE	224.42	600.00	37.4%
UTILITIES	5,744.95	12,000.00	47.9%
MAINTENANCE	4,061.34	7,000.00	58.0%
SUPPLIES	2,643.28	3,000.00	88.1%
CLEANING	3,820.00	8,200.00	46.6%
EQUIPMENT	2,328.55	6,000.00	38.8%
MARKETING	-	-	
DONATION EXPENDITURES	-	-	
CAPITAL EXPENDITURES	-	-	
TOTAL EXPENDITURES	<u>38,758.85</u>	<u>83,043.00</u>	46.7%
NET POSITION	<u>\$ (4,846.35)</u>	<u>\$ 23,457.00</u>	

Management's Discussion and Analysis of Results of Operations – 2/28/2026

GENERAL FUND

Cash

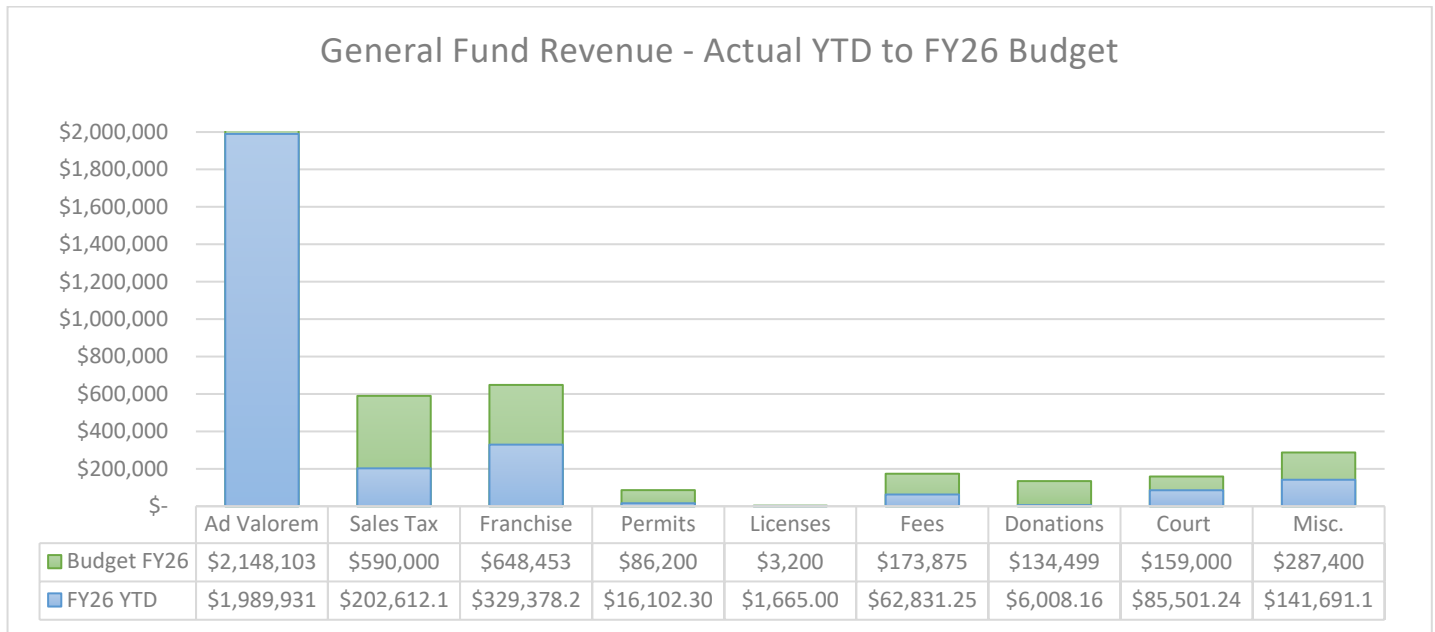
Total available funds as of February 28, 2026, are \$4,776,450

Revenue

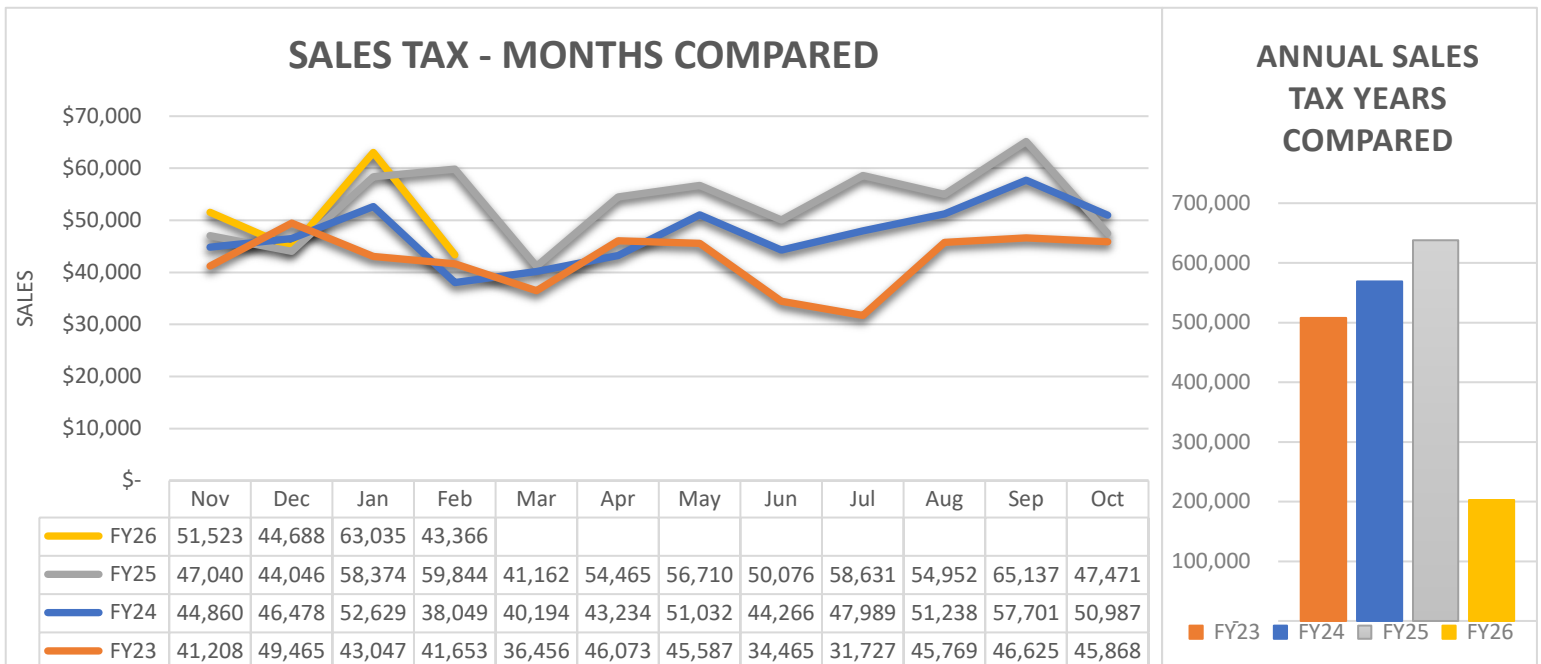
Ad Valorem Tax received for February totals \$359,046. YTD collections total \$1,989,932 or 93% of the FY26 budget of \$2,148,103

Annual Building Permits revenue totals \$15,550 or 18% of the \$85,000 budgeted for FY26.

Trash and Dumpster Collections YTD totals \$85,589 or 84% of the \$117,153 budgeted for FY26.

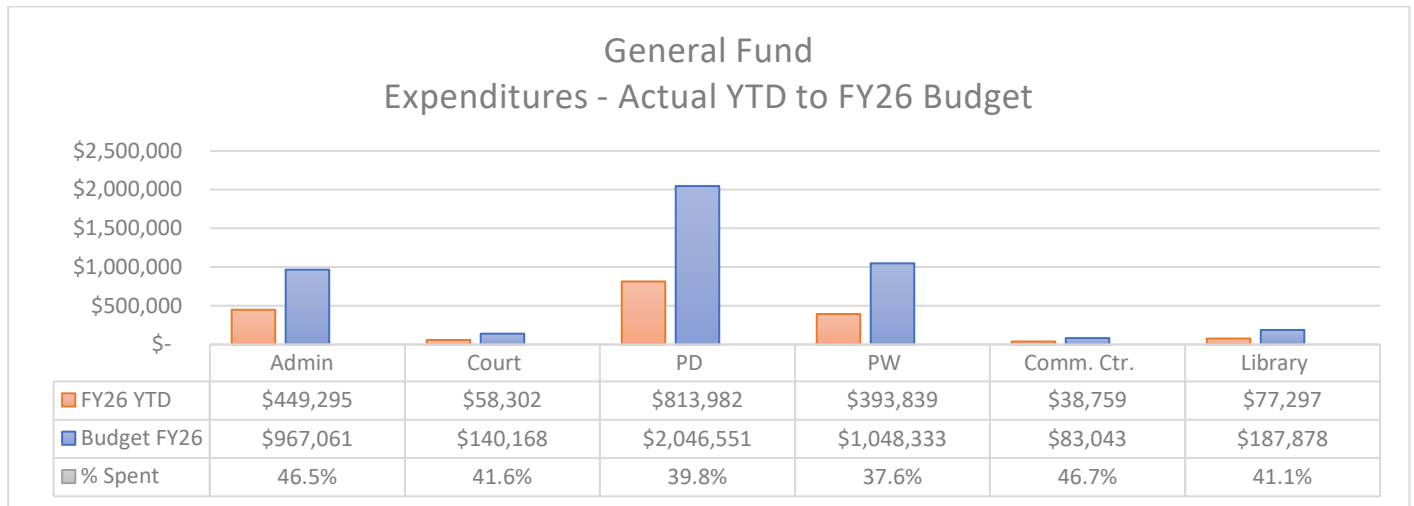


Sale Tax Revenue received during the month of February totals \$43,366 for FY26. YTD totals \$202,612 or 34% of the \$590,000 budgeted for FY26.



Expenditure

Expenditures for the month total \$324,127. YTD expenditures for FY26 total \$1,831,473 or 41% of the \$4,473,034 budget. All departments are operating within the FY26 budget.



WATER FUND

Meters

Current meters for February 2026 total 1699 vs 1692 for February 2025.

Cash

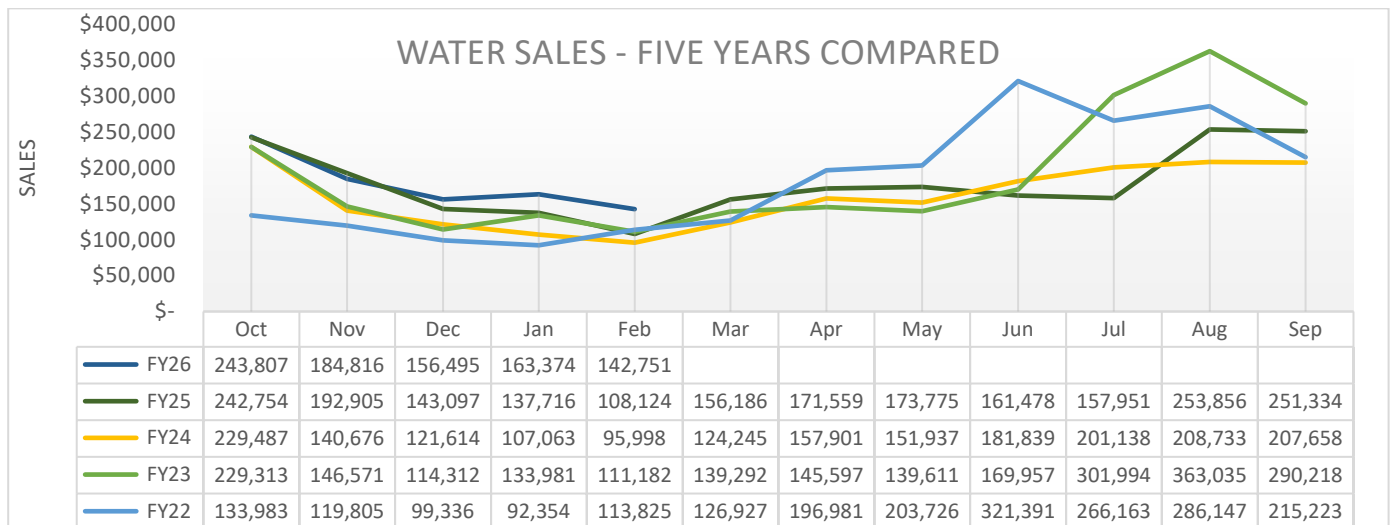
Total available funds as of February 28, 2026, are \$1,220,013.

Revenue

Revenue YTD totals \$981,775 or 39% of the \$2,495,100 budgeted for FY26. Total revenue for the same period last year was \$782,367.

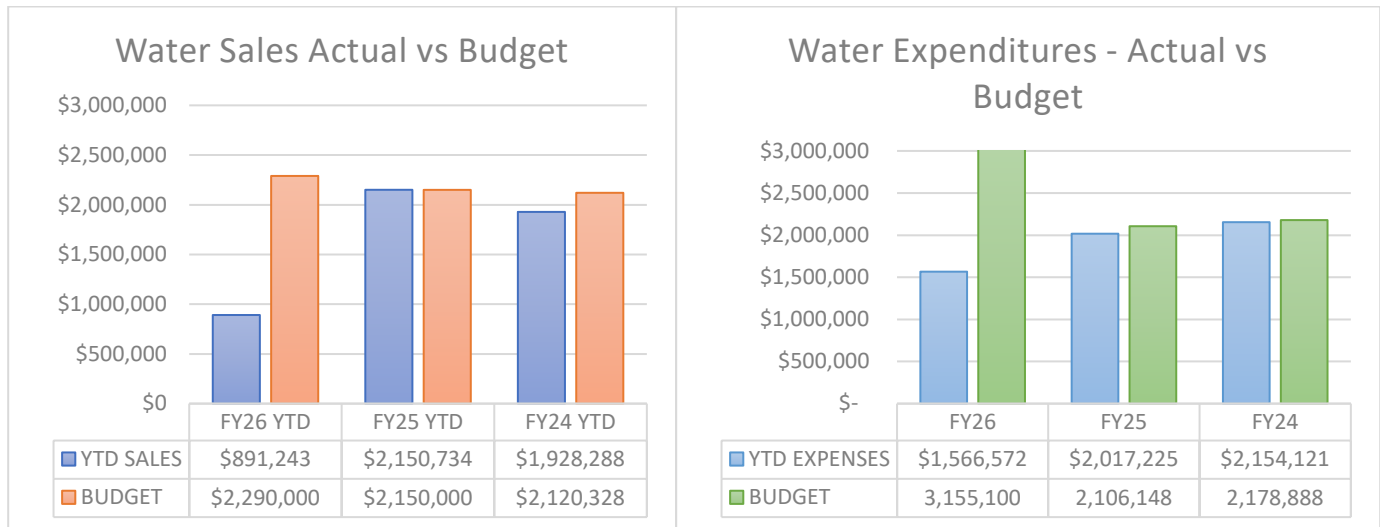
Water Sales for the month total \$142,751. YTD water sales total \$891,243 or 39% of the \$2,290,000 budgeted for FY26.

Meter installation revenue YTD totals \$1,325 or 44% of the \$3,000 budgeted for FY26.



Expenditure

Expenditures for the month total \$736,031. YTD expenditures for FY26 total \$1,566,572 or 50% of the \$3,106,645 budget.



Interest & Sinking Fund

Revenue

Ad Valorem Tax collections YTD total \$473,464 of the \$508,891 budgeted for FY26.

Expenditure

Bond interest payments and agent fees for February 2026 totaled \$1,046,106. The next bond payments are due in August 2026.

Capital Improvements Fund – (all accounts are restricted)

Cash Balance

Water Impact Fee Balance is \$201,323.

Street Impact Balance is \$69,675.

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 \$108,061.

Revenue

Month Revenue to report is \$298.

Expenditure

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.

Investment Officer Certification

I, the undersigned Investment Officer for the City of Garden Ridge, hereby certify that the investment portfolio as of February 2026 is in compliance with the Texas Public Funds Investment Act (Chapter 2256, Texas Government Code) and the City's adopted Investment Policy.

All investments were made in accordance with authorized investment strategies, and the City maintains internal controls designed to safeguard public funds. No known violations of the Act or the Investment Policy occurred during the reporting period.

Signed electronically by:

Robyn Achu

Robyn Achu
Investment Officer
Finance & HR Director
March 20, 2026



We LOVE you all

Thank you each for
you do for the car
Love Daxton
The Hambergers

City Secretary

From: Library
Sent: Wednesday, March 18, 2026 1:18 PM
To: City Secretary
Subject: FW: Love Poker? Let's Play This Friday!
Attachments: Hambergers.docx

Here is a "nice" note. He often compliments our offerings. I don't know if these are still being used with our new council format. And while I'm at it, I'm attaching another brag, just in case.

Linda

You Always Amazing Me By What You Are Doing - Hope Everyone Has Fun

Sincerely,

Royce Simmonds



Royce Simmonds High School GED, BA, BS, MA, MS

Simmonds Real Estate, Inc.

✉ Assign11@aol.com 🌐 www.SimmondsRealEstate.com

📍 17148 Interstate 35 North Schertz, TX 78154



On Wednesday, March 18, 2026 at 09:06:28 AM CDT, Garden Ridge Library <library-ci.garden-ridge.tx.us@shared1.ccsend.com> wrote:

Administrative Operations and Upcoming Events

City Hall Office Hours

- Monday/Wednesday/Thursday: 8am-5pm, Tuesday: 8am-6pm, and Friday: 8am-4pm.
- Upcoming Holidays/City Offices Closed: Friday, April 3rd.

City of Garden Ridge General Election

- The City of Garden Ridge holds a General Election annually on the first Saturday of May. The Sample Ballot for the May 2, 2026, General Election is posted on the City’s Website.
- Early Voting will be conducted at City Hall on the following days/times: April 20, 22, 23, and 24: 8am-5pm, April 25: 10am-6pm, April 27-28: 7am-7pm (NO in-person voting on Tuesday, April 21 due to San Jacinto Holiday per Election Code). Election Day will also be conducted at City Hall from 7am-7pm.
- The Election Canvass is scheduled for Monday, May 11th at 6pm in the City Council Chambers.
- Visit <https://www.ci.garden-ridge.tx.us/223/Elections> for more information.

Training/Professional Development

- All Admin Staff received In-Service Training provided by the Police Department.
- City Secretary Marisa Spencer completed the TCMA William “King” Cole Leadership Series Sessions.
- City Secretary Marisa Spencer completed all the necessary requirements to recertify from the Texas Municipal Clerks Certification Program, maintaining the Texas Registered Municipal Clerk designation.
- Assistant City Secretary/Communications Specialist Cyndi Simmons completed all the necessary requirements to graduate from the Texas Municipal Clerks Certification Program, obtaining the Texas Registered Municipal Clerk (TRMC) designation.

Communication Efforts

Water Alerts/Customer Portal: 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 City information by subscribing to Notify Me email/text notifications. By signing up, you can receive 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.

Streaming of Meetings: City Council – 97 views / Commissions – 32 views

Public Information Act Summary	
Year	Number of Requests
2026	34
2025	136
2024	122
2023	124
2022	166
2021	146
2020	207

Social Media Summary	
Social Media Platform	Number of Posts
Facebook	45
Instagram	41
NextDoor	35
X (Twitter)	39
Total for Month	160

POLICE DEPARTMENT MONTHLY BREAKDOWN

MAR 1 to MAR 31

Calls for Service

Dispatched: 121 City Ordinance: 15 (0 Water) False Alarms: 11

Arrests

- * 1 – Possession of a Controlled Substance
- * 1 – Possession of Marijuana
- * 1 – Possession of Drug Paraphernalia
- * 1 – Unlawful Possession of a Firearm by a Felon
- * 1 – Driving While License Invalid
- * 2 – Outstanding warrants (Fail to Maintain Financial Responsibility & Expired DL)

Traffic Enforcement

Crashes: 11 Citations: 148 Warnings: 69 Total: 217

Training

- * Officer Brown completed Interview & Interrogation training

Outreach Efforts

- * Coffee with the Cops (Monthly)
- * 46 GRCPAAA volunteer hours

Administrative Comments

- * Police Department performed CRASE Training to City Hall Staff
- * Officer Luevano retiring first part of April
- * Continuing to conduct Sgt Interviews of new applicants to fill open positions
- * Recruiting days at both academies have generated some interest and ride-outs for prospective applicants

MONTHLY PUBLIC WORKS REPORT

Steven Steinmetz
Public Works
Director

Eric Lowman
Public Facilities
Foreman

Stanley Georg
Manuel Troncoso
Ryan Ferguson
Rudy Solis

Ongoing Responsibilities

- Parks Maintenance
- Facilities Maintenance
- Streets
- All Public Facilities Grass and Right-of-Ways
- Storm Water Drainage
- Animal Control
- Oak Wilt Monitoring

Upcoming Events

April Dumpster
Schedule

Apr 11, 8am to 5pm

Apr 12, 12pm to 4pm

Apr 18, 8am to 5pm

Apr 19, 12pm to 4pm

March 2026

Activities For The Month

Public Works Tasks Completed: 300

Storm Water Drainage Facility and Easement Maintenance

- Inspected 10 outfalls.
- Inspected 18 detention ponds.
- Stormwater Public Outreach: 5 messages displayed during bulk dumpsters.
- Trash removed from right of ways: 86lbs
- Rain fall total: .62in

Street/Sign Maintenance

- Continue to replace old street signs.
- Pot hole filling and edge work on Bindsiel.
- Repair potholes on Old Nacogdoches.
- Installed two new Stop signs including Stop Sign Ahead at the intersection of Schoenthal and Waterwood.
- Replaced the sign pole at Timber Rose and Teakwood Dr.

Parks Maintenance

- Ongoing dead tree removal at Davis Park.
- Repaired water fountain drain at Davis Park.
- Install new engraved bricks around the flag brick garden.

City Facility/Church Buildings/Community Center/Property Maintenance

- Repair potholes at the church rental property including the repair of the driveway cut for their water line.
- Set up, take down, and cleanup after Community Center Events.
- Repair A/C at kids church building.
- Finish with the grading and sodded with 5 pallets of grass for the dog meet and greet area.

Equipment/Vehicle Maintenance

- Replace hydraulic lines on old case.
- Serviced all small engine equipment in preparation for spring.

Class/Continuing Education

- Manuel and Mark attended Excavator Pipeline Safety Training

Oak Wilt

- No new cases.

Future Projects or Needs

- More storage space required.
- Covered equipment storage.

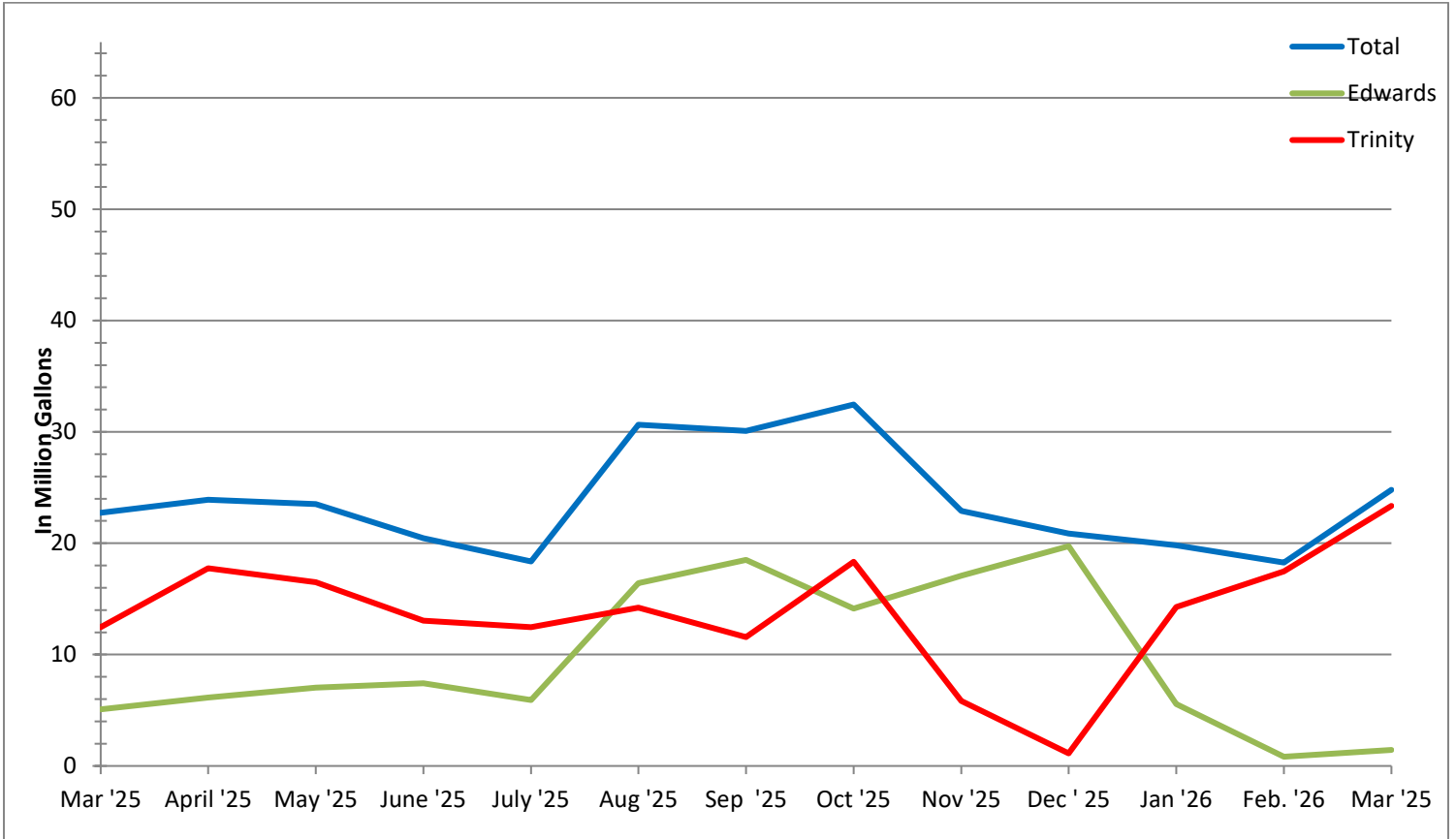




Utilities Department Report

As of March 31, 2026

City of Garden Ridge Aquifer Usage

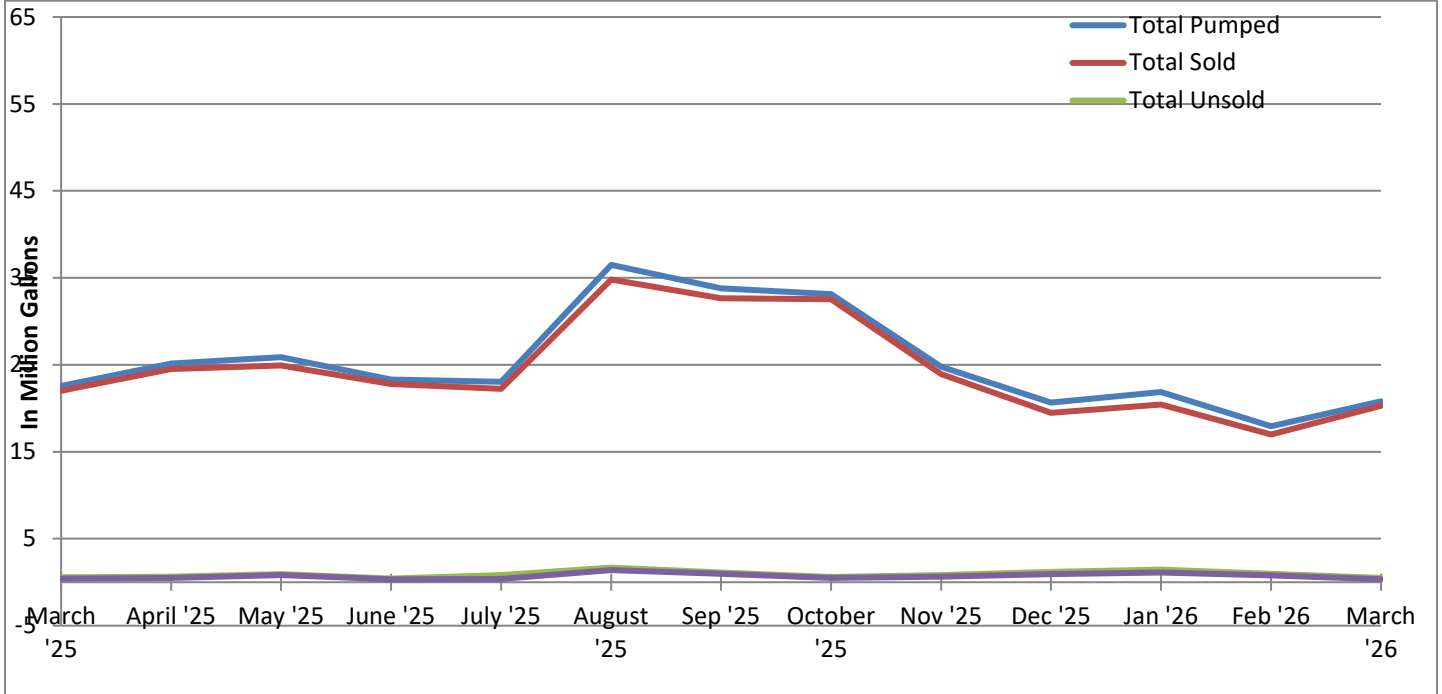


	Month:	Year:	Available:	Stage:
Edwards Well Usage AC/FT:	4.38	23.92	564.89	4
Trinity Well Usage AC/FT:	71.67	168.93	N/A	0

Water Quality

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

2024 – 2025 Pumping Report



	Total Pumped (Thousands)	Total Sold (Thousands)	Total Unsold (Thousands)	Unaccountable Unsold (Thousands)	Unaccountable Unsold %
March '25	22,577	22,021	556	407	1.8%
April '25	25,154	24,512	642	506	2.0%
May '25	25,864	24,932	932	832	3.2%
June '25	23,291	22,784	420	333	1.8%
July '25	23,057	22,229	828	390	1.7%
August '25	36,490	34,809	1,681	1,395	3.8%
September '25	33,786	32,671	1,115	978	2.9%
Oct '25	33,144	32,549	595	507	1.5%
Nov '25	24,779	23,949	830	630	2.5%
Dec '25	20,657	19,474	1,183	936	4.5%
Jan '26	21,864	20,429	1,435	1,099	5.0%
Feb '26	17,936	16,984	952	776	4.3%
March '26	20,786	20,288	501	359	1.7%
Yearly Average	25,717	24,433	898	704	2.8%
	Yearly national average				16%

Utilities Department Monthly Activities:

New Installed Meters	0	Work Orders	262
Meter Replacements	1	Locates	92
City Owned Leaks	0	Irrigations Permits Issued	0
Meters Read	1703	Total Rebates	0
Meter Tests	0	Watering variances	2

AMI Information

Total Portal Customers: 963 up 12 from February

Meter Daily Readability Percentage: 99.24% for 1,678 assigned meters (current bill cycle)

Main Breaks/City Repairs: none found.

Estimated Water Loss:

Location:

Explanation:

Leak Adjustments

New Requests	4	Waiting for Customer	0	Approved	1	Amount Approved	\$ 247.14	Denied	0	Sent to Water Commission	0
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Employee Training/certifications



Monthly Library Update

By Linda Crosland, Library Director

For leisure, for learning, for life!

Upcoming Activities For April

Children

Wednesdays, **Lego Robotics**, 10:30 am and 3:30 pm
Fridays, **Storytime**, 10:30 am and **Stay & Play**, 11:00 am

Adults

Mondays, **Chair Yoga**, 10:00 am
1st Tuesdays, **Cards for Troops**, 1:00 pm
3rd Tuesdays, **Card Making**, 1:00 pm
Thursdays, **Chair Yoga**, 10:00 am
Thursdays, **Adult Coloring**, 1:00 pm
3rd Thursday, **Lunch-n-Learn, "Plumerias,"** 12:00 noon
3rd Thursday, **Seed Cleaning for Seed Catalog**, 1:00 pm
Fridays, **Silver Gamers**, 2:00 pm
Bingo, Mahjong, Poker, Card Games

Special

April 19-25, **National Library Week**, Love Your Library! The theme this year is "**Find Your Joy.**" (and where better to find it than at the library during one of our fantastic events?)

National Library Week is an annual celebration that highlights the **vital role** libraries, librarians, and library workers play in **transforming lives** and **strengthening communities**. It is a time to appreciate the contributions of libraries and encourage library use and support.

May the 4th Be With You will be held before the next Council Meeting. That's Monday, May 4,

Department Statistics for March

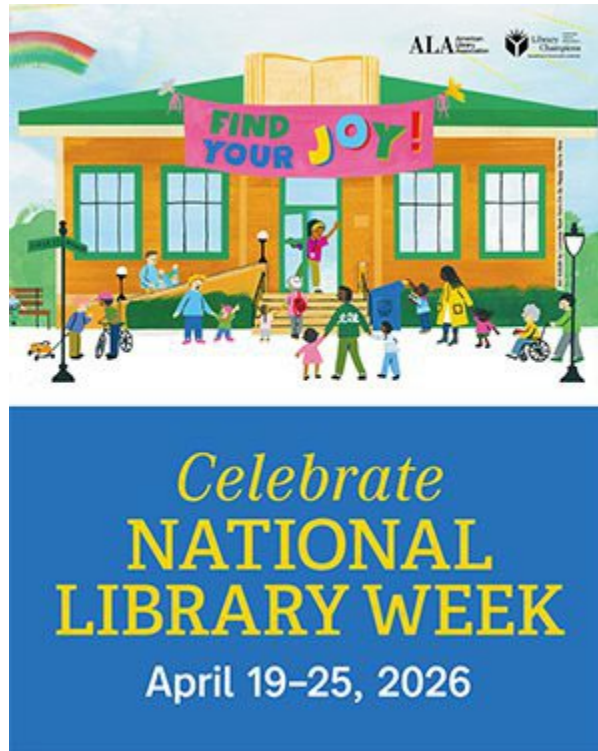
Visits to the Library	1,448
Items Checked Out	2,252
\$Saved by Checking out hardcopy Books during month	\$8,168
\$Saved by using eBooks	\$7,420
New Patrons Added	5
New Items Added, Physical Books	65
New Items Added, EBooks	1,665
Volunteer Hours	118

Activity Statistics

Children's Preschool	268
Children's Elementary Age	161
Adult Classes – Card Making, Lunch-n-Learns, Coloring, Yoga, Games	305

Activity Totals 734

Where are you heading with your life? Each direction is good if there is a library along the way.



[Find Your Joy at the Library!](#)

What brings you joy? Whether it's cozying up with a book, learning a new skill, gathering with community or something else, you can find joy at the City of Garden Ridge Public Library.

National Library Week is a time to celebrate the many ways libraries bring people together, spark imagination, and support lifelong learning. At the Garden Ridge Library, we invite everyone to join the celebration! Whether you're a long-time patron, a new neighbor, or haven't visited in a while, now is the perfect time to explore all the library has to offer. Our library checks out not only books, DVDs, and digital resources but also it's a place to learn new skills and meet new friends.

Just look at all the activities our library offers. There is no excuse to ever sit home alone when you can come for games, crafts, lunch-n-learns, and chair yoga. For elementary-aged children, there is currently Lego Robotics offered twice a week (Mad about Science has ended for this semester.) The little kids need to get out of the house too, so remember Storytime and Stay & Play each Friday. It's much more than simply passively listening to a story. While learning to sit and to listen, children sing songs, do finger plays, with the added bonus of learning pre-literacy skills. For Stay & Play they will learn to share while the parents can make friends and set up play dates. It's a win/win – and *another* win for every age group.



memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ryan Rapelye, City Manager, City of Garden Ridge
Date: March 23, 2026
Re: Engineering Report for April 2026 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.

SAWS Emergency Interconnect Project

- Project Background
 - This project is for a water line connection to SAWS for use in emergency situations. This project provides additional resiliency in the City water system with an added water source connection.
 - Project Phase – Preliminary Design
- Project Status
 - SAWS waterline extension is on hold until Comal ISD board approves an easement at the Davenport High School property. Trihydro and the City are in discussions with Comal ISD.

Land Development Projects and Reviews

- The Revival
 - Civil comments were cleared and is waiting for Fire Marshall approval.
- Grace Covenant Church Preliminary Plat
 - The preliminary plat was approved on March 4, 2026.
- 22700 FM 3009 Development Water Line Extension
 - The developer is preparing for construction and a preconstruction meeting, if necessary.



Miscellaneous Engineering Services

- Schertz Sewer Connection
 - Schertz is working of a draft wastewater conveyance agreement and will schedule a meeting with CCMA general manager to discuss next steps.
- Wastewater Ordinance
 - Trihydro received comments from the Water Commission at the March meeting and is working to make the necessary revisions for an additional presentation at the May Water Commission meeting.
- Subdivision Ordinance
 - Trihydro is currently addressing the draft Subdivision Ordinance comments provided by the Planning and Zoning Commission. The revisions are expected to be presented at the Commission's April meeting.



AGENDA ITEM:	7.1. Ordinance 168 related to the use of golf carts
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	March 26, 2026
MEETING DATE:	April 1, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discussion and possible action on Ordinance No. 168-042026 An Ordinance of the City Council of the City of Garden Ridge, Texas, authorizing city employees to use golf carts and regulating the operation of OHV/UTV, NEV, and golf carts on streets and roads by members of the public within the City of Garden Ridge by establishing rules for safety of operation; providing for severability; and declaring an effective date.

BACKGROUND

The proposed ordinance establishes regulations governing the operation of golf carts, Neighborhood Electric Vehicles (NEVs), Off-Highway Vehicles (OHVs/UTVs), and similar vehicles within the City of Garden Ridge.

Pursuant to the Texas Transportation Code, municipalities are authorized to permit the operation of golf carts and certain low-speed vehicles on public roadways with posted speed limits of 35 miles per hour or less. This ordinance utilizes that authority to allow both City staff and members of the public to operate such vehicles under defined conditions.

City Council finds that allowing the controlled use of these vehicles is environmentally beneficial, cost-effective, and convenient for residents. The ordinance also authorizes City employees to use golf carts and utility vehicles for official City business, subject to approval by the City Manager.

The ordinance establishes definitions, operational limitations, equipment requirements, and enforcement provisions to ensure safe and consistent use of these vehicles within the City.

Summary of Key Provisions of the Ordinance

1. Authorization

- Allows City employees to operate golf carts and utility vehicles for official duties on streets with speed limits of 35 mph or less
- Permits public use of golf carts, NEVs, and OHVs/UTVs on eligible City streets and private roads in gated subdivisions

2. Operational Limitations

- Operation limited to streets with posted speed limits of 35 mph or less
- Prohibited on state highways, including FM 3009 and FM 2252
- Vehicles may not cross intersections where the cross street exceeds 35 mph
- Operation restricted to daytime hours only
- Use limited to within City limits

3. Equipment Requirements

Golf Carts, OHVs, and UTVs must include:

- Headlamps and tail lamps
- Reflectors
- Parking brake
- Rearview mirrors
- Seatbelts – *If equipped by manufacturer*
- Slow-moving vehicle emblem
- Valid registration and license plate

NEVs must include (per State and Federal standards):

- Lighting, reflectors, mirrors, and brake systems
- Turn signals, horn, and windshield
- Seatbelts and VIN
- Compliance with Federal Motor Vehicle Safety Standard 500

4. Operator Requirements

- Must possess a valid driver's license
- Must comply with all state and local traffic laws
- Must maintain financial responsibility (insurance) – *Specifically for Golf Carts*
- Must remain seated and ensure passengers remain seated
- Passenger restrictions include prohibiting children under four years of age
- Prohibits operation on sidewalks or trails and towing objects

5. Prohibited Uses

- Operation of all-terrain vehicles (ATVs) on public streets is prohibited

6. Penalties

- Violations constitute a misdemeanor offense
- First offense fines range from \$100 to \$500
- Minimum \$250 fine for transporting a child under four years of age

- Second and subsequent offenses carry a minimum \$500 fine
- Each day a violation continues constitutes a separate offense

7. Administrative Provisions

- Includes severability, preemption, and open meetings compliance clauses
- Ordinance becomes effective upon adoption and publication as required by law

The ordinance has been reviewed by the City Attorney and aligns with the Texas Transportation Code, including provisions related to golf carts, low-speed vehicles, and off-highway vehicles. The City Council conducted a public hearing on this matter at its March 4 meeting. If approved, staff has prepared a communication plan to inform and educate the public on the use of golf carts within the City of Garden Ridge.

ATTACHMENTS: Ordinance No. 168-042026

REQUESTED ACTION

Motion	<input checked="" type="checkbox"/>	Discussion	<input checked="" type="checkbox"/>	
Ordinance	<input checked="" type="checkbox"/>	Resolution	<input type="checkbox"/>	Other <input type="checkbox"/>

FINANCIAL

There is no significant direct fiscal impact associated with adopting this ordinance. Minor revenue may be generated through fines for violations. Implementation may require some additional enforcement and public education efforts by the Police Department.

PROs / CONs

Pros: Establishes clear and enforceable regulations; Enhances mobility and convenience for residents; Supports environmentally friendly transportation options and aligns with State law authority

Cons: May increase enforcement responsibilities for Police Department; Requires public education to ensure compliance; Potential safety concerns if improperly used and could increase localized traffic on residential streets

STAFF RECOMMENDATION

Staff recommends approval of Ordinance No. 168-042026. The proposed regulations provide a balanced approach that allows expanded use of alternative vehicles while maintaining public safety through clearly defined standards and enforcement mechanisms.

ORDINANCE NO. 168-042026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, AUTHORIZING CITY EMPLOYEES TO USE GOLF CARTS AND REGULATING THE OPERATION OF OHV/UTV, NEV, AND GOLF CARTS ON STREETS AND ROADS BY MEMBERS OF THE PUBLIC WITHIN THE CITY OF GARDEN RIDGE BY ESTABLISHING RULES FOR SAFETY OF OPERATION ON STREETS AND ROADS; PROVIDING FOR SEVERABILITY; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, Texas Transportation Code Section 551.404 authorizes 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, City 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 Manager, 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, City Council finds that members of the public may operate their Off Highway Vehicles (OHV/UTV), Neighborhood Electric Vehicle (NEV), and Golf Carts on the streets, roads, and highways within the City of Garden Ridge by following the regulations in this Ordinance; and

WHEREAS, City 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 and public streets and roads 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.

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

SECTION 1. AUTHORIZATION.

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 Manager or the City Manager's designee; and

- b) Members of the public may use OHV/UTV, NEV, and Golf Carts on the streets and roads of the City of Garden Ridge on all or part of a public street and road; and
- c) Members of the public may continue to use OHV/UTV, NEV, and Golf Carts 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.

SECTION 2. DEFINITIONS.

These terms shall have the following meanings:

All-terrain vehicle (ATV) means a motor vehicle that is:

- a) equipped with a seat or seats for the use of:
 - 1. the rider; and
 - 2. a passenger, if the motor vehicle is designed by the manufacturer to transport a passenger;
- b) designed to propel itself with three or more tires in contact with the ground;
- c) designed by the manufacturer for off-highway use;
- d) not designed by the manufacturer primarily for farming or lawn care; and
- e) not more than 50 inches wide.

City means the City of Garden Ridge, Texas.

Daytime means the period beginning one-half hour before sunrise and ending one-half hour after sunset.

Driver's license means an authorization issued by the Department of Public Safety for operation of a motor vehicle. The term includes a temporary license or instruction permit, provisional license and an occupational license.

Golf cart shall have the meaning assigned by Texas Transportation Code 551.401 and currently means a motor vehicle designed by the manufacturer primarily for use on a golf course.

NEV (Neighborhood Electric Vehicle) has the definition and description set in Texas Transportation Code 551.301 and currently means a vehicle that can attain a maximum speed of 35 miles per hour on a paved level surface and otherwise complies with Federal Motor Vehicle Safety Standard 500 (49 C.F.R. Section 571.500).

Nighttime means the period beginning one-half hour after sunset and ending one-half hour before sunrise.

Operate shall mean driving.

Operator means any person driving and having physical control over the motor vehicle.

Park or parking means the standing or stopping of a vehicle, whether occupied or not, other than temporarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers.

Parking area means those areas accessible to the public by motor vehicular traffic and which are designated for temporary parking of motor vehicles, usually in places referred to as parking lots.

OHV / UTV (Off Highway Vehicles) has the definition and description as set out in the Texas Transportation Code 551.001 and currently means a motor vehicle that is:

- a) equipped with a seat or seats for the use of:
 1. the rider; and
 2. a passenger or passengers, if the vehicle is designed by the manufacturer to transport a passenger or passengers.
- b) designed to propel itself with four or more tires in contact with the ground;
- c) designed by the manufacturer for off-highway use by the operator only; and
- d) not designed by the manufacturer primarily for farming or lawn care.

SECTION 3. LIMITED OPERATION.

- a) Golf carts, NEVs, OHVs and UTVs are permitted to be operated on streets where the posted speed limit is 35 miles per hour or less.
- b) The operation of a golf cart, NEV, OHV, and UTV shall be prohibited on any street in the state highway system, regardless of the speed limit, including Farm-to-Market Roads located within the corporate boundaries of the City. A state highway system includes FM3009 AND FM 2252.
- c) A golf cart, NEV, OHV, and UTV may not be driven across intersections where the cross street has a posted speed limit of more than 35 miles per hour.
- d) Nighttime driving of a golf cart, NEV, OHV, and UTV is prohibited. These vehicles can only be driven during the daytime.
- e) An operator of a golf cart, OHV, and UTV may only drive within the incorporated limits of the City of Garden Ridge.

SECTION 4. REQUIRED EQUIPMENT – GOLF CART, OHV, AND UTV.

- a) In order to operate on permitted locations, a golf cart, OHV, and UTV operated under this article must be equipped with the following equipment, at a minimum, in addition to any other equipment required by the Texas Transportation Code, as amended:
 1. Operational headlamps;
 2. Operational tail lamp(s);
 3. Side reflectors;
 4. Operational parking brake;
 5. Rearview mirror(s); and

- b) All golf carts, OHVs, or UTVs that are operated in the corporate city limits shall have a “slow-moving emblem” placed on the rear of the vehicle as defined by V.T.C.A., Transportation Code § 547.703.
- c) The golf cart, OHV, or UTV must be registered pursuant to Texas law.
- d) A slow-moving vehicle shall display a slow-moving-vehicle emblem that:
 - 1. has a reflective surface designed to be clearly visible in daylight or at night from the light of standard automobile headlamps at a distance of at least 500 feet;
 - 2. is mounted base down on the rear of the vehicle and at a height that does not impair the visibility of the emblem; and
 - 3. is maintained in a clean, reflective condition.
- e) A golf cart, OHV, and UTV must display a valid state license plate.
- f) Equipment and its installation and maintenance must meet standards provided by the Texas Transportation Code, as amended.

SECTION 5. REQUIRED EQUIPMENT – NEV.

- a) A neighborhood electric vehicle (NEV) must be equipped with the following equipment as mandated by V.T.C.A., Transportation Code § 551.301, as amended, and/or required by the City, to operate on permitted locations:
 - 1. Operational headlamps;
 - 2. Operational tail lamps;
 - 3. Side reflectors;
 - 4. Operational parking brake;
 - 5. Rearview mirror(s);
 - 6. Turn signals;
 - 7. Horn;
 - 8. Brake lights;
 - 9. Seat belts;
 - 10. Windshield; and
 - 11. Vehicle identification number, and and otherwise complies with Federal Motor Vehicle Safety Standard 500 (49 C.F.R. Section 571.500).
- b) Equipment and its installation and maintenance must meet standards provided by the Texas Transportation Code, as amended.

SECTION 6. OPERATOR REGULATIONS.

- a) All operators of a golf cart, OHV, UTV, and/or NEV shall:
 - 1. Be licensed to operate a motor vehicle as provided by V.T.C.A., Transportation Code § 521.021, as amended, and carry a valid driver's license as provided by V.T.C.A., Transportation Code § 521.025, and all state law driver's license permissions and restrictions shall apply to the operation of these vehicles;
 - 2. Abide by all state and local traffic regulations applicable to vehicular traffic;
 - 3. Use standard hand signals for turning during daylight if the operator's vehicle is not equipped with turn signals;
 - 4. Not operate or park on a sidewalk or hike and bike trails at any time;
 - 5. Not use the vehicle to pull any object or person at any time;

6. Not exceed the seating capacity of the vehicle as designed by the manufacturer;
7. Remain seated at all times while the vehicle is in motion and ensure the same for passengers. Passengers can be issued a citation for not remaining seated while vehicle is moving;
8. Not have or permit a passenger younger than four years of age;
9. Maintain financial responsibility as defined in V.T.C.A., Transportation Code § 601.051; and
10. Not intentionally or knowingly allow an unlicensed operator to operate the vehicle.

SECTION 7. ATV PROHIBITED.

It shall be unlawful for a person to operate an ATV on a public street or location within the city limits of Garden Ridge.

SECTION 8. PENALTIES.

- a) The owner or driver of a vehicle regulated by this article who violates this article shall be guilty of a misdemeanor punishable by a fine as follows:
 1. First offense shall have a minimum fine of \$100.00 and a maximum fine of \$500.00; however, an offense under the Operating Regulations Section for having or permitting a passenger in the vehicle under four years of age, shall be punishable by a minimum fine of \$250.00 for the first offense.
 2. Second offense and subsequent offenses shall have a minimum fine of \$500.00.
- b) Each day any violations continues shall constitute a separate and distinct offense. Any prior conviction under this article will count towards a second and subsequent charge regardless of when it occurred. The culpable mental state required by V.T.C.A., Penal Code § 6.02 is specifically negated and clearly dispensed with, and such offense is declared to be a strict liability offense.

SECTION 9. PREEMPTION.

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

SECTION 10. SEVERABILITY.

If any section, paragraph, sub-paragraph, clause, or phrase of this amendment shall be adjudged to be invalid or held to be unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of any provision thereof other than the part so decided to be invalid or unconstitutional.

SECTION 11. FINDINGS.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality will not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 12. OPEN MEETING.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required 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.

SECTION 13. EFFECTIVE DATE.

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

PASSED AND APPROVED ON this 1st day of April, 2026.

Lisa Swint
Mayor

ATTEST:

Marisa Spencer
City Secretary



AGENDA ITEM:	7.2. Ordinance No. 11 – Permit/Service/User Fees
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	March 26, 2026
MEETING DATE:	April 1, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discussion and possible action on Ordinance No. 11-042026 An Ordinance of the City Council of the City of Garden Ridge, Texas, providing a comprehensive set of permit fees, service fees, and user fees designed for the health, safety, and welfare of the residents; establishing functions and activities which require a permit, a service fee, or a user fee; providing for penalties; providing for severability; and declaring an effective date.

BACKGROUND

The proposed ordinance establishes a comprehensive Schedule of Fees for licenses, permits, inspections, and related City services. The Schedule of Fees, included as “Attachment 1,” is incorporated into the ordinance and may be amended by City Council from time to time without requiring amendment of the ordinance itself.

The ordinance clarifies that while the Schedule of Fees supersedes previously established fees for specific permits and services, it does not eliminate or replace the underlying requirements for permits, licenses, inspections, or services established in other City ordinances.

As part of this update, fees related to residential and commercial permits and services have been reviewed and adjusted to better align with comparable residential communities in the surrounding areas to Garden Ridge. This ensures that the City of Garden Ridge remains competitive, equitable, and consistent with regional standards while continuing to recover the costs associated with providing municipal services.

Additionally, the ordinance provides that the Schedule of Fees is not all-inclusive and may be supplemented as necessary.

Summary of Key Provisions

Purpose (Section 2)

- Establishes a unified Schedule of Fees for City services
- Allows flexibility for future fee updates by Council action
- Supersedes prior fee amounts while maintaining existing regulatory requirements

Permit Requirements (Section 3)

The ordinance outlines permit requirements and general conditions, including a standard one-year validity unless otherwise specified.

a) Alcoholic Beverage Special Use Permit

- Required annually for businesses selling or serving alcohol
- Requires City Council approval via petition
- Permits run on a calendar-year basis and must be renewed annually

b) Partial Exemption Permits

- Governed by existing City ordinance
- Fees are in addition to those listed in the Schedule of Fees

c) Building Permits

- Required for all construction and site-related improvements
- Must comply with applicable building and zoning ordinances
- Issued only after plan review and approval
- Prohibits construction in easements or rights-of-way without approved variance
- Fees are based on project type, size (square footage), or minimum thresholds

d) Electrical Permits

- Required for projects involving electrical work
- Must comply with the City's Electrical Code
- Typically required in addition to other permits
- Fees are structured as set amounts based on project type

e) Sign Permits

- Issued in accordance with the City's sign ordinance

f) Swimming Pool Permits

- Require both building and electrical permits
- Building fees based on water volume
- Additional permits required for activities such as blasting

Other Fees (Section 4)

- Public Information Requests: Fees assessed in accordance with Texas law and Attorney General guidelines

- Planning and Zoning Fees: Governed by the City’s zoning ordinance
- Returned Check Fee: Applies to any payment returned by a financial institution

Penalties (Section 5)

Any person, group of persons, business, corporation, builder, contractor, or association violating any provision of this Ordinance shall be guilty of an offense and, upon conviction, shall be subject to the following penalties:

- Safety, Zoning, or Public Health Violations:
A fine of not less than \$100.00 and not more than \$2,000.00 per violation. Each day the violation continues shall constitute a separate offense.
- Other Violations:
A fine of not less than \$10.00 and not more than \$500.00 per violation. Each day the violation continues shall constitute a separate offense.
- Failure to Obtain Required Permit or License:
In addition to any fines, any required license, permit, inspection, or service fee shall be assessed at double the standard rate if work or activity begins prior to obtaining proper authorization.

ATTACHMENTS: Ordinance No. 11-042026 establishing Schedule of Fees with Schedule of Fees Exhibit

REQUESTED ACTION

Motion	<input checked="" type="checkbox"/>	Discussion	<input checked="" type="checkbox"/>	
Ordinance	<input checked="" type="checkbox"/>	Resolution	<input type="checkbox"/>	Other <input type="checkbox"/>

FINANCIAL

The ordinance establishes and updates fee structures intended to recover costs associated with City services, permitting, and inspections. Adjustments to residential and commercial fees are designed to better reflect current market conditions and regional benchmarks. Revenue generated will vary based on development activity and service demand.

PROs / CONs

Pros: Creates a clear and centralized fee structure, aligns City fees with comparable nearby communities, encourages compliance through defined penalties and enforcement mechanisms, supports cost recovery for municipal services and reinforces compliance with permitting and regulatory requirements

Cons: Fee adjustments may create concerns among residents or developers; increased penalties may be viewed as burdensome if not well communicated and administrative oversight required to maintain and enforce fee schedule

STAFF RECOMMENDATION

Staff recommends approval of Ordinance No. 11-042026 establishing the Schedule of Fees. The updated fee structure reflects regional comparability, improves administrative efficiency, and ensures the City can appropriately recover costs while promoting compliance with City regulations.

ORDINANCE NO. 11-042026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, PROVIDING A COMPREHENSIVE SET OF PERMIT FEES, SERVICE FEES, AND USER FEES DESIGNED FOR THE HEALTH, SAFETY, AND WELFARE OF THE RESIDENTS; ESTABLISHING FUNCTIONS AND ACTIVITIES WHICH REQUIRE A PERMIT, A SERVICE FEE, OR A USER FEE; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Garden Ridge, Texas has established by ordinance fees for licenses, permits and various services provided by the City; and

WHEREAS, the City Council seeks to provide for reasonable administrative fees to provide and administer various municipal services; and

WHEREAS, after receiving and reviewing the aforementioned costs, the City Council finds that the fees established herein do not exceed the amount reasonably necessary to provide the services and administer and enforce the regulatory programs to which they are related.

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

SECTION 1. CITY OF GARDEN RIDGE ORDINANCE NO. 11.

The City Council hereby revokes and repeals in its entirety the now existing Ordinance No. 11 and replaces it by adoption of the regulations contained in this Ordinance which is effective upon adoption. "Attachment 1", Schedule of Fees are a part of this Ordinance.

SECTION 2. PURPOSE OF THIS ORDINANCE.

The purpose of this ordinance is to establish a Schedule of Fees for licenses, permits, inspections and services for the City of Garden Ridge. This Schedule of Fees does not supersede any requirement for the license, permit, inspection or service related to said fee as may be outlined or required by other ordinances of the City of Garden Ridge. The Schedule of Fees outlined in "Attachment 1" to this ordinance is hereby adopted and incorporated as part of this Ordinance and said Schedule of Fees may be amended from time to time by City Council approval without requiring a revision of this ordinance.

The Schedule of Fees outlined in "Attachment 1" supersedes all fees heretofore established for the particular license, permit, inspection, or service which may be ordained or required in another ordinance of the City of Garden Ridge. The Schedule of Fees outlined in "Attachment 1" does not supersede any requirement for the license, permit, inspection, or service which may be ordained by another ordinance of the City of Garden Ridge.

The Schedule of Fees outlined in "Attachment 1" shall not be deemed all-inclusive.

SECTION 3. PERMITS.

City of Garden Ridge permit is required for the following listed activities or projects. Unless otherwise specified, permits issued by the City of Garden Ridge shall be valid for a period of one year from the date of issuance.

- a) **Alcoholic Beverage Permit** – An annual Alcoholic Beverage Special Use Permit is required for any business or commercial entity involved in serving, providing or selling any alcoholic beverage in any business or commercial establishment in the City of Garden Ridge. An Alcoholic Beverage Special Use Permit will be issued only after a petition for such a permit is approved by the City Council.

Permit fees for an Alcoholic Beverage Special Use Permit are as outlined in the Schedule of Fees attached hereto and are due and payable as of January 10th of each year. The initial permit issued shall be valid from the date of issuance through December 31st of the year in which it was issued. Each succeeding renewal will be for the following calendar year beginning on January 1st and ending on December 31st. Permit renewals will be applied for in December of each year and any permit not renewed prior to January 11th of the year following the expiration date on the permit will lapse.

- b) **Partial Exemption Permits** – Permits will be applied for in accordance with provisions outlined in City of Garden Ridge Ordinance No. 34. Any permit fees specified in Ordinance No. 34 are in addition to the Schedule of Fees attached hereto.
- c) **Building Permits** – A Building Permit is required by any person, business, corporation, builder, commercial enterprise, entrepreneur, or contractor planning to construct a building, fence, wall, addition, or modification to an existing structure, swimming pool, or any other construction project, excavation, layout or other activity associated with the construction project. All building and construction will be accomplished in accordance with the Building Code for the City of Garden Ridge, as specified in City of Garden Ridge Ordinance No. 19, and the Zoning Ordinance for the City of Garden Ridge, as specified in City of Garden Ridge Ordinance No. 13.

Building permits will be issued only after plans for the project have been reviewed and approved by the City Building Inspector.

Unless a variance has been applied for and approved by the governing body, no building permit will be issued for construction on City property or in a City or utility easement or right-of-way. Unless a variance has been applied for and approved by the governing body, no building permit will be issued for construction in any water or storm drainage easement, be it private or public property. Since water or storm drainage easements are designed for the health, safety, and welfare of all residents, variances for construction in said water or storm drainage easements will be approved only for reasons deemed to enhance their utility and usefulness to the community.

Building permit fees specified in any other ordinance are hereby superseded by the Schedule of Fees attached hereto. Building permit fees are based on the following:

1. For construction of any house, residence, living (human habitation) quarters, guest or servant quarters, to include any attached structure such as a garage, patio, porch, carport, etc., the permit fee shall be computed at the specified rate per square foot of space, the total area to be determined by the City Building Inspector at the time of building plans review and approval.
 2. For construction of any commercial building or establishment, to include any attached structure such as a garage, workshop, parking area, etc., the permit fee shall be computed at the specified rate per square foot of space, the total area to be determined by the City Building Inspector at the time of building plans review and approval.
 3. For construction of any detached (from the primary building) or free standing structure such as a workshop, garage, barn, shed, covered patio, carport, playhouse, outbuilding, gazebo, etc., the permit fee shall be as computed at either the specified rate per square foot of space, or the minimum permit fee as specified in the attached Schedule of Fees, whichever is greater. The total area to be determined by the City Building Inspector at the time of building plans review and approval.
 4. For construction of any fence, wall, new driveway, uncovered patio, fireplace, chimney, pool or spa deck, in-ground sprinkler systems, etc., the permit fee shall be as specified in the Schedule of Fees attached hereto.
 5. For construction of any garage built after the residence is constructed, the permit fee shall be based on generally accepted sizing (one-car, two-car, etc.) of the garage as specified in the Schedule of Fees attached hereto.
- d) **Electrical Permits** – An Electrical Permit is required by any person, business, corporation, builder, commercial enterprise, entrepreneur, or contractor planning to construct any building, fence, wall, addition, or modification to an existing structure, swimming pool, in-ground sprinkler system, or any other construction project where the use of electrical wiring, fixtures, etc., are required.

All electrical wiring and construction will be accomplished in accordance with the Electrical Code for the City of Garden Ridge, as specified in City of Garden Ridge Ordinance No. 20.

Electrical permits are, unless otherwise specified, required in addition to any other permit (such as a building permit) issued for the project. Electrical permits will be issued only after plans for the project have been reviewed and approved by the City Building Inspector. Electrical permit fees specified in any other ordinance are hereby superseded by the Schedule of Fees attached hereto. Electrical permit fees are based on the following:

1. For construction of any house, residence, living (human habitation) quarters, guest or servant quarters, to include any attached structure such as a garage, patio, porch, carport, etc., having electricity, the permit shall be a set fee as specified in the Schedule of Fees attached hereto.

2. For construction of any commercial building or establishment, to include any attached structure such as a garage, workshop, parking area, etc., having electricity, the permit shall be a set fee as specified in the Schedule of Fees attached hereto.
 3. For construction of any swimming pool or minor project (such as a garage, barn, shed, covered patio, carport, playhouse, outbuilding, gazebo, fence, wall, in-ground sprinkler system, driveway, etc.) requiring electricity, the permit shall be a set fee as specified in the Schedule of Fees attached hereto. An individual and separate circuit breaker shall be required for all in-ground sprinkler systems.
- e) **Sign Permits** – Sign Permits as specified and authorized by City of Garden Ridge Ordinance No. 55 will be issued in accordance with Ordinance No. 55.
- f) **Swimming Pool Permits** – Both a building permit and an electrical permit are required for the construction of any swimming pool, spa, or similar facility in the City of Garden Ridge. If blasting is necessary, a separate permit is required. The building permit fee required for a swimming pool, spa, or similar facility shall be based on the volume of water to be contained in the facility, as specified in the Schedule of Fees attached hereto. The electrical permit fee required for a swimming pool, spa, or similar facility shall be a set fee as specified in the Schedule of Fees attached hereto.

SECTION 4. OTHER FEES.

- a) **City Documents** – Anyone requesting Public Information from the City of Garden Ridge must make a Public Information Request. Any information provided will be made available pursuant to the Texas Public Information Act and any fee shall be assessed in accordance with the Office of the Attorney General Charge Schedule as provided in the Texas Administrative Code 70.1-.12, as amended.
- b) **Planning and Zoning Fees** – Planning and Zoning Fees as specified by City of Garden Ridge Ordinance No. 13 will be issued in accordance with Ordinance No. 13.
- c) **Returned Check Fee** – A fee will be assessed for any personal check or auto draft given to the City of Garden Ridge in payment of any service, fine, permit, tax, fee, or other charge, which is returned for any reason by a financial institution due to an inability to process for payment. The Returned Check fee is as specified on the Schedule of Fees attached hereto.

SECTION 5. PENALTIES.

Any person, group of persons, business, corporation, builder, contractor, or association violating any provision of this Ordinance shall be guilty of an offense and, upon conviction, shall be punished by a fine according to the following schedule:

- a) For conviction of a violation dealing with a license, permit, inspection, or other service which involves the safety, zoning, or public health, a fine of not less than one hundred dollars (\$100.00) nor more than two thousand dollars (\$2,000.00), with each day that the violation persists being a new and separate offense.

- b) For conviction of a violation dealing with a license, permit, inspection, or other service which does not involve the safety, zoning, or public health, a fine of not less than ten dollars (\$10.00) nor more than five hundred dollars (\$500.00), with each day that the violation persists being a new and separate offense.

In addition to the above, the fee for any required license, permit, inspection, or service shall be double the normal fee outlined in the Schedule of Fees attached hereto if any activity or activities requiring a license, permit, inspection, or service is commenced prior to securing the required license, permit, inspection, or service authorization.

SECTION 6. SEVERABILITY.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality will not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 7. OPEN MEETING.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required 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.

SECTION 8. EFFECTIVE DATE.

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

PASSED AND APPROVED ON this 1st day of April, 2026.

Lisa Swint
Mayor

ATTEST:

Marisa Spencer
City Secretary

Attachment 1 Schedule of Fees

Commercial Building Plan Review Fee

Project Valuation	Fees
\$1.00 to \$1,000.00	\$150.00
\$1,001.00 to \$50,000.00	\$150.00 plus \$5.25 per \$1,000.00
\$50,001.00 to \$100,000.00	\$198.75 plus \$4.50 per \$1,000.00
\$100,001.00 to \$500,000.00	\$353.25 plus \$3.75 per \$1,000.00
Greater than \$500,000.00	\$1,248.98 plus \$3.00 per \$1,000.00

The plan review fee is in addition to the Commercial Building Permit Fee and is due at plan submittal.

Commercial Building Permit Fee Schedule

Project Valuation	Fees
\$1.00 to \$1,000.00	\$150.00
\$1,001.00 to \$50,000.00	\$150.00 plus \$10.50 per \$1,000.00
\$50,001.00 to \$100,000.00	\$397.50 plus \$9.00 per \$1,000.00
\$100,001.00 to \$500,000.00	\$697.50 plus \$7.50 per \$1,000.00
Greater than \$500,000.00	\$2,497.95 plus \$6.00 per \$1,000.00

Residential Building Permit Fee Schedule

Plan review fee, per square foot	\$0.70 per square foot
New, Single Family Residence (one & two family dwellings)	\$1.30 per square foot*

The plan review fee is in addition to the Residential Building Permit Fee and is due at plan submittal.

**Square footage is calculated using all foundation area, any covered area at the first floor, plus any second floor footage.*

Signs

Permit Fee	\$500.00
Electrical Permit Fee	\$400.00
Temporary Banners (30-day permit)	\$100.00

Miscellaneous Fees

Contractor's Annual Registration Fee, Including Renewals	\$200.00
Demolition Permit	\$500.00
Certificate of Occupancy	\$500.00
Pre-Certificate of Occupancy Inspection	\$300.00
Failure to Obtain a Certificate of Occupancy	\$500.00
Working Without Permits	Double fee (per trade), \$500.00 minimum
Failure to Post City Issued Permit on Jobsite	\$100.00
Restamp Fee – Commercial Plans	\$400.00
Restamp Fee – Residential Plans	\$100.00

Electrical Permits

New Construction Single Family Residential	\$400.00
New Construction per Building/Unit	\$200.00
Repair/Replacement	\$150.00

Solar Permits

Residential	\$100.00, plus \$20 per panel
Commercial	Based on Project Valuation

Mechanical Permits

New Construction Single Family Residential	\$400.00
New Construction per Building/Unit	\$200.00
Repair/Replacement	\$150.00

Plumbing Permits

New Construction Single Family Residential	\$400.00
New Construction per Building/Unit	\$200.00
Repair/Replacement	\$150.00

Irrigation Permits

Residential	\$200.00
Commercial	\$500.00

Other Permits

Flatwork/Deck	\$300.00
Patios/Patio Covers	\$400.00
Carports	\$400.00
Roof Replacement	\$400.00
Sheds	\$400.00
Above Ground Pools	\$200.00
In Ground Pools	\$500.00
Fences	\$100.00
Foundation Repair	\$500.00
Flag Poles	\$50.00
Permit Renewal – Major Project	\$500.00
Permit Renewal – Minor Project	\$50.00

Reinspection Fee (excludes health inspections)

Per Inspection	\$150.00
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Health

Food Establishment Permit	\$500.00 (Annual Fee)
Mobile Food Vendor/Temporary Establishment/Seasonal Vendor Permits	\$500.00 (Annual Fee)
Health Reinspections	\$300.00
Public Swimming Pools (annual)	\$500.00
Pool Reinspections	\$300.00

Alcoholic Beverage Permits

Beer and/or wine off premises (annual permit)	\$35.00
Beer and/or wine on premises (annual permit)	\$60.00
Package Store (annual permit)	\$100.00
Mixed Beverage (annual permit)	\$100.00

Administration and Finance Department Fees

Partial Exemption Permits	\$175.00 + Fee Determined by City Council
Returned Check Fee	\$30.00

DRAFT



AGENDA ITEM:	7.3. Ordinance 249 – Economic Development Policy
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	March 26, 2026
MEETING DATE:	April 1, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discussion and possible action on Ordinance No. 249-042026 An Ordinance of the City Council of the City of Garden Ridge, Texas, authorizing, establishing, and approving an Economic Development Policy; and authorizing the City Manager to process requests for Economic Development assistance in accordance therewith; and establishing an effective date.

BACKGROUND

The proposed Economic Development Policy provides a formal framework for the City of Garden Ridge to guide the evaluation and use of economic development incentives. The policy is intended to promote high-quality commercial development along the FM 3009 and 2252 corridor, enhance the City’s sales and property tax base collections, and improve the overall quality of life for residents. The Policy details the intended benefits that the use of economic development incentives would produce.

The policy and its guidelines establish clear objectives, eligibility requirements, and procedures for reviewing and approving incentive requests. It also defines the types of incentives available to the City under Chapter 380 of the Texas Local Government Code, including tax rebates, grants, and infrastructure participation.

The policy emphasizes that incentives are discretionary, must demonstrate a clear financial need, and must result in a measurable public benefit, such as increased sales tax revenue, enhanced infrastructure, or improved commercial design and aesthetics. The Policy informs prospective developers on available incentives that may be considered on a case-by-case basis, the terms upon which they would be considered, and program requirements, codified in an agreement for each applicant granted economic incentives under Chapter 380 of the Local Government Code.

Adoption of the ordinance will formally establish the policy as the City’s guiding document for economic development incentives. The policy and ordinance have been reviewed by the City Attorney and are consistent with Chapter 380 of the Texas Local Government Code. The policy does not create any contractual rights or obligations unless and until a formal agreement is approved by the City Council.

ATTACHMENTS: Ordinance No. 249-042026 City of Garden Ridge Economic Development Policy

REQUESTED ACTION

Motion	<input checked="" type="checkbox"/>	Discussion	<input checked="" type="checkbox"/>
Ordinance	<input checked="" type="checkbox"/>	Resolution	<input type="checkbox"/>
		Other	<input type="checkbox"/>

FINANCIAL

There is no immediate fiscal impact associated with adopting the policy. Future fiscal impacts will vary depending on approved projects and agreements. Any incentives provided under this policy will be performance-based and tied to new revenue generated (e.g., sales tax or property tax increases) and only paid after project completion and compliance with agreement terms.

PROs / CONs

Pros: Establishes a clear and transparent framework for economic development decisions; this policy encourages high-quality commercial development and redevelopment. This will expand the City's sales and property tax base, protects public funds through performance-based incentives and maintains City Council discretion on all agreements.

Cons: May increase administrative workload for staff, incentives may reduce short-term revenue collections and economic outcomes of incentivized projects are not guaranteed.

STAFF RECOMMENDATION

Staff recommends approval of Ordinance No. 249-042026 adopting the Economic Development Policy. The policy provides a balanced, fiscally responsible approach to attracting desirable development while ensuring accountability and alignment with the City's long-term goals.

ORDINANCE NO. 249-042026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, AUTHORIZING, ESTABLISHING, AND APPROVING AN ECONOMIC DEVELOPMENT POLICY; AUTHORIZING THE CITY MANAGER TO PROCESS REQUESTS FOR ECONOMIC DEVELOPMENT ASSISTANCE IN ACCORDANCE THEREWITH; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Garden Ridge, Texas ("City") is a Texas Home Rule Municipality operating under the laws of the State of Texas, and is committed to the promotion of high-quality development in all parts of the city and to improving the quality of life for its citizens; and

WHEREAS, pursuant to Local Government Code Chapter 380, the governing body of a municipality may establish and provide for the administration of one or more programs, including programs for making grants of public money and providing personnel and services of the municipality, to promote state or local economic development and to stimulate business and commercial activity in the municipality; and

WHEREAS, the City Council desires to establish an Economic Development Policy, including application forms, required application materials, application submittal calendars and other materials related to submitting economic development applications for programs that will be considered by the City; and

WHEREAS, the purpose of the City of Garden Ridge's Economic Development Policy (the "Policy") is to provide incentives for current and prospective property owners and leaseholders to invest in City of Garden Ridge, encourage economic growth, and create job opportunities in the City; and

WHEREAS, the City Council desires the City Manager to make available the Economic Development Policy to the public upon request or by posting same on the City's website; and

WHEREAS, the City Council finds that the establishment of an Economic Development Policy will serve a public purpose.

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

Section 1. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 2. The Economic Development Policy of the City of Garden Ridge constitutes an economic development program, as that term is defined in Chapter 380 of the Texas Local Government Code, and is hereby established as set forth in Exhibit A.

Section 3. The City Manager or their designee is authorized to establish economic development forms and application documents, as needed to implement this Policy.

Section 4. The Economic Development Policy, as may be amended from time to time, shall be made available to the public upon request and by posting to the City's website.

Section 5. If any provision of this Ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

Section 6. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance 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 Ordinance, was given all as required by the Texas Government Code, Chapter 551, as amended.

Section 8. This Ordinance shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED ON this 1st day of April, 2026.

Lisa Swint
Mayor

ATTEST:

Marisa Spencer
City Secretary

EXHIBIT A
City of Garden Ridge
Economic Development Policy

A. Purpose of the Economic Development Policy:

The City of Garden Ridge (the “City”) is committed to the promotion of high-quality development along commercial corridors and to improving the quality of life for its citizens.

The City's Economic Development Policy (the "Policy") is established in an effort to (1) enhance the Garden Ridge business district, by fostering a vibrant, attractive, and active commercial corridors that serve as community gathering places and destinations for residents and visitors, and (2) increase the local economy, including property tax base and sales tax collections for the City, without substantially increasing demand on City services or infrastructure.

B. Establishment of an Economic Development Policy.

This Policy shall constitute the City Economic Development Policy which is authorized under the laws of the State of Texas. The existence of this Policy does not create any property right, contract right, or other legal right in any party, including but not limited to an applicant, person, or business entity, for the City Council to consider, approve, or grant any economic development incentive.

C. Definitions:

Wherever used in these Policies, Procedures, and Agreements, the following terms shall have these meanings ascribed to them:

1. “Agreement” means a contractual agreement between a property and/or business owner and the City for the purpose of providing one or more economic development programs.
2. "Applicant" may be the owner, lessor, or lessee of a proposed Project.
3. “Business Personal Property” means tangible personal property other than inventory and supplies:
 - i. that is subject to ad valorem taxation by the City;
 - ii. that is located on the property subject to an incentive agreement; and
 - iii. that is owned or leased by the party to the incentive agreement.
4. "Certificate of Compliance" refers to a formal certification that declares that an individual or company has met a set of conditions found in economic development incentives agreement.
5. "Chapter 380" refers to Chapter 380 of the Local Government Code which authorizes the City to offer various incentives, including grants and loans, and to participate in tax rebate agreements.
6. “Commercial Corridors” means the portions of FM 3009 within the city limits of Garden Ridge.

7. "Improvements" mean permanent enhancements made to land or buildings, beyond simple repairs or restorations, that meaningfully augment a property's value.
8. "Policy" refers to this document which is entitled the "City of Garden Ridge Economic Development Policy."
9. "Project" means a real estate development seeking incentives under this Policy.
10. "Public Benefitting Improvement" means a developer-constructed improvement to public roads, traffic control devices, sidewalks, drainage systems, parks, streetscape amenities, or other public City amenity that (1) serves the general public and is not required by or constructed for the exclusive benefit of one or more private parties; and that (2) City desires to be improved subject to developer reimbursement, in whole or in part, pursuant to an Agreement under this Policy.
11. "Rebate" as used herein means a grant calculated based upon a specified percentage of the increase in ad valorem property taxes or Sales Tax received by the City as a direct result of the Project.
12. "Sales Tax" refers to the City's share (1.0%) of the revenue collected from a tax on sales and use, pursuant to Texas law.

D. The Role of the City Council.

1. All Project Incentives to be Considered as a Package. In the implementation and direction of this Policy, the City Council shall take into consideration incentives provided by the City or other taxing jurisdictions for a single Project to ensure that the overall incentive package offered to prospective beneficiaries achieves the objectives of the Policy and is in the best interests of the City.
2. The Discretion of the City Council. Nothing in this Policy shall imply or suggest that City is under any legal or equitable obligation to provide any incentive whatsoever to any Applicant. All requests or applications for economic development incentives shall be considered on a case-by-case basis. The City Council has final approval or disapproval of any application or agreement, and such decisions shall be made in its sole discretion.
3. Nothing within this Policy shall be construed to prevent the City Council from modifying the terms and conditions of any incentive agreement recommended by City staff.

E. Application Review Process:

1. Applications for economic development incentives will be reviewed by the City Manager, City Staff and City Attorney, which will provide recommendations for consideration by the City Council.
2. Public Notice Required. All economic incentive agreements shall be considered by the City Council following the statutory notice required by statute and in accordance with procedures prescribed by State and City laws.

3. Information provided by applicants may be subject to be released to the public pursuant to the Texas Public Information Act as codified in Chapter 552 of the Texas Government Code. However, certain information provided to the City in connection with an application under this Policy may be deemed confidential and not subject to public disclosure until an incentive agreement is executed. The City will respond to requests for disclosure as required by law and will assert exceptions to disclosure as it deems relevant. The City will make reasonable attempts to notify applicants of the request so it may assert its own objections to the Texas Attorney General.

F. Objectives of Economic Development Policy:

1. Attraction of Quality of Life Projects, including high-quality developments and businesses (such as restaurants, cafes, and attractive retail establishments) that generate foot traffic, community engagement, and/or contribute to the social and cultural fabric of community.
2. Attraction of businesses that will increase Sales Tax collections for the City.
3. Improve the public realm by leveraging private investments that substantially enhance the function and appearance of the public realm along—and adjacent to—the Commercial Corridors.
4. Attractive building design along the Commercial Corridors, including community expectations for high-quality design, landscaping, signage, and lighting.
5. Limiting the use and duration of incentives to the extent required to address a demonstrated need.

G. Introduction to City Economic Development Incentives:

While other types of incentives and programs may be available, the State of Texas specifically allows municipalities the ability to provide certain economic incentives. The following incentives are available for use by the City under this Policy. The City reserves the right to add additional incentives in the future.

Chapter 380 Economic Development Agreements. Chapter 380 of the Local Government Code authorizes the City to provide grants or loans for eligible businesses to accomplish the goals of this Policy. These agreements may provide for, but are not necessarily limited to, the rebate of new or increased property taxes paid on Improvements to real property and/or Business Personal Property of the Project, the rebate of new or increased Sales Tax received by the City from the Project, the reimbursement or waiver of certain municipal fees collected by the City in connection with the development of the Project, and/or grant(s) to accomplish a Public Benefiting Improvement under this Policy.

The use of incentives under this Policy is intended to achieve the policy goals herein, but only as needed to address reasonable and clearly demonstrated financial gaps in proposed development projects, defined as having insufficient financial returns to investors and/or lenders to warrant such investment or Project development. This Policy is not intended to guarantee financial returns to developers or specific businesses, or to mitigate business risks, economic situations, or purchase decisions regarding property.

For a Project incentive to be considered, it shall undergo an analysis of the development budgets, projected revenues and expenses, and sources and uses of funds for the development Project, compared to industry standard measures for similar developments. Project Applicants will be expected to provide the City with accurate and adequate information as is necessary for such analysis and evaluation. The City Council may give preference to proposals that enhance public infrastructure along Commercial Corridors.

Each Applicant granted economic incentives under this Policy must enter into an agreement with the City containing all terms required by this Policy and by Texas law to protect the public interest.

H. Program Requirements

To be eligible for consideration to receive incentives under this Policy, a Project must achieve the minimum requirements set forth below:

1. The Project must advance the purposes and objectives of this Policy, as described herein.
2. The applicant must, in accordance with this Policy, satisfactorily demonstrate a significant financial need for the requested incentive.
3. The Project must generate additional Sales Taxes for the City.
4. The maximum possible incentives are tied to the value of new hard-cost Improvements made to the subject property. If hard cost and tenant improvements expenses exceed the current Comal County Appraisal District real property values, the maximum potential incentive could be up to 20% of such expenses. For example, a \$10 million hard-cost investment could permit up to \$2.0 million maximum incentive, subject to demonstration of necessity for the incentive. It is acknowledged that actual incentives received shall be determined on property valuations and sales during Term of the Agreement.
5. City grants or incentives shall only be paid after developer has satisfactorily completed the Project, in accordance with the terms and conditions of the Agreement.

I. 380 Agreement Terms

An Agreement for a Project under this Policy shall at minimum include:

1. A complete description of the real property of the proposed Project;
2. A description of the Improvements associated with the Project, including minimum investments in real property and/or Business Personal Property, including deadlines for commencement and completion of the Project;
3. A detailed plan of improvements to the public areas and infrastructure of the Project (e.g., sidewalks, landscaping, lighting, and/or public amenities);

4. Provisions requiring completion of the Project, in accordance with exterior designs of Project, as approved by the City Council;
5. The term of the agreement, including provisions for early termination following default;
6. If applicable, a provision specifying whether any grant, loan or other incentive—or portion thereof—provided for a Project under the Agreement will be utilized for a Public Benefitting Improvement or for other specified Improvements;
7. A provision providing tangible means for measuring whether the applicant and other responsible parties have met the obligations under the Agreement.
8. A provision providing for City access to and authorizing inspection of the property and applicant's pertinent business records by City officials or designated third-parties of City in order to determine compliance with the Agreement.
9. Provisions for the cancellation of the agreement and/or nonpayment of incentives if the Project or Applicant is determined to not be in compliance with the Agreement;
10. A provision for recapturing certain City funds granted or loaned to an Applicant for Public Benefitting Improvement, if the Applicant does not meet duties and obligations under the terms of the Agreement;
11. A provision that allows assignment of the Agreement with prior written approval of the City Council and at the sole discretion of the City Council provided that all the duties, liabilities, obligations and rights under the Agreement are assigned from the assignor to the assignee; and the assignment document is in a form and contains content acceptable to the City; and
12. Provisions relating to administration, delinquent taxes, indemnification and reporting requirements.
13. Other provisions as the City Council shall deem appropriate.

J. The Effect of this Policy:

The adoption of the Policy does not:

1. Limit the discretion of the City Council to decide whether to enter into a specific economic development agreement; or
2. Limit the discretion of the City Council to delegate to its employees the authority to determine whether the City Council should consider a particular application or request for incentive; or

3. Create any property, contract, or other legal right in any person or entity to have the City Council consider or grant a specific application or request for economic development incentive.
4. Legal Compliance. Unless exemptions, variances, or waivers are granted by the City Council, Projects approved for an economic development incentive must comply with all federal, state, City and municipal laws, ordinances, rules and regulations, and other requirements approved by the City Council.
5. No Reduction in Current Revenues. No economic development incentive will be granted that will have the effect of reducing current revenues.
6. Effective Term of Policy. This Policy and the guidelines and criteria adopted herein shall be effective for two (2) years from the date of adoption unless amended or repealed. City Council shall also have the option to renew the Policy.

K. Contracts with Other Entities:

The City Council may choose to enter into agreements with other entities to assist with implementation of the Economic Development Policy. However, the Policy will be administered by City officers and employees under the direction of the City Council.

L. Certificate of Compliance

Each company or individual awarded an economic incentive by the City Council shall provide to the City an annual Certificate of Compliance that proves the company has fulfilled all the requirements for the respective period of time listed in the respective economic development agreement.

M. Severability

It shall be the policy and intention of the City to consider and negotiate agreements which are legally subject to being adopted under the laws of the State of Texas. Should any section, subsection, paragraph, sentence or phrase in this Policy be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, the balance of this Policy shall stand, and shall remain enforceable.



AGENDA ITEM:	7.4. American Tower Corporation Amendment
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	March 26, 2026
MEETING DATE:	April 1, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discussion and possible action on authorizing the City Manager to execute Amendment to Communications Facilities License and Memorandum of Lease and deliver the executed documents to American Tower Corporation.

BACKGROUND

The City of Garden Ridge previously entered into a Communications Facilities License Agreement with Municipal Bay LLC in 2013, as amended in 2018 and 2021, for the use of a portion of City-owned property for wireless telecommunications facilities. The proposed Third Amendment updates certain business and administrative terms of the existing agreement.

Key Provisions:

- Provides for a one-time payment of \$20,000 to the City, payable within thirty (30) days of the effective date, subject to standard due diligence conditions.
- Grants the tenant limited authority to act as attorney-in-fact for the City solely for the purpose of filing and processing permits related to the telecommunications facility (no rezoning authority granted).
- Establishes a limited right of first refusal for the tenant if the City proposes to sell or transfer certain property interests to a telecommunications competitor.
- Updates official notice provisions for both parties.
- Confirms that, in the event of a conflict, the terms of this amendment shall control over prior agreements.

This amendment has been reviewed and approved as to form by the City Attorney.

ATTACHMENTS: Third Amendment to the Communications Facilities License Agreement

REQUESTED ACTION

Motion Discussion
 Ordinance Resolution Other

FINANCIAL

The City will receive a one-time payment of \$20,000. No additional fiscal impact is anticipated.

PROs / CONs

STAFF RECOMMENDATION

Staff recommends approval of authorizing the City Manager to execute the Third Amendment to the Communications Facilities License Agreement with Municipal Bay LLC.

THE THIRD AMENDMENT TO COMMUNICATIONS FACILITIES LICENSE

This Third Amendment to Communications Facilities License Agreement (this "**Amendment**") is made effective as of the latter signature date hereof (the "**Effective Date**") by and between **City of Garden Ridge**, a Texas Municipal Corporation, ("**Landlord**") and **Municipal Bay LLC**, a Delaware limited liability company ("**Tenant**") (Landlord and Tenant being collectively referred to herein as the "**Parties**").

RECITALS

WHEREAS, Landlord owns the real property described on **Exhibit A** attached hereto and by this reference made a part hereof (the "**Parent Parcel**"); and

WHEREAS, Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Communications Facilities License dated September 27, 2013 (the "**Original Lease**") as amended by that certain First Amendment to License Agreement dated October 31, 2018 (the "**First Amendment**") as amended by that certain Second Amendment to Communications Facilities License dated July 26, 2021 (the "**Second Amendment**") (as the same may have been amended from time to time, collectively, the "**Lease**"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "**Leased Premises**"), which Leased Premises are also described on **Exhibit A**; and

WHEREAS, Landlord and Tenant desire to amend the terms of the Lease to modify the Lease as expressly provided herein.

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

- 1. One-Time Payment.** Tenant shall pay to Landlord a one-time payment in the amount of **Twenty-Thousand and No/100 Dollars (\$20,000.00)**, payable within thirty (30) days of the Effective Date and subject to the following conditions precedent: (a) Tenant's receipt of this Amendment and the Memorandum executed by Landlord, on or before March 20, 2026; (b) Tenant's completion of its due diligence, including verification of Landlord's ownership; and (c) Tenant's receipt of any documents and other items reasonably requested by Tenant in order to effectuate the transaction and payment contemplated herein tenant and/or Tenant's customers, licensees, and sublessees. Landlord hereby appoints Tenant as Landlord's attorney-in-fact coupled with an interest to prepare, execute and deliver land use and zoning and building permit applications that concern the Leased Premises, on behalf of Landlord with federal, state and local governmental authorities, provided that such applications shall be limited strictly to the use of the Leased Premises as a wireless telecommunications facility and that such attorney-in-fact shall not allow Tenant to re-zone or otherwise reclassify the Leased Premises or the Parent Parcel. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment.
- 2. Limited Right of First Refusal.** Notwithstanding anything to the contrary contained herein, this paragraph shall not apply to any fee simple sale of the Parent Parcel from Landlord to any prospective purchaser that is not a Third Party Competitor. If Landlord receives an offer or desires to offer to: (i) sell or convey any interest (including, but not limited to, leaseholds or easements) in any real property of which the Leased Premises is a part to a Third Party Competitor or (ii) assign all or any portion of Landlord's interest in the Lease, as modified by this Amendment, to a Third Party Competitor (any such offer, the "**Offer**"), Tenant shall have the right of first refusal to purchase the real property or other interest being offered by Landlord in connection with the Offer on the same terms and conditions. If Tenant elects, in its sole and absolute discretion, to exercise its right of first refusal as provided herein, Tenant must provide Landlord

with notice of its election not later than forty-five (45) days after Tenant receives written notice from Landlord of the Offer. If Tenant elects not to exercise Tenant's right of first refusal with respect to an Offer as provided herein, Landlord may complete the transaction contemplated in the Offer with the Third Party Competitor on the stated terms and price but with the express condition that such sale is made subject to the terms of the Lease, as modified by this Amendment. Landlord hereby acknowledges and agrees that any sale or conveyance by Landlord in violation of this Section is and shall be deemed to be null and void and of no force and effect. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment.

3. **Notices.** The Parties acknowledge and agree that Section 18 of the Original Lease and Section 5 of the Second Amendment are hereby deleted their entirety and are of no further force and effect. From and after the Effective Date the notice address and requirements of the Lease, as modified by this Amendment, shall be controlled by this Section of this Amendment. All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein: to Landlord at: 9400 Municipal Parkway, Garden Ridge, TX 78266; to Tenant at: Attn.: Land Management 10 Presidential Way, Woburn, MA 01801, with copy to: Attn: Legal Department, 222 Berkeley Street, 7th Floor, Boston, MA 02116. Any of the Parties, by thirty (30) days prior written notice to the others in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.
4. **Counterparts.** This Amendment may be executed in multiple counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.
5. **Conflict/Capitalized Terms.** The Parties hereby acknowledge and agree that in the event of a conflict between the terms and provisions of this Amendment and those contained in the Lease, the terms and provisions of this Amendment shall control. Except as otherwise defined or expressly provided in this Amendment, all capitalized terms used in this Amendment shall have the meanings or definitions ascribed to them in the Lease. To the extent of any inconsistency in or conflict between the meaning, definition, or usage of any capitalized terms in this Amendment and the meaning, definition, or usage of any such capitalized terms or similar or analogous terms in the Lease, the meaning, definition, or usage of any such capitalized terms in this Amendment shall control.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

LANDLORD:

City of Garden Ridge
A Texas Municipal Corporation

Signature: _____
Print Name: Ryan Rapelye
Title: Authorized Signatory
Date: _____

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

DRAFT

TENANT:

Municipal Bay, LLC

a Delaware limited liability company

Signature: _____

Print Name: _____

Title: _____

Date: _____

DRAFT

EXHIBIT A

This Exhibit A may be replaced at Tenant's option as described below.

PARENT PARCEL

Tenant shall have the right to replace this description with a description obtained from Landlord's deed (or deeds) that include the land area encompassed by the Lease and Tenant's improvements thereon.

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being described below.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COMAL, CITY OF GARDEN RIDGE, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:
ALL THAT PROPERTY DESCRIBED AS LOT 2 ON THE FINAL PLAT- GARDEN RIDGE CITY HALL SUBDIVISION, DATED NOVEMBER 2005, CORRECTED APRIL 2006 AND RECORDED APRIL 20, 2006 AS INSTRUMENT NUMBER 200606015839. PARCEL ID NO. 141834 (ALTERNATE PARCEL ID NO. 200106000200)
THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CITY OF GARDEN RIDGE, A TEXAS MUNICIPAL CORPORATION FROM HANSON AGGREGATES WEST, INC., A DELAWARE CORPORATION IN A DEED DATED MAY 22, 2002 AND RECORDED MAY 28, 2002 AS INSTRUMENT NO. 200206017899.
THIS FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THE CITY OF GARDEN RIDGE, TEXAS, A MUNICIPAL CORPORATION IN A DEED FROM GIFFORD-HILL & COMPANY, INC., A DELAWARE CORPORATION, DATED OCTOBER 3, 1989 AND RECORDED OCTOBER 23, 1989 AS BOOK 697 PAGE 722 AND INSTRUMENT NUMBER 350612.

LEASED PREMISES

Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Tenant.

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements. The square footage of the Leased Premises shall be the greater of: (i) the land area conveyed to Tenant in the Lease; (ii) Tenant's (and Tenant's customers) existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).

ATC AREA - AS PROVIDED & AS SURVEYED:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CHRISTIAN BUSCH SURVEY NO. 441, ABSTRACT 52, CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, AND BEING PART OF THE LANDS OWNED BY THE CITY OF GARDEN RIDGE AND MUNICIPAL BAY, LLC, AS RECORDED IN INSTRUMENT NO. 200606015839, COMAL COUNTY RECORDS, COMAL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JOHN T. PHILLIPS MUNICIPAL PARKWAY (HAVING 50 FEET OF RIGHT-OF-WAY) AND BEING SOUTH 29°28'38" EAST, 50.27 FEET FROM A 1/2-INCH REBAR FOUND, SAID POINT MARKING THE COMMON CORNER OF THE LANDS OWNED BY HANSON AGGREGATES, AS RECORDED IN VOLUME 628 PAGE 200 AND THE LANDS OWNED BY THE CITY OF GARDEN RIDGE AND MUNICIPAL BAY, LLC, AS RECORDED IN INSTRUMENT NO. 200606015839;
THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 66°30'56" WEST, 25.79 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 29°00'38" EAST, 239.38 FEET TO A POINT;
THENCE, SOUTH 60°39'30" WEST, 23.84 FEET TO A POINT ON THE ATC AREA AND THE TRUE POINT OF BEGINNING;
THENCE RUNNING ALONG SAID ATC AREA, SOUTH 60°39'30" WEST, 50.01 FEET TO A POINT;
THENCE, NORTH 29°00'38" WEST, 38.88 FEET TO A POINT;
THENCE, NORTH 48°08'08" EAST, 51.29 FEET TO A POINT;
THENCE, SOUTH 29°00'38" EAST, 50.00 FEET TO A POINT AND THE POINT OF BEGINNING.
BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE.
SAID TRACT CONTAINS 0.0510 ACRES (2,222 SQUARE FEET), MORE OR LESS.

EXHIBIT A (Continued)

ACCESS AND UTILITIES

The access and utility easements include all easements of record as well that portion of the Parent Parcel currently utilized by Tenant (and Tenant's customers) for ingress, egress and utility purposes from the Leased Premises to and from a public right of way including but not limited to:

20' ACCESS & UTILITY EASEMENT – AS PROVIDED & AS SURVEYED:

TOGETHER WITH A 20-FOOT WIDE ACCESS AND UTILITY EASEMENT LYING AND BEING IN CHRISTIAN BUSCH SURVEY NO. 441, ABSTRACT 52, CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, AND BEING PART OF THE LANDS OWNED BY THE CITY OF GARDEN RIDGE AND MUNICIPAL BAY, LLC, AS RECORDED IN INSTRUMENT NO. 200606015839, COMAL COUNTY RECORDS, COMAL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JOHN T. PHILLIPS MUNICIPAL PARKWAY (HAVING 50 FEET OF RIGHT-OF-WAY) AND BEING SOUTH 29°28'38" EAST, 50.27 FEET FROM A 1/2-INCH REBAR FOUND, SAID POINT MARKING THE COMMON CORNER OF THE LANDS OWNED BY HANSON AGGREGATES, AS RECORDED IN VOLUME 628 PAGE 200 AND THE LANDS OWNED BY THE CITY OF GARDEN RIDGE AND MUNICIPAL BAY, LLC, AS RECORDED IN INSTRUMENT NO. 200606015839;

THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 66°30'56" WEST, 25.79 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 29°00'38" EAST, 239.38 FEET TO A POINT;

THENCE, SOUTH 60°39'30" WEST, 23.84 FEET TO A POINT ON THE ATC AREA;

THENCE RUNNING ALONG SAID ATC AREA, NORTH 29°00'38" WEST, 50.00 FEET TO A POINT;

THENCE LEAVING SAID ATC AREA AND RUNNING, NORTH 60°39'30" EAST, 3.84 FEET TO A POINT;

THENCE, NORTH 29°00'38" WEST, 191.43 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JOHN T. PHILLIPS MUNICIPAL PARKWAY;

THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 66°30'56" EAST, 20.09 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE.

SAID EASEMENT CONTAINS 0.1148 ACRES (4,999 SQUARE FEET), MORE OR LESS.

20' UTILITY EASEMENT – AS PROVIDED & AS SURVEYED:

TOGETHER WITH A 20-FOOT WIDE UTILITY EASEMENT LYING AND BEING IN CHRISTIAN BUSCH SURVEY NO. 441, ABSTRACT 52, CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, AND BEING PART OF THE LANDS OWNED BY THE CITY OF GARDEN RIDGE AND MUNICIPAL BAY, LLC, AS RECORDED IN INSTRUMENT NO. 200606015839, COMAL COUNTY RECORDS, COMAL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JOHN T. PHILLIPS MUNICIPAL PARKWAY (HAVING 50 FEET OF RIGHT-OF-WAY) AND BEING SOUTH 29°28'38" EAST, 50.27 FEET FROM A 1/2-INCH REBAR FOUND, SAID POINT MARKING THE COMMON CORNER OF THE LANDS OWNED BY HANSON AGGREGATES, AS RECORDED IN VOLUME 628 PAGE 200 AND THE LANDS OWNED BY THE CITY OF GARDEN RIDGE AND MUNICIPAL BAY, LLC, AS RECORDED IN INSTRUMENT NO. 200606015839;

THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 66°30'56" WEST, 25.79 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 29°00'38" EAST, 239.38 FEET TO A POINT;

THENCE, SOUTH 60°39'30" WEST, 23.84 FEET TO A POINT ON THE ATC AREA;

THENCE RUNNING ALONG SAID ATC AREA, SOUTH 60°39'30" WEST, 30.01 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID ATC AREA AND RUNNING, SOUTH 29°00'38" EAST, 25.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS;

THENCE RUNNING ALONG SAID SOUTH LINE, SOUTH 60°39'19" WEST, 20.00 FEET TO A POINT;

THENCE LEAVING SAID SOUTH LINE AND RUNNING, NORTH 29°00'38" WEST, 25.00 FEET TO A POINT ON THE ATC AREA;

THENCE RUNNING ALONG SAID ATC AREA, NORTH 60°39'30" EAST, 20.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE.

SAID EASEMENT CONTAINS 0.0115 ACRES (500 SQUARE FEET), MORE OR LESS.

Instructions for completing the Resolution and Consent Affidavit

IMPORTANT INFORMATION BELOW

In order to avoid delays in the completion of this transaction, the Resolution and Consent Affidavit must be signed by **ALL** Members, Partners, Directors, Shareholders, Officers or Trustees of the organization. Section 6 of this form allows for the organization to appoint one person to sign the remaining documents but **ONE HUNDRED PERCENT (100%)** of the ownership or voting interest of the organization must sign this first. Failure to comply with these instructions or properly indicate the percentage of ownership and/or voting interest will result in delays and could require the documents to be re-executed. If you have any questions, please contact your land lease representative.

DRAFT

Prepared by and Return to:

American Tower
Attn: Land Management/Adam N. Borai, Esq.
10 Presidential Way
Woburn, MA 01801
Assessor's Parcel No(s): 141834

RESOLUTION AND CONSENT AFFIDAVIT

City of Garden Ridge, a Texas Municipal Corporation

Be it known that, under the pains and penalties of perjury, the undersigned Members, Partners, Directors, Shareholders, Officers or Trustees, as applicable (collectively, the "**Affiants**") of the above referenced entity (the "**Landlord**"), hereby declare and resolve the following:

1. Landlord (or its predecessor-in-interest) has leased or subleased a portion of land to Municipal Bay, LLC, a Delaware limited liability company (the "**Tenant**") pursuant to that certain Communications Facilities License dated September 27, 2013 (as the same may have been amended from time to time, collectively, the "**Lease**").
2. Landlord and Tenant desire to enter into an amendment of the Lease (the "**Amendment**") in order to extend the term thereof and to further amend the Lease as more particularly set forth in the Amendment.
3. Landlord is duly organized, validly existing, and in good standing in the jurisdiction of its formation, organization, and/or incorporation, as applicable, and is otherwise authorized to transact business and in good standing in any other jurisdictions where such qualifications are required. Landlord has full power and authority to enter into and perform Landlord's obligations under the Amendment and the other Transaction Documents (as hereinafter defined), and the Amendment and the other Transaction Documents have been duly executed and delivered by Landlord. The Affiants listed below are the only legal and equitable owners of Landlord and are the only members, partners, directors, shareholders, officers and/or trustees, as applicable, of Landlord.
4. The Affiants hereby approve of the Transaction Documents and all of the terms and provisions contained therein and declare, resolve and/or affirm, as applicable, that Landlord is hereby authorized to enter into the Transaction Documents with Tenant and effect the transactions contemplated therein. The Affiants hereby declare and affirm that any other corporate and shareholder, member, partner, and/or trustee actions required to effectuate the transactions contemplated in the Amendment and other Transaction Documents have been completed.
5. The Affiants also declare that they have full legal authority to bind Landlord under the laws of the State or Commonwealth in which the Leased Premises (as defined in the Amendment) is located, and

Affiants have the full authority to execute any and all of the Transaction Documents on behalf of Landlord and to nominate individuals to act on Landlord's behalf.

- The Affiants hereby nominate the below listed individual (the "**Nominee**") as attorney-in-fact to execute and deliver the Amendment, together with any other documents and agreements, including, without limitation, the Memorandum (as defined in the Amendment), required to be executed and delivered pursuant to the terms and provisions of the Amendment (the Amendment and all of such other aforementioned agreements and documents, collectively, the "Transaction Documents"), on behalf of Affiants and Landlord. The Nominee shall have full power and authority to act on behalf of Affiants and on behalf of Landlord for purposes of executing and delivering the Transaction Documents and ensuring that Landlord fulfills its obligations thereunder. Additionally, the Nominee shall have full authority to direct the manner in which all payments made by Tenant pursuant to the Amendment are to be made to Landlord, including, without limitation, identifying which bank account(s) to transfer funds to in the event a wire payment is made by Tenant.

NOMINEE: (Print Name) _____
(Address) _____

- This Resolution and Consent Affidavit shall become effective as of the date of the last notarized signature of the Affiants listed below.
- Affiants hereby acknowledge and agree that Tenant, its lenders, and its title insurance company are relying upon, and are entitled to rely upon, this Resolution and Consent Affidavit and the contents hereof as a material inducement to entering into the Amendment and other Transaction Documents. Tenant, its lenders, and its title insurance company may rely upon a faxed, scanned or otherwise electronically reproduced fully-executed copy of this document as if it were an original.
- This document can only be amended or modified by addendum or an amendment that is fully executed and notarized by all Affiants listed hereunder.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY ON THE DATE WRITTEN BELOW

AFFIANT NO. 1

2 WITNESSES

Signature: _____
Print Name: _____
Date: _____

Signature: _____
Print Name: _____

Title: (*circle one*) Member, Partner, Director,
Shareholder, Officer, Trustee

Signature: _____
Print Name: _____

Percentage Ownership or Voting Interest:
_____ %

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

[SEAL]

EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY ON THE DATE WRITTEN BELOW

AFFIANT NO. 2

2 WITNESSES

Signature: _____

Print Name: _____

Date: _____

Title: (*circle one*) Member, Partner, Director,
Shareholder, Officer, Trustee

Percentage Ownership or Voting Interest:
_____ %

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

[SEAL]

EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY ON THE DATE WRITTEN BELOW

AFFIANT NO. 3

2 WITNESSES

Signature: _____
Print Name: _____
Date: _____

Signature: _____
Print Name: _____

Title: (*circle one*) Member, Partner, Director,
Shareholder, Officer, Trustee

Signature: _____
Print Name: _____

Percentage Ownership or Voting Interest:
_____ %

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

[SEAL]

EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY ON THE DATE WRITTEN BELOW

AFFIANT NO. 4

2 WITNESSES

Signature: _____

Print Name: _____

Date: _____

Title: (*circle one*) Member, Partner, Director,
Shareholder, Officer, Trustee

Percentage Ownership or Voting Interest:
_____ %

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

[SEAL]

EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY ON THE DATE WRITTEN BELOW

AFFIANT NO. 5

2 WITNESSES

Signature: _____

Print Name: _____

Date: _____

Title: (*circle one*) Member, Partner, Director,
Shareholder, Officer, Trustee

Percentage Ownership or Voting Interest:
_____ %

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

[SEAL]

EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY ON THE DATE WRITTEN BELOW

AFFIANT NO. 6

2 WITNESSES

Signature: _____
Print Name: _____
Date: _____

Signature: _____
Print Name: _____

Title: (*circle one*) Member, Partner, Director,
Shareholder, Officer, Trustee

Signature: _____
Print Name: _____

Percentage Ownership or Voting Interest:
_____ %

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

[SEAL]