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The Garden Ridge City Council will meet in a regular session on Wednesday, July 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.

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**1. CALL TO ORDER/ROLL CALL****2. PLEDGE OF ALLEGIANCE****3. PRESENTATIONS/PROCLAMATIONS**

3.1. Eagle Scout Certificate of Recognition-Colton Cook.

**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. Minutes for the June 3, 2026, City Council Regular Meeting.
- 5.2. Minutes for the June 17, 2026, City Council Special Meeting.
- 5.3. Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – May 31, 2026.
- 5.4. Bexar Metro 9-1-1 Network Fiscal Year 2026 Financial Plan and Budget.
- 5.5. Designate Comal County Tax Assessor-Collector to calculate 2026 Tax Rates for the City of Garden Ridge.

## **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. Public hearing and possible action on Ordinance No. 251-072026 An Ordinance of the City Council of the City of Garden Ridge, Texas, authorizing, establishing, and approving a Public Works Specifications Manual; authorizing the City Manager to amend the Manual; repealing all ordinances to the extent they are in conflict; providing for severability; and declaring an effective date. (Rapelye)

7.2. Republic Services Annual Rate Adjustment / Ordinance No. 143-072026 An Ordinance of the City Council of the City of Garden Ridge, Texas, granting an exclusive Municipal Materials Management Agreement between the City of Garden Ridge, Texas, and BFI Waste Services of Texas, L.P., dba/Republic Services of San Antonio a Texas Limited Partnership, for the collection and disposal of solid waste and recycling service; setting forth general specifications establishing rates for collection and disposal of solid waste and recycling service; providing for enforcement and the collection of established rates; providing a penalty for violations of this ordinance of a fine of not less than \$100.00 nor more than \$500.00 and making each day a separate offense; providing a cumulative and savings clause; providing for severability; and declaring an effective date. (Rapelye)

7.3. Old Nacogdoches Road Feasibility Study. (Rapelye)

7.4. Library Expansion Fundraising Efforts. (Rapelye)

7.5. Discussion and possible action on holding a Strategic Plan Workshop. (Rapelye)

7.6. Fiscal Year 2027 Budget Workshop. (Rapelye)

## **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 shall recess the open meeting and reconvene in Closed Session pursuant to Texas Government Code § 551.071 to conduct a private consultation with legal counsel concerning the pending condemnation proceedings styled *Outer Loop Utility, LLC v. City of Garden Ridge, Texas*, Cause No. 2026CV0213, in County Court No. 1, Comal County, Texas. The City Council may reconvene in open session to take any action deemed necessary as a result of said consultation.

## **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.

**Budget Statement/Taxpayer Impact Statement:** Regarding Agenda Item No. 6.2. and 6.3. above, the City provides the following information in compliance with Texas Government Code §551.043(c):

1. A copy of the City's proposed budget, when available, may be located on the City's home page of its website and at: <https://www.ci.garden-ridge.tx.us/358/AuditsBudgetsReports>
2. Taxpayer Impact Statement – For an average taxable homestead property in the City of Garden Ridge (estimated at \$721,066, used as a proxy for the median value pending certified data), the City's portion of the annual property tax bill is as follows:
  - FY2026 (current fiscal year, based on the 2025 adopted tax rate): \$1,840
  - FY2027 (upcoming fiscal year, proposed budget – estimated): \$1,840
  - FY2027 (upcoming fiscal year, no-new-revenue rate – estimated): \$1,800

*Estimates are based on currently available taxable values and the FY2026 adopted tax rate. Final FY2027 tax rates and impacts will be determined following receipt of certified appraisal data and completion of Truth-in-Taxation calculations.*

This is to certify that I, Marisa Spencer, posted this Agenda at 1:00 p.m. on June 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

# CERTIFICATE OF RECOGNITION

This certificate is presented to

# COLTON COOK

On behalf of the Garden Ridge Community,  
we are pleased to congratulate and recognize you for  
your attainment of the rank of Eagle Scout.



July 1, 2026

Date

A handwritten signature in blue ink, reading "Lisa Swint", is written over a horizontal line.

Mayor

**Councilmembers Present:**

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

**Councilmembers Absent:**

Councilmember Krendra Harralson

**City Staff Present:**

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

**1. CALL TO ORDER/ROLL CALL**

With a quorum of the City Councilmembers present, Mayor Swint called the regular meeting of the Garden Ridge City Council to order at 6:00 p.m. on Wednesday, June 3, 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 the Texas Pledge.

**3. CITIZEN COMMENT PERIOD**

No one signed up to speak.

**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 May 5, 2026, City Council Special Meeting.**

**4.2. Approval of Minutes for the May 11, 2026, City Council Special Meeting.**

**4.3. Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – April 30, 2026.**

**Motion:** A motion was made by Councilmember Mueller, seconded by Councilmember Hunter, to approve consent agenda items 4.1.-4.3. The City Council voted four (4) 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 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. Final 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 Final Plat establishing Grace Covenant Church and stated the Planning and Zoning Commission recommends approval of the Final Plat establishing Grace Covenant Church.

**Motion:** A motion was made by Councilmember Reyes, seconded by Councilmember Hunter, to approve the Planning and Zoning Commission's recommendation and approve the Final 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 four (4) for and none (0) opposed. The motion carried unanimously.

### **6.2. Ordinance No. 250-062026 An Ordinance of the City Council of the City of Garden Ridge, Texas, adopting an amendment to the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; repealing all ordinances and appropriations in conflict with the provisions of this ordinance; providing for a cumulative clause, a severability clause, and a savings clause; establishing proper notice of meeting; and declaring an effective date. (Rapelye)**

City Manager Ryan Rapelye spoke regarding Ordinance No. 250-062026 related to the proposed budget amendment for fiscal year 2026 and addressed questions from Councilmembers.

**Motion:** A motion was made by Councilmember Reyes, seconded by Mayor Pro-Tem Smith, to approve Ordinance No. 250-062026 An Ordinance of the City Council of the City of Garden Ridge, Texas, adopting an amendment to the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; repealing all ordinances and appropriations in conflict with the provisions of this ordinance; providing for a cumulative clause, a severability clause, and a savings clause; establishing proper notice of meeting; and declaring an effective date. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

### **6.3. FY2027 Budget Worksession. (Rapelye)**

City Manager Ryan Rapelye spoke regarding preliminary revenues, capital improvement projects, budget goals and objectives, and upcoming meetings related to the budget process. City Manager Ryan Rapelye addressed questions from Councilmembers and received input from Councilmembers.

## **7. CITIZEN COMMENT PERIOD**

Rod Chamberlain, 8807 Cherokee Path, spoke regarding receiving an update from TxDOT related to the FM 2252 project, streaming capabilities, and the city website.

**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.**

Councilmember Reyes spoke regarding Coffee with a Councilmember on Saturday, June 20<sup>th</sup> at 9am at the Garden Ridge Library. Mayor Swint provided updates related to potential economic development.

**9. EXECUTIVE SESSION**

**The City Council will recess its open meeting and reconvene in Closed Session pursuant to Texas Government Code Section 551.071, Consultation with Attorney, a governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; or (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 Outer Loop Utilities, LLC.**

Mayor Swint announced the City Council will recess at 6:45 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 7:19 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, June 3, 2026, City Council regular meeting was adjourned at 7:19 p.m. by Mayor Swint.

ATTEST

\_\_\_\_\_  
Lisa Swint  
Mayor

\_\_\_\_\_  
Marisa Spencer  
City Secretary

**Councilmembers Present:**

Mayor Lisa Swint  
Councilmember Jim Mueller  
Councilmember Krendra Harralson  
Councilmember Jim Hunter  
Councilmember Brian Reyes

**Councilmembers Absent:**

Mayor Pro-Tem Kelly Smith

**City Staff Present:**

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

**1. CALL TO ORDER/ROLL CALL**

With a quorum of the City Councilmembers present, Mayor Swint called the special meeting of the Garden Ridge City Council to order at 6:01 p.m. on Wednesday, June 17, 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 the Texas Pledge.

**3. CITIZEN COMMENT PERIOD**

No one signed up to speak.

**4. APPROVALS AND AUTHORIZATIONS**

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

**4.1. FY2027 Budget Workshop. (Rapelye)**

City Manager Ryan Rapelye spoke regarding proposed expenses, capital improvement projects, budget goals and objectives, and upcoming meetings related to the budget process. City Manager Ryan Rapelye addressed questions from Councilmembers and received input from Councilmembers.

**5. CITIZEN COMMENT PERIOD**

No one wished to speak.

**6. EXECUTIVE SESSION**

**The City Council shall recess the open meeting and reconvene in Closed Session pursuant to Texas Government Code § 551.071 to conduct a private consultation with legal counsel concerning the pending condemnation proceedings styled *Outer Loop Utility, LLC v. City of Garden Ridge, Texas, Cause No. 2026CV0213*, in County Court No. 1, Comal County, Texas. The City Council may reconvene in open session to take any action deemed necessary as a result of said consultation.**

Mayor Swint announced the City Council will recess at 6:36 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 7:02 p.m.

**7. BUSINESS ITEMS**

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

**Motion:** A motion was made by Councilmember Harralson, seconded by Councilmember Mueller, to grant authority to the Mayor, City Manager, and City Attorney to accept a settlement in the Outer Loop Utility lawsuit and easement along the terms discussed in closed session subject to ratification by the whole City Council. The City Council voted four (4) for none (0) opposed. The motion carried unanimously.

**8. ADJOURNMENT**

There being no further business, the Wednesday, June 17, 2026, City Council special meeting was adjourned at 7:03 p.m. by Mayor Swint.

ATTEST

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Lisa Swint  
Mayor

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Marisa Spencer  
City Secretary

**CITY OF GARDEN RIDGE**  
 MONTHLY ACCOUNT BALANCES & INTEREST RATES  
 PERIOD ENDED AS OF 5/31/2026

CITY FUNDS	BALANCE	CURRENT INTEREST RATE
GF OPERATING ACCOUNT	512,551.29	0.40%
GF MONEY MARKET	1,408,112.86	3.67%
PEG CAPITAL FEES	16,753.79	3.67%
TEXPOOL INVESTMENTS	3,534,604.66	3.62%
2017 I&S	2,896.04	3.67%
2012 I&S	24,593.50	3.67%
2015 I&S	43,131.04	3.67%
TEXPOOL WATER IMPACT FEES	203,182.06	3.62%
TEXPOOL STREET IMPACT FEES	70,317.76	3.62%
ASSET/FORFEITURE - FED	70,297.36	3.67%
ASSET/FORFEITURE - STATE	29,920.79	3.67%
<b>TOTAL CITY FUNDS</b>	<b>\$ 5,916,361.15</b>	

WATER FUNDS	BALANCE	CURRENT INTEREST RATE
OPERATING ACCOUNT	769,294.13	3.67%
WATER SURCHARGE	170,016.31	3.67%
TEXPOOL WATER INVEST	1,414,710.21	3.62%
SIB LOAN I&S	3,490.85	3.67%
SIB RESERVE	49,200.45	3.67%
<b>TOTAL WATER FUNDS</b>	<b>\$ 2,406,711.95</b>	

**TOTAL ALL ACCOUNTS**      **\$ 8,323,073.10**

**CITY OF GARDEN RIDGE**  
**CASH & INVESTMENTS STATEMENT**  
**PERIOD ENDED AS OF 5/31/2026**

<b>GENERAL FUND</b>	<b>BALANCE</b>
GF Operational Checking	\$ 512,551.29
GF Money Market	1,408,112.86
GF Peg Capital Fund	16,753.79
TexPool Investments	3,534,604.66
Restricted Amounts: (Including GF Peg Capital Fund)	(461,994.76)
<b>TOTAL AVAILABLE FUNDS</b>	<b><u>\$ 5,010,027.84</u></b>

<b>WATER FUND</b>	<b>BALANCE</b>
Operational Checking	\$ 769,294.13
TexPool Water Invest	1,414,710.21
Water Surcharge	170,016.31
Restricted/Unavailable Amounts	(914,669.37)
<b>TOTAL AVAILABLE FUNDS</b>	<b><u>\$ 1,439,351.28</u></b>

**CITY OF GARDEN RIDGE**  
STATEMENT OF ACTIVITIES  
PERIOD ENDING AS OF 5/31/2026

GENERAL FUND	May-26	YTD	FY 2025 BUDGET	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b>	\$ 261,753.37	\$ 3,442,412.57	\$ 4,230,730.00	81.37%	\$ 788,317.43
<b>EXPENDITURES</b>					
ADMINISTRATION	83,281.28	703,417.68	967,061.00	72.74%	263,643.32
COURT	8,374.96	91,474.65	140,168.00	65.26%	48,693.35
POLICE	93,251.63	1,132,116.70	2,046,551.00	55.32%	914,434.30
PUBLIC FACILITIES	54,566.84	578,779.42	1,048,333.00	55.21%	469,553.58
COMMUNITY CENTER	5,563.73	60,047.81	83,043.00	72.31%	22,995.19
LIBRARY	13,452.45	119,094.26	187,878.00	63.39%	68,783.74
FUND CHANGES/XFER	-	-	-	0.00%	-
<b>TOTAL EXPENDITURES</b>	<u>258,490.89</u>	<u>2,684,930.52</u>	<u>4,473,034.00</u>	60.02%	<u>1,788,103.48</u>
<b>NET POSITION</b>	<u>\$ 3,262.48</u>	<u>\$ 757,482.05</u>	<u>\$ (242,304.00)</u>		<u>\$ (999,786.05)</u>

WATER FUND	May-26	YTD	FY 2025 BUDGET	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b>	\$ 155,165.92	\$ 1,494,524.25	\$ 2,495,100.00	59.90%	\$ 1,000,575.75
<b>EXPENDITURES</b>					
BOND PRINCIPLE PMTS	-	566,400.00	567,902.00		1,502.00
ALL OTHER EXPENDITURES	101,024.04	1,293,106.38	2,538,743.00		1,245,636.62
<b>TOTAL EXPENDITURES</b>	<u>101,024.04</u>	<u>1,859,506.38</u>	<u>3,106,645.00</u>	59.86%	<u>1,247,138.62</u>
<b>REVENUE +/- EXPENDITURES</b>	<u>54,141.88</u>	<u>(364,982.13)</u>	<u>(611,545.00)</u>		<u>(246,562.87)</u>

**CITY OF GARDEN RIDGE**  
**STATEMENT OF ACTIVITIES - COMMUNITY CENTER**  
**PERIOD ENDING AS OF 5/31/2026**

<b>REVENUES</b>	<b>YTD</b>	<b>Budget</b>	<b>% OF BUDGET</b>
RENTALS	\$ 58,884.00	95,000.00	62.0%
DEPOSITS	3,507.19	2,000.00	175.4%
CLEAN-UP FEES	1,575.00	9,500.00	16.6%
<b>TOTAL REVENUES</b>	<b>63,966.19</b>	<b>106,500.00</b>	<b>60.1%</b>
<b>EXPENDITURES</b>			
PAYROLL/TAXES/RETIREMENT	1,387.74	6,563.00	21.1%
MANAGER FEES	25,508.00	38,000.00	67.1%
COMPUTER MAINT/TRNG	4,714.71	1,680.00	280.6%
TELEPHONE	336.03	600.00	56.0%
UTILITIES	8,291.65	12,000.00	69.1%
MAINTENANCE	4,676.33	7,000.00	66.8%
SUPPLIES	4,570.58	3,000.00	152.4%
CLEANING	5,320.00	8,200.00	64.9%
EQUIPMENT	5,242.77	6,000.00	87.4%
MARKETING	-	-	
DONATION EXPENDITURES	-	-	
CAPITAL EXPENDITURES	-	-	
<b>TOTAL EXPENDITURES</b>	<b>60,047.81</b>	<b>83,043.00</b>	<b>72.3%</b>
<b>NET POSITION</b>	<b>\$ 3,918.38</b>	<b>\$ 23,457.00</b>	

# Management's Discussion and Analysis of Results of Operations – 5/31/2026

## GENERAL FUND

### Cash

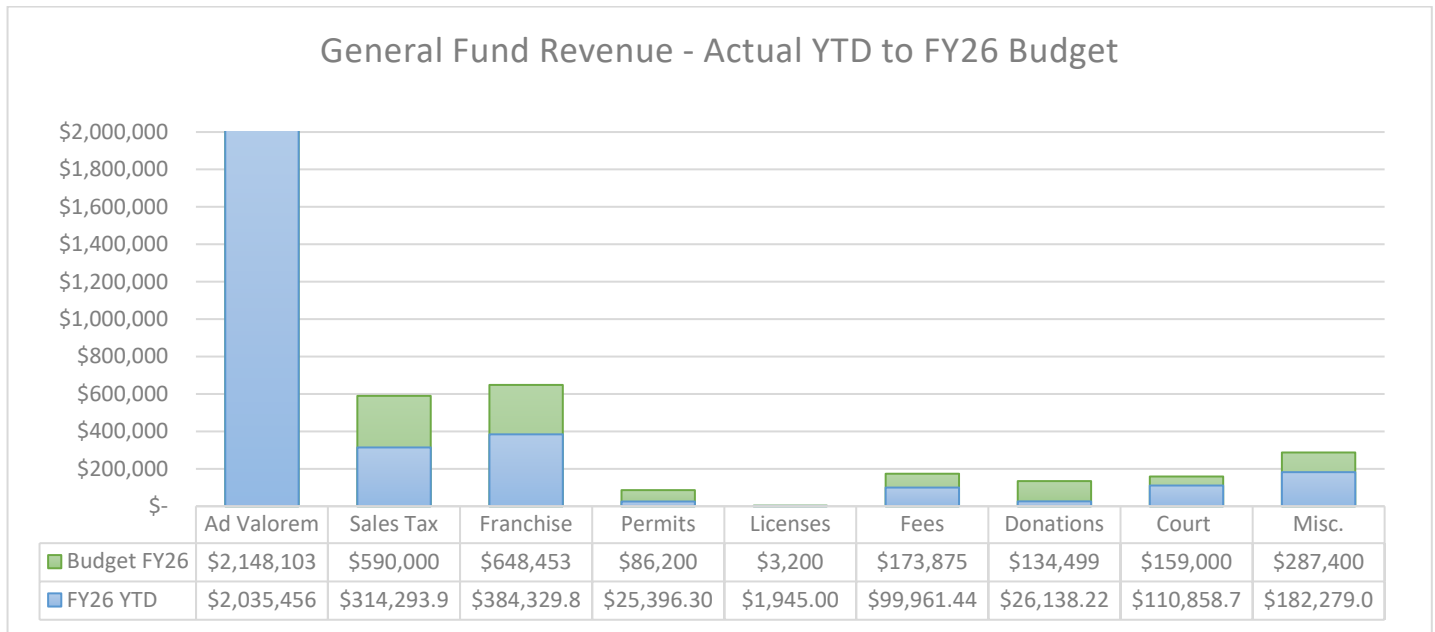
Total available funds as of May 31, 2026, are \$5,010,028

### Revenue

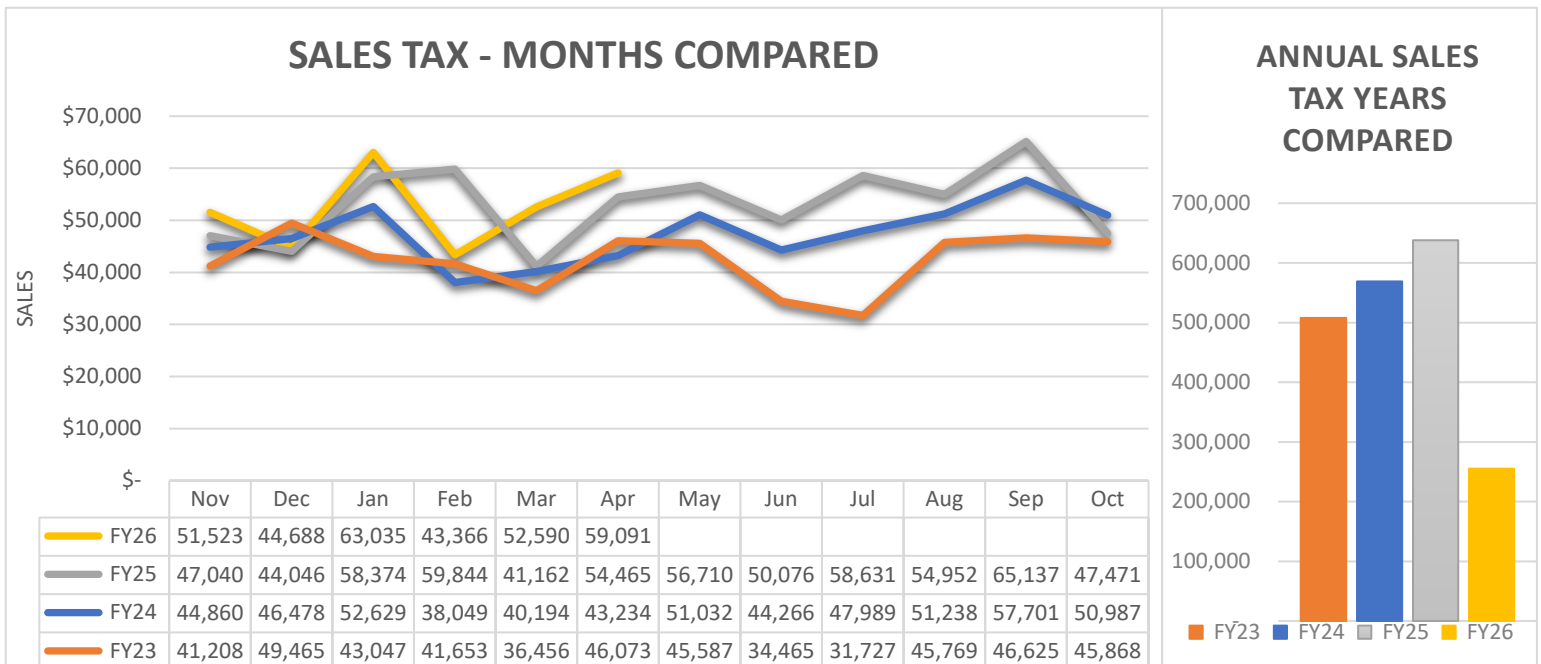
Ad Valorem Tax received for May totals \$20,523. YTD collections total \$2,055,979 or 96% of the FY26 budget of \$2,148,103

Annual Building Permits revenue totals \$31,402 or 37% of the \$85,000 budgeted for FY26.

Trash and Dumpster Collections YTD totals \$112,655 or 98% of the \$117,153 budgeted for FY26.

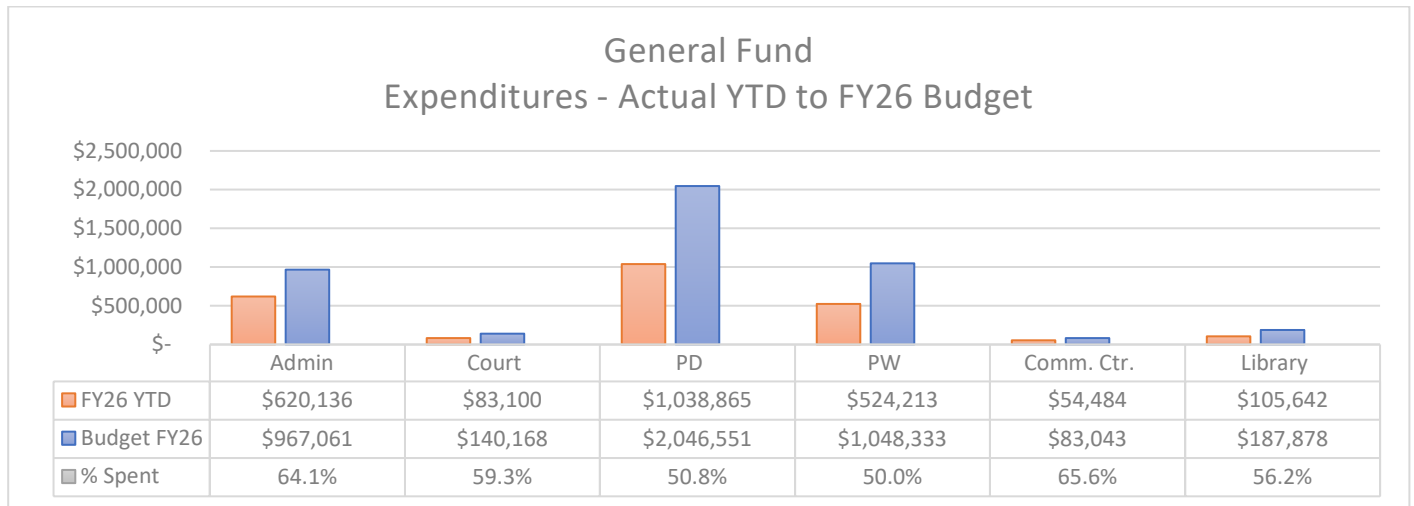


Sale Tax Revenue received during the month of May totals \$50,552 for FY26. YTD totals \$364,846 or 62% of the \$590,000 budgeted for FY26.



**Expenditure**

Expenditures for the month total \$258,491. YTD expenditures for FY26 total \$2,684,931 or 60% of the \$4,473,034 budget. All departments are operating within the FY26 budget.



**WATER FUND**

**Meters**

Current meters for May 2026 total 1705 vs 1695 for May 2025.

**Cash**

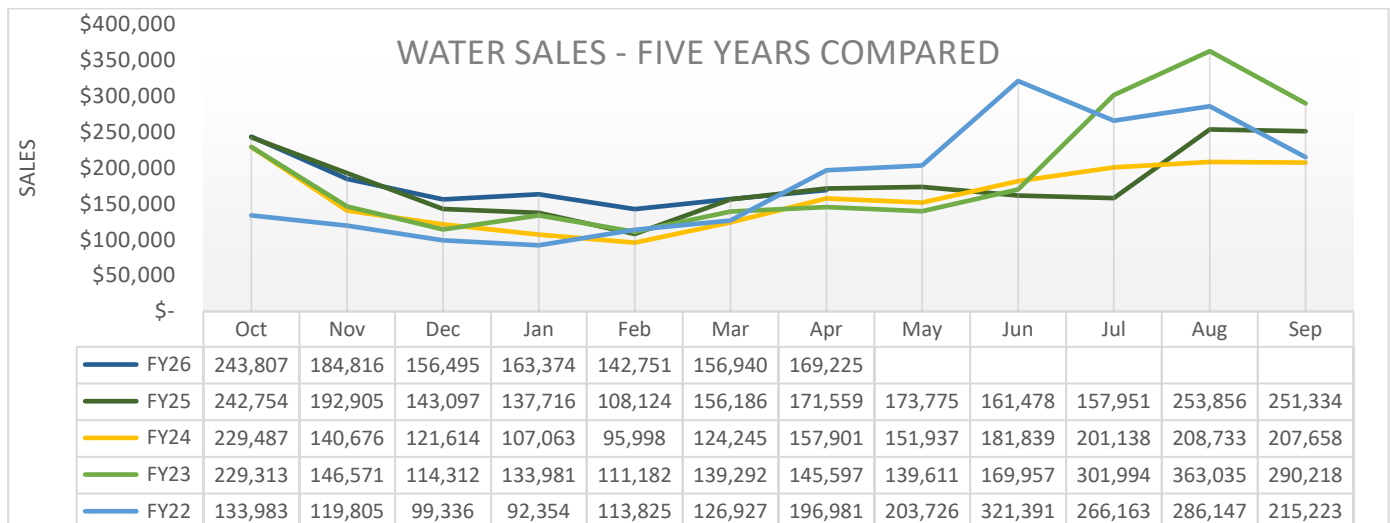
Total available funds as of May 31, 2026, are \$1,439,351.

**Revenue**

Revenue YTD totals \$1,494,524 or 60% of the \$2,495,100 budgeted for FY26. Total revenue for the same period last year was \$1,454,280.

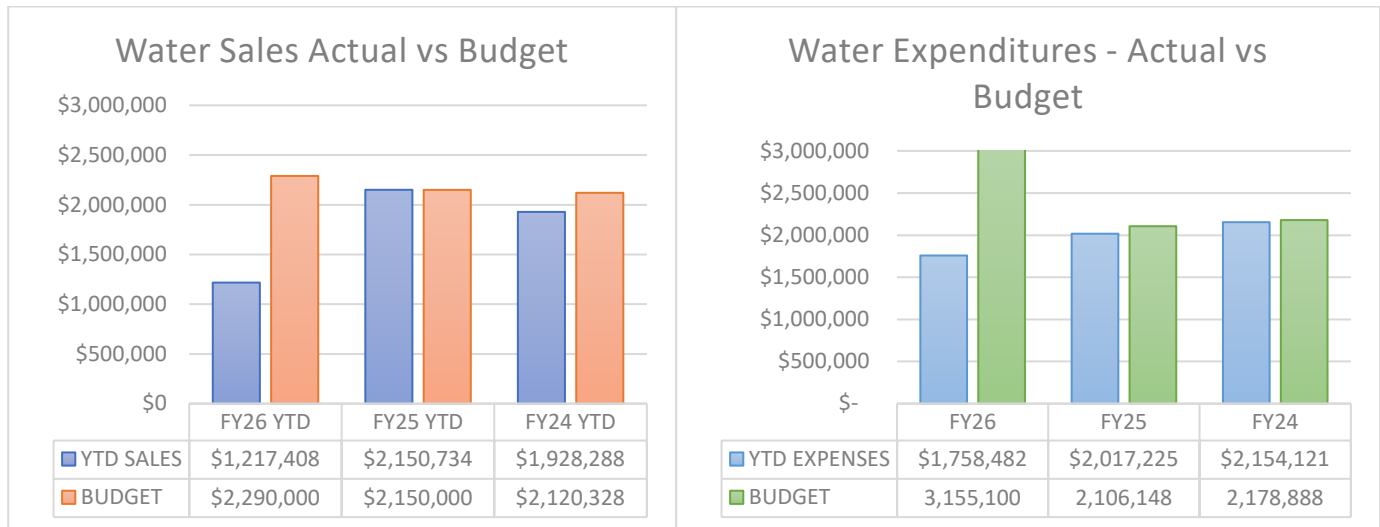
Water Sales for the month total \$138,909. YTD water sales total \$1,356,316 or 59% of the \$2,290,000 budgeted for FY26.

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



**Expenditure**

Expenditures for the month total \$101,024. YTD expenditures for FY26 total \$1,859,506 or 60% of the \$3,106,645 budget.



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**Interest & Sinking Fund**

**Revenue**

Ad Valorem Tax collections YTD total \$488,499 of the \$508,891 budgeted for FY26.

**Expenditure**

Bond interest payments and agent fees for May 2026 totaled \$0. The next bond payments are due in August 2026.

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**Capital Improvements Fund – (all accounts are restricted)**

**Cash Balance**

Water Impact Fee Balance is \$203,182.  
Street Impact Balance is \$70,318.

**Revenue**

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

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**Asset Seizure Fund**

**Cash Balance**

The Restricted Fund Balance is \$100,218.

**Revenue**

Month Revenue to report is \$306.

**Expenditure**

Month expenditures to report is \$0

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## **Summary**

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

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## **Investment Officer Certification**

I, the undersigned Investment Officer for the City of Garden Ridge, hereby certify that the investment portfolio as of May 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  
June 26, 2026

# BEXAR METRO

## 9-1-1 Network

### MEMORANDUM

**TO:** Bexar Metro 9-1-1 Network Participating Jurisdictions

**SUBJECT:** Fiscal Year 2027 Financial Plan and Budget

**DATE:** May 26, 2026

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Enclosed for your review and comment is the *Board-Approved* Bexar Metro 9-1-1 Network Fiscal Year 2027 Financial Plan and Budget. This budget was approved by the Bexar Metro Board of Managers at its regularly scheduled and properly noticed meeting held on Wednesday, May 20, 2026.

Please direct your written comments or concerns to the Chairman of the Board at the address listed at the bottom of this memorandum. The Board will consider all submitted comments, make any necessary revisions, and adopt the final Fiscal Year 2027 Financial Plan and Budget during its August Regular Board Meeting. To ensure timely consideration, please ensure your comments are received at the Bexar Metro office no later than 5:00 p.m. on Thursday, July 31, 2026.

A response postcard is enclosed for your convenience. This process is consistent with the provisions of Texas Health & Safety Code, Chapter 772.309, which authorizes each participating jurisdiction to either approve, disapprove or take no action on the District's annual budget. If no action is taken by a jurisdiction, the budget is deemed approved by operation of law 61 days after the date of receipt.

A digital copy of the budget is available upon request. Please email [admin@bexarmetro.org](mailto:admin@bexarmetro.org) to request a copy.

For your reference, the following documents related to the Fiscal Year 2025 operating period are also enclosed:

- Independent Auditor's Reports and Basic Financial Statements
- Annual Report

The budget and documents referenced above are also available online at [www.bexarmetro911.gov](http://www.bexarmetro911.gov).

On behalf of the Bexar Metro Board of Managers and Staff, thank you for your continued support of the Bexar Metro 9-1-1 Network. Should you have any questions regarding the enclosed materials, please feel free to contact me at 210-408-3911 or via email at [bschneider@bexarmetro.org](mailto:bschneider@bexarmetro.org).

Respectfully,



Brett M. Schneider  
Executive Director





*APPROVED*  
**FISCAL YEAR 2027  
FINANCIAL  
PLAN  
AND BUDGET**

**BEXAR METRO 9-1-1  
NETWORK**

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May 20, 2026

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## Mission Statement

### Our Mission

**To deploy and maintain a state-of-the-art 9-1-1 emergency communications system that enables citizens in distress to quickly communicate their request for police, fire or emergency medical assistance; and to ensure member jurisdictions have the appropriate 9-1-1 tools necessary to efficiently and accurately receive and process those requests.**

## Purpose

The purpose of the Fiscal Year 2027 Financial Plan and Budget is to obtain consensus approval by Bexar Metro 9-1-1 Network's (Bexar Metro or District) Board of Managers (Board) and the governing bodies of its forty (40) participating jurisdictions; and provide the continuing operational and fiscal authority necessary for Bexar Metro staff to establish and maintain all components necessary to provide the citizens of Bexar, Comal, and Guadalupe counties with immediate access to police, fire, and medical services via a highly survivable and resilient 9-1-1 system.

## Authority

The authority for Bexar Metro is the Texas Health and Safety Code, Chapter 772, Subchapter D, Section 772.301—formerly Vernon's Annotated Civil Statutes Article 1432e, as approved by the Texas 69<sup>th</sup> Regular Legislative Session in Senate Bill 750 on May 21, 1985; and subsequently approved by a local election on January 17, 1987. This legislation's purpose is to enable the provision of affordable, high quality, countywide Enhanced 9-1-1 service through the establishment of Emergency Communication Districts (ECDs).

## Board of Managers

A governing Board of Managers, appointed according to criteria in the enabling legislation, establishes policy and provides oversight of the District. The board members and their appointing authority include:

<u>Board Member</u>	<u>Authority</u>
James C. Hasslocher, Chair	Bexar County
Stephen R. Schneider	Bexar County
Judge Kristen Hoyt	Comal County
Jim Wolverton	Guadalupe County
Heberto Gutierrez	City of San Antonio
Chief William McManus	City of San Antonio
Rusty Brockman	City of New Braunfels
Suzanne de Leon	Member at Large
Principal Service Provider (Non-Voting)	(Vacant)

Brett M. Schneider | Executive Director

## Responsibility

To fulfill its public safety mission, Bexar Metro 9-1-1 Network is responsible for the planning, implementation, operation, and long-term sustainability of a technology-neutral emergency communications network. This network must function in seamless coordination with the specialized 9-1-1 equipment deployed within Emergency Communications Centers (ECCs) to support the efficient processing of voice and text emergency requests.

This responsibility includes comprehensive oversight and governance of the regional 9-1-1 system; proactive coordination with wireline, wireless, and emerging communications service providers; and the development, validation, and continuous maintenance of highly accurate, spatially precise geospatial datasets. These datasets are essential to ensuring the reliable and timely routing of 9-1-1 calls and messages to the appropriate ECC, enabling advanced location determination capabilities, and supporting the geographic data requirements of Computer-Aided Dispatch (CAD) systems.

Equally critical is the District's commitment to maintaining a secure, resilient, and highly available network environment. This includes safeguarding the cybersecurity posture, operational integrity, and redundancy of the 9-1-1 infrastructure and its supporting systems.

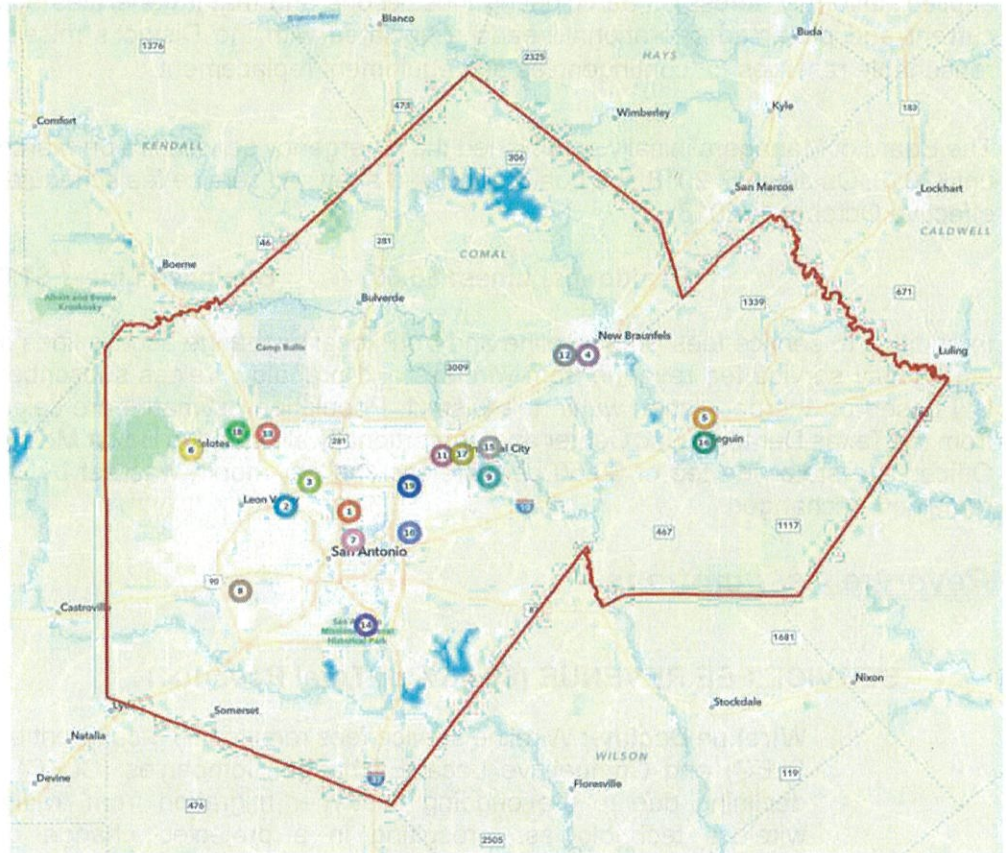
## District Profile

The Bexar Metro 9-1-1 Network delivers comprehensive emergency communications services, including 9-1-1 call delivery infrastructure and specialized training, to twenty-one (21) Emergency Communications Centers (ECCs) across forty (40) participating jurisdictions in Bexar, Comal, and Guadalupe counties. The District's service area spans 2,600 square miles and supports a population of approximately 2.5 million residents. The system processes roughly two million 9-1-1 calls each year, along with an additional 10,000 text-to-9-1-1 requests. Notably, 91% of all incoming emergency calls originate from wireless devices, reflecting the community's reliance on mobile communications during emergencies. In addition to its core 9-1-1 service delivery functions, the District also operates and manages the Quarry Run Regional Operations Center, which supports regional emergency communication readiness.

The network's critical infrastructure operates on a geo-diverse host-to-remote configuration, with host systems and their corresponding backups strategically placed in multiple geographically dispersed, secure facilities. Connectivity between host and remote sites is ensured through a combination of carrier-diverse terrestrial circuits and tertiary over-the-air backup. The implementation of Next Generation Core Services (NGCS) and continued evolution of the Emergency Services Internet Protocol Network (ESINet) further strengthens the 9-1-1 system, enhancing routing capabilities and call delivery, while providing a more resilient, diverse, secure, and scalable emergency communications solution.

## Emergency Communication Centers

- 1 - ALAMO HEIGHTS PD
- 2 - BALCONES HEIGHTS PD
- 3 - CASTLE HILLS PD
- 4 - COMAL COUNTY SO
- 5 - GUADALUPE COUNTY SO
- 6 - HELOTES PD
- 7 - JBSA-FORT SAM HOUSTON
- 8 - JBSA-LACKLAND
- 9 - JBSA-RANDOLPH
- 10 - KIRBY PD
- 11 - LIVE OAK PD
- 12 - NEW BRAUNFELS PD
- 13 - QUARRY RUN/BEXAR COUNTY SO
- 14 - SAN ANTONIO PD/FIRE/EMS
- 15 - SCHERTZ PD
- 16 - SEGUIN PD
- 17 - UNIVERSAL CITY PD
- 18 - UTSA PD
- 19 - WINDCREST PD



## Participating Jurisdictions

<b>Alamo Heights</b>	<b>Converse</b>	<b>Hollywood Park</b>	<b>Olmos Park</b>	<b>Somerset</b>
<b>Balcones Heights</b>	<b>Elmendorf</b>	<b>Kingsbury</b>	<b>San Antonio</b>	<b>Spring Branch</b>
<b>Bexar County</b>	<b>Fair Oaks Ranch</b>	<b>Kirby</b>	<b>Sandy Oaks</b>	<b>St Hedwig</b>
<b>Bulverde</b>	<b>Garden Ridge</b>	<b>Leon Valley</b>	<b>Santa Clara</b>	<b>Staples</b>
<b>Castle Hills</b>	<b>Grey Forest</b>	<b>Live Oak</b>	<b>Schertz</b>	<b>Terrell Hills</b>
<b>China Grove</b>	<b>Guadalupe County</b>	<b>Marion</b>	<b>Seguin</b>	<b>Universal City</b>
<b>Cibolo</b>	<b>Helotes</b>	<b>New Braunfels</b>	<b>Selma</b>	<b>Von Ormy</b>
<b>Comal County</b>	<b>Hill County Village</b>	<b>New Berlin</b>	<b>Shavano Park</b>	<b>Windcrest</b>

## Revenue

The District derives revenue from multiple sources, with 9-1-1 wireline and wireless service fees accounting for approximately 90% of total income. Wireline service fee revenue is generated from eligible wireline and Voice over Internet Protocol (VoIP) access lines within Bexar, Comal, and Guadalupe counties. Under Chapter 772, Section 772.314 of the Texas Health and Safety Code, the Board is authorized to impose a 9-1-1 emergency service fee not to exceed six percent of the monthly base rate charged by the principal service provider. This fee applies to all residential lines and to the first one hundred business lines at a single location, excluding state and federal government lines. The Board reviews and approves the fee annually in conjunction with the development of the District's budget. State law requires that the fee be applied uniformly across all participating jurisdictions and that it generates sufficient revenue to support current and projected operational needs associated with the District's mission, while also maintaining reasonable reserves for contingencies and equipment replacement.

The Board of Managers initially established the emergency service fee on March 6, 1987, with no changes until 2018. On July 25, 2018, the board approved a revised service fee schedule for each local access line, effective October 1, 2018:

**Residential Lines: \$0.50**

**Business Lines: \$1.00**

In addition to service fees from wireline and VoIP local exchange access lines, Bexar Metro also receives emergency service fee revenue from wireless and prepaid wireless subscribers as prescribed by Texas law based on the population within the District. Population estimates are calculated annually using data from the Texas Demographic Center and proportionally allocated to Bexar Metro by the State Comptroller's Office. The statewide fee of \$0.50 per wireless line per month was set by Texas law in 1997 and has remained unchanged.

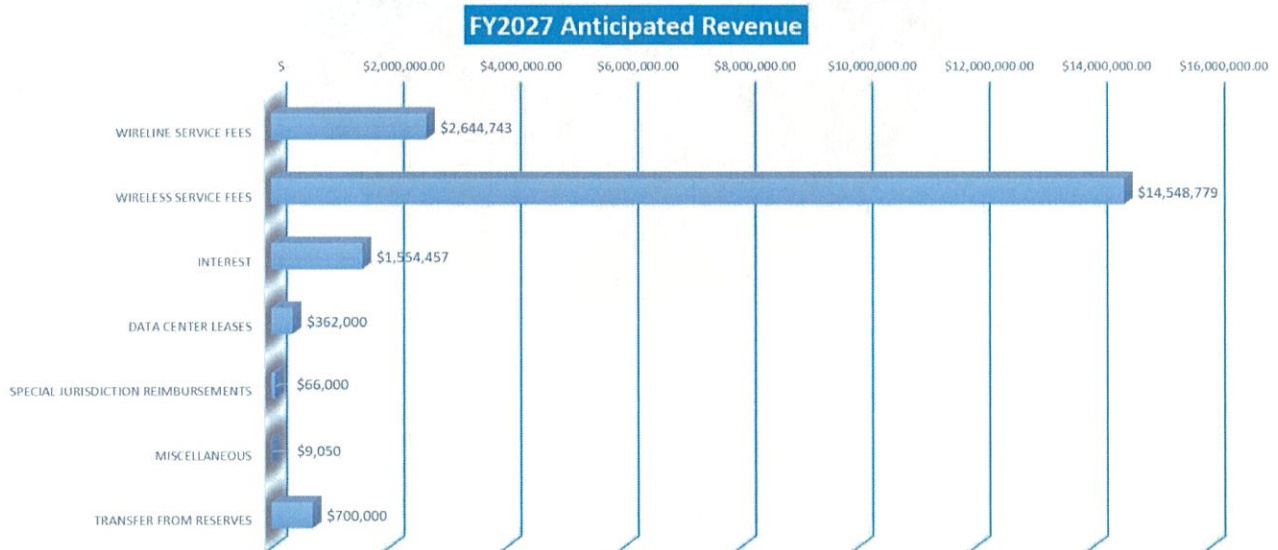
### Revenue Assumptions

- **SERVICE FEE REVENUE (86.46% of Total Revenue)**
  - **Wireline Decline:** Wireline service fees remitted by Incumbent Local Exchange Companies (ILEC) and Competitive Local Exchange Companies (CLEC) are assumed to continue declining due to the ongoing customer migration from traditional landline services to wireless technologies. resulting in a projected change of -1.39% to \$2,644,743. Historically, ILEC and CLEC wireline services have declined on average 12% year over year, with modest increases in Voice over Internet Protocol (VOIP) limiting overall losses in wireline revenue to -1.39%, or \$37,237 net loss, for FY2027.
  - **Wireless Revenue Growth:** Wireless 9-1-1 service fee revenue is assumed to grow modestly by 3.67% to \$14,548,779, driven primarily by an increase in statewide population-based allocation percentages adjusted annually due to continued increases in regional population.
- **NON-SERVICE FEE REVENUE (10.02% of Total Revenue):**
  - **Investment Income Growth:** Investment earnings are projected to increase by 15.18% to \$1,554,457, reflecting additional investments in stable, long-term certificates and effective cash management practices.

- **Lease Revenue:** Intergovernmental revenue from Data Center lease agreements is assumed to remain constant at \$362,000, with no significant changes in contractual terms or occupancy.
- **Increase in Miscellaneous Revenue:** Miscellaneous revenue, to include Special Jurisdiction reimbursements, is expected to increase to \$75,050, driven by a proposed interagency 9-1-1 service agreement with the South Texas Regional Advisory Council (STRAC) for mental health support for District ECCs.
- **TRANSFER FROM RESERVES (3.52% of Total Revenue):**
  - **Transfer:** A transfer of \$700,000 from reserves to support infrastructure capital improvement projects.

**Revenue Summary**

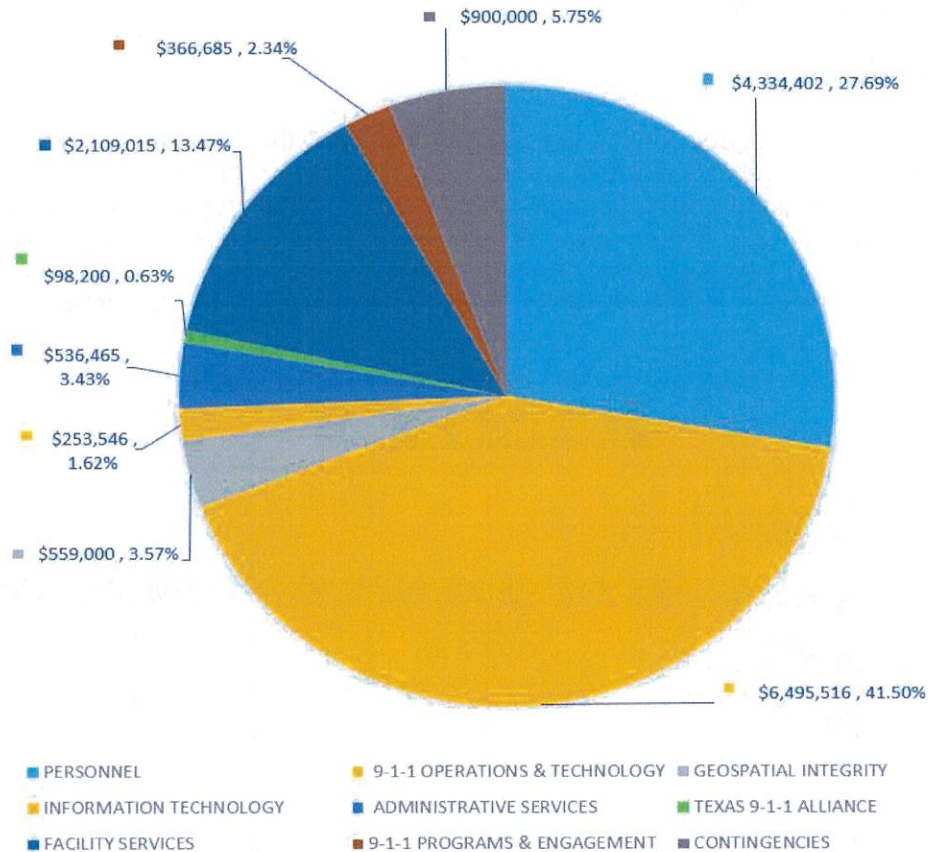
Overall, although declines in legacy service-fee categories persist, they are offset by continued growth in the VOIP and wireless sector revenues and to some extent investment income this fiscal year budget. This results in a stable and sustainable revenue outlook for FY2027. Total projected revenue is \$19,885,029, an increase of \$1,436,153 (or 7.78%) compared with the FY2026 budget. This includes a transfer of \$700,000 from reserves to support infrastructure improvements at San Antonio Police and Fire Communications. No changes to the current wireline emergency service fee rates are proposed for FY2027.



## Operations and Maintenance Expense

The Operations and Maintenance (O&M) budget represents 78.72% of the proposed FY2027 budget, covering essential operational costs such as personnel, 9-1-1 equipment maintenance, Next Generation 9-1-1 services, facilities management, program support, and critical network infrastructure. The proposed O&M expenditure for FY2027 is \$15,652,829, reflecting an increase of 3.29% (\$498,955) over the prior year's adopted budget.

### FY2027 OPERATIONS & MAINTENANCE



### Personnel

A dedicated, highly skilled workforce remains the foundation of the District's operational excellence and long-term success. Sustaining this level of performance requires continued investment in our employees - both to recognize their contributions and to ensure the District remains competitive in attracting and retaining top talent. In response to projected inflationary pressures and evolving labor market conditions, the FY2027 budget includes a 2.5% cost-of-living adjustment to preserve employees' purchasing power and financial stability.

In addition, employees are eligible for modest merit-based adjustments of approximately 1.5% on average, directly tied to individual performance and professional growth. This component is intentionally structured to reward those who exceed expectations, demonstrate initiative, and pursue advanced skills,

certifications, and specialized competencies that enhance the support and services provided by Bexar Metro.

Together, these compensation strategies reflect a deliberate and sustained commitment to our workforce - recognizing that employee dedication drives organizational performance. By investing in both stability and performance-based advancement, the District reinforces a culture of excellence, accountability, and continuous improvement, ensuring the retention of a motivated, resilient, and mission-focused team.

The FY2027 budget includes one new full-time equivalent (FTE), a Geospatial Systems Analyst, to strengthen GIS and data integrity operations that are critical to the reliability and accuracy of the 9-1-1 system. This position directly supports essential functions including call routing, location validation, and seamless map interoperability across Computer-Aided Dispatch (CAD) and GIS platforms. This role is fundamental to ensuring precise emergency response, minimizing call processing errors, and maintaining the operational integrity of GIS data driving next-generation 9-1-1 services.

Total personnel expenditure for FY2027 is projected at \$4,334,402, an increase of 3.81%, or \$159,026, over the prior year. The budget supports twenty-eight (28) full-time positions, incorporates cost-of-living and merit adjustments, and includes a 2% adjustment to the benefits line item to offset anticipated increases in insurance costs. Personnel costs represent 27.69% of the O&M budget and 21.80% of the total proposed budget.

## Administration

### Administrative & Financial Services

The Administrative and Financial Services Department provides the foundational business functions that enable the District to operate efficiently, transparently, and in full compliance with statutory and regulatory requirements. The department oversees financial management, administrative operations, procurement, human resources, and organizational support services, ensuring that the District's mission is carried out with strong internal controls and sound stewardship of public resources.

#### **Core Responsibilities**

- **Financial Management** - The department is responsible for budgeting, accounting, financial reporting, audit coordination, cash management, and oversight of internal financial controls. These activities ensure the accuracy, integrity, and transparency of the District's financial operations. Staff manage accounts payable and receivable, monitor expenditures, prepare financial statements, and support long-term financial planning.
- **Administrative Services** - Administrative functions include contract administration, records management, procurement support, and general business operations. The department ensures that purchasing activities follow established policies, that contracts are properly executed and monitored, and that administrative processes remain efficient and compliant with applicable laws and standards.
- **Human Resources** - The department manages recruitment, onboarding, employee relations, benefits administration, and compliance with employment laws and policies. Human resources efforts support the District's commitment to attracting and retaining a highly skilled workforce capable of sustaining the reliability of the 9-1-1 system and its supporting infrastructure.

The department's proposed FY2027 budget reflects a 5.26% increase, bringing the total budget to \$536,465. This increase is driven primarily by anticipated growth in real property insurance premiums, as well as modest but necessary investments in professional development and staff training. These enhancements support the maintenance of required operational certifications, strengthen workforce capabilities, and ensure continued organizational readiness and compliance.

## Facility Services

The Facility Services budget supports the maintenance, management, and operation of Bexar Metro's two public safety centric facilities: **Saddletree Headquarters** and the **Quarry Run Regional Operations Center**.

### Core Responsibilities

- **Building Systems Operations and Maintenance:** Ensures the reliable and efficient operation of all facility infrastructure, including HVAC, plumbing, electrical, and mechanical systems, which are essential to the continuity of 9-1-1 services and data center functions.
- **Vendor and Contract Management:** Oversees procurement and performance of contracted services such as janitorial, landscaping, pest control, and waste management to ensure quality, cost-effectiveness, and compliance with service level agreements.
- **Safety, Security and Access Control:** Manages physical security systems and protocols, including access controls, surveillance, and emergency preparedness measures.
- **Customer Service and Work Order Management:** Provides responsive support to internal stakeholders through a structured work order system, ensuring timely resolution of facility issues.
- **Emergency Preparedness and Continuity Support:** Coordinates facility-related components of continuity of operations (COOP) plans, including backup power systems, fuel management, and infrastructure redundancy to ensure uninterrupted 9-1-1 and data center operations.

The Facilities Services recommended budget totals \$2,109,015, representing a 3.19% increase, or \$63,165, over the previous fiscal year. The increase primarily supports contractual cost adjustments for vendor-provided services and strengthens funding allocations for emergency repairs and unforeseen facility maintenance needs.

## Operations & Technology

**Division Budget Overview:** The Operations and Technology Division includes programs in 9-1-1 Technical, Network & Cybersecurity, Geospatial, and Information Technology Operations. The proposed division budget comprises 46.69% of the total Operations & Maintenance budget. The division's overall proposed FY2027 budget is \$7,308,062, representing a 1.59% increase over FY2026. This modest increase reflects the net effect of several offsetting factors. The division realized meaningful savings through reductions in network licensing expenditures and consolidation of legacy network services into new IP-based systems. However, these savings were outweighed by increased recurring annual costs associated with the cybersecurity protection and monitoring system implemented in the prior fiscal year. Additionally, increases in Next Generation 9-1-1 services and 9-1-1 equipment service costs required to operate a proposed mental health secondary ECC further contributed to the slight rise in division expenditures.

### 9-1-1 Operations

9-1-1 Operations, encompassing both Technical and Network & Cybersecurity Operations, prioritizes innovation, reliability, and security across mission critical operations, with a primary focus on managing communications systems and networks directly supporting 9-1-1 call delivery and public safety operations. 9-1-1 Operations expenditures are projected to increase by 2.32% to \$6,495,516.

### Core Responsibilities:

- **Next Generation 9-1-1 (NG9-1-1):** Leads configuration, management, and implementation initiatives to support advanced call routing capabilities and facilitate Originating Service Provider (OSP) transitions and interconnections with the 9-1-1 network.

- **System Reliability:** Maintains 24/7 operational readiness through scheduled maintenance, infrastructure upgrades, and secure system configurations, ensuring uninterrupted 9-1-1 communication services.
- **Technical Planning and Design:** Develops secure, scalable technology solutions that align with evolving public safety requirements and emerging communications standards.
- **9-1-1 Network Engineering:** Oversees the design and maintenance of call routing and network infrastructures, ensuring efficient and reliable call delivery between the wireless and wireline service providers and Emergency Communications Centers (ECCs).
- **Technical Support:** Provides expert-level assistance, troubleshooting, and operational support to ECCs and public safety stakeholders to maintain high performance and service quality.
- **Cybersecurity Program Management – Threat Detection and Mitigation:** Establishes and oversees a comprehensive cybersecurity program that proactively identifies, analyzes, and mitigates threats to critical infrastructure and sensitive data.
- **Emerging Technology Implementation:** Evaluates and integrates new and evolving technologies - such as multimedia (image/video) services - to assess their impact on 9-1-1 call delivery, network operations, and data interoperability.
- **Disaster Recovery and Continuity Planning:** Develops and maintains comprehensive continuity of operations plans (COOP), including backup systems and redundant facilities, to ensure service resiliency during disruptions or large-scale emergencies.
- **Wireless Program Management:** Coordinating wireless call routing policies with the wireless service providers to achieve optimum call routing based on cell tower location, jurisdictional coverage, and traffic patterns.
- **Regional Emergency Alert Network (REAN):** Provide training, technical and operational oversight of the REAN emergency notification program.

## **Geospatial Integrity**

The Geospatial Integrity Department delivers the core data-quality functions that enable accurate NG9-1-1 call routing and Computer-Aided Dispatch (CAD) operations. The department maintains and validates high-accuracy geospatial and tabular datasets through continuous quality assurance, structured data governance, and ongoing spatial-integrity monitoring. These activities ensure precise call routing, accurate location validation, and consistent operational performance directly supporting mission-critical public safety dispatch services. The department's proposed budget reflects an 11.83% decrease, shifting from \$634,000 in the prior fiscal year to \$559,000. This reduction is primarily driven by lower costs associated with aerial imagery acquisition, while all essential geospatial quality-control functions remain fully supported.

### **Core Responsibilities:**

- **Geospatial Data Management:** Maintains and updates authoritative 9-1-1 geodatabases by coordinating with local jurisdictions to incorporate annexations, new addresses, street network changes, and subdivision developments essential for accurate NG9-1-1 call routing.
- **Orthoimagery Acquisition:** Procures high-resolution aerial imagery to support bi-annual audits of physical changes—including new subdivisions, roadway realignments, and structural development—to ensure ongoing spatial accuracy across the service area.
- **Digital Base Map Maintenance:** Sustains sub-meter positional accuracy for all datasets supporting 9-1-1 call routing, caller location determination, and Computer-Aided Dispatch (CAD) operations used by public safety agencies throughout the tri-county region.

- **Indoor Mapping Initiatives:** Develops detailed indoor mapping datasets, beginning with school facilities, to enhance caller location precision within buildings, with planned expansion to additional public venues.
- **Quality Assurance and Data Integrity Monitoring:** Conducts continuous validation and anomaly detection on call-routing datasets to ensure proper routing performance and early identification of data issues that could adversely affect emergency response operations.
- **Proposed Street Name Review:** Collaborates with jurisdictional planning authorities and addressing coordinators throughout the District to review proposed street names to avoid assignment of duplicate street names that may be detrimental to emergency response.

### Information Technology

The Information Technology (IT) Department - comprised of internal staff and a managed service provider - provides essential support across all Bexar Metro departments and operations. IT is responsible for maintaining the reliability, security, and performance of the District's administrative systems, network infrastructure, building management systems, and digital services, ensuring continuity of operations and efficient service delivery.

An allocation of \$253,546 is included in the FY2027 budget to support IT operations. This funding covers routine maintenance, operating system licensing, cloud storage services, administrative network services, and lifecycle replacement of end user hardware.

#### **Core Responsibilities:**

- **Hardware Procurement and Maintenance:** Oversees the assessment, acquisition, deployment, and upkeep of all physical technology assets required for agency operations, ensuring reliability and lifecycle management.
- **Management of Software and Productivity Suites:** Administers enterprise and productivity applications, ensuring all staff have access to secure, current, and efficient digital tools that support collaboration and service delivery.

### Texas 9-1-1 Alliance

The Texas 9-1-1 Alliance, established under the Texas Interlocal Cooperation Act, is composed of the twenty-seven (27) Emergency Communication Districts (ECDs) authorized under Chapter 772 of the Texas Health and Safety Code. Through active participation in the Alliance, the District collaborates with ECDs statewide on technical, legislative, and regulatory matters affecting 9-1-1 services at the national, state, and regional levels. The allocation of Alliance expenses among member districts is based on population, with the District anticipating its share of these costs will remain unchanged at \$98,200.

### Contingency

To support operational resilience and ensure uninterrupted service delivery, the proposed budget includes a contingency allocation of \$900,000, representing approximately 4.53% of total expenditure. This reserve provides immediate access to funding for unplanned emergencies, including mechanical failures or natural disasters that may necessitate urgent repairs or replacement of mission critical components within the 9-1-1 system, network infrastructure, or facilities. In alignment with established practice, \$250,000 of this allocation is designated for the annual year-end contribution to the Texas County and District Retirement System (TCDRS), to preserve the retirement plan's full funding status.

## Engagement and Education Programs

Our commitment to operational excellence begins with the frontline individuals who answer the call - the 9-1-1 telecommunicators we support. As the first point of contact in an emergency, these professionals play an indispensable role in public safety. The Engagement and Education Department is central to our mission, advancing performance through innovative programming, specialized training, and community partnerships that empower telecommunicators and strengthen ECC operations across our region. Through strategic collaboration with agency leadership, the department ensures that ECC personnel are not only equipped with the tools they need today but are also well-positioned to meet the challenges of an increasingly complex public safety environment.

### **Core Responsibilities:**

- **Training and Education:** In addition to fulfilling the training mandates established by the Texas Commission on Law Enforcement (TCOLE), our comprehensive curriculum includes specialized courses in:
  - Law enforcement and fire dispatch protocols
  - Telecommunicator health and wellness
  - CPR certification and lifesaving procedures
  - Effective handling of domestic and family violence calls

Our training programs are continuously reviewed and refined to ensure alignment with emerging technologies, operational best practices, and the evolving demands of public safety communications.

- **Public Education / Community Engagement:** Public education and outreach remain fundamental to our mission. The Community Engagement Program is designed to raise awareness of 9-1-1 services, foster public trust, and promote responsible use of emergency resources. Through collaborative initiatives with local organizations and educational institutions, we reach thousands of children each year with meaningful, educational experiences.
- **Telecommunicator Pre-Employment Screening:** This initiative enables our partner agencies to make informed, data-driven hiring decisions and helps ensure a higher level of readiness and capability within the 9-1-1 workforce. Through the strategic deployment of CritiCall, ECCs can assess an individual's core competencies and better identify candidates with the aptitude to succeed in high-stress, mission critical environment of 9-1-1.
- **Telecommunicator Emergency Response Taskforce (TERT):** The 9-1-1 Telecommunicator Emergency Response Taskforce (TERT) is a nationally coordinated mutual aid program that enables trained emergency telecommunication professionals to be rapidly deployed across jurisdictions to support ECCs during natural disasters or sustained operational disruptions.

The proposed budget of \$366,685 reflects a 10.65% increase, or \$35,285, over the prior fiscal year. This increase represents a targeted investment in the well-being of the 650 plus telecommunicators serving on the front lines of emergency response through the implementation of a structured Telecommunicator Well-Being Peer Support Program, developed in collaboration with the Psychology Department at the University of Texas at San Antonio and San Antonio Police Department. The program will establish a trained cadre of certified telecommunicators and instructors equipped to provide peer-to-peer support, promote early intervention, and address the cumulative stresses associated with emergency communications.

## Capital Expenditures

### ECC Enhancements and Infrastructure

**Budget Allocation: \$2,400,000**

Funds specifically allocated to support strategic initiatives dedicated to enhancing the operational efficiency and communication infrastructure supporting or within Emergency Communication Centers. Support parameters encompass various improvement projects such as upgrading dispatch console furniture, replacing call archive/voice logging systems, improving data cable and electrical systems to support ECC renovations, and installing protective measures to safeguard infrastructure and network components.

#### **Strategic Initiative:**

- This budget allocates \$1,800,000 for phase one of a multiphase, multiyear renovation of the San Antonio Police and Fire Communications console environment, modernizing call-taking and dispatch workstations to improve reliability. The current consoles have been in use since 2011 and are showing signs of structural and electrical fatigue. Because the project will be implemented over two fiscal years, all funds will be encumbered and carried forward as needed, ensuring they remain fully dedicated to the project even if not spent in the current fiscal year.

### 9-1-1 / Mission Critical Systems

**Budget Allocation: \$897,500**

#### **Strategic Initiatives:**

- Partnership with the South Texas Regional Advisory Council (STRAC) to establish a dedicated six position secondary Mental Health ECC within the STRAC MEDCOM Communications Center. MEDCOM will provide 24/7/365 access to licensed mental health clinicians to assist with crisis calls received by primary ECCs within the Bexar Metro area of responsibility. The concept supports call diversion for appropriate incidents allowing primary ECCs to transfer select mental health-related calls to MEDCOM for crisis intervention, de-escalation, and behavioral health resource coordination, reducing reliance on traditional 9-1-1 emergency dispatch. Budget allocation includes funds for dedicated backup power, system monitoring, licensing and installation of 9-1-1 system infrastructure.
- The Voice Manager Expansion Project will leverage the Cisco Unified Communications Manager implemented in FY2026 to enable mobile deployments and remote configuration, enhancing support for contingency operations.
- Land Mobile Radio (LMR) infrastructure upgrades to replace radios used to support ECC backup operations at Quarry Run and relocation of antennas from roof mast to new DPS radio tower to improve wide area coverage.

## **Information Technology**

### **Budget Allocation: \$152,500**

- This allocation supports the planned upgrade and replacement of critical IT infrastructure to ensure reliability, security, and performance across all administrative and operational systems. Funding will be used to refresh end-of-life administrative workstations, modernize server environments, and replace aging network hardware to maintain optimal system uptime and cybersecurity readiness. These investments are essential to sustaining day-to-day operations while positioning the organization to scale and adapt to evolving technology requirements.

### **Strategic Initiative:**

- Provide ongoing SQL database administration and support for the County's ARC/GIS environment to ensure the availability and performance of critical geospatial data systems. SQL infrastructure serves as the backbone for storing, managing, and delivering mapping data used to manage 9-1-1 call routing in NG9-1-1 and Computer Aided Dispatch.

## **Vehicles**

### **Budget Allocation: \$45,000**

- Addition of a mid-sized sport utility or crew cab pickup to district fleet to facilitate ECC technical support, field operations and quality assurance field testing initiatives.

## **Facilities**

### **Budget Allocation: \$737,200**

### **Projects:**

- Replace end-of-life building UPS batteries that provide uninterrupted backup power for mission-critical communications systems, data center operations, life-safety equipment, and essential building infrastructure.
- Replace the building's Programmable Logic Controller (PLC), a critical component responsible for continuously monitoring incoming utility power voltage and frequency and automatically controlling emergency power operations. The PLC coordinates the seamless activation and operation of generators, transfer switches, and associated emergency power equipment to ensure uninterrupted facility operations during power failures.
- Complete miscellaneous but essential facility improvements, including interior painting, roof protection upgrades, lighting enhancements, and HVAC improvements. These projects help preserve building assets, improve energy efficiency and occupant safety, reduce long-term maintenance costs, and maintain a functional, reliable, and professional operating environment.

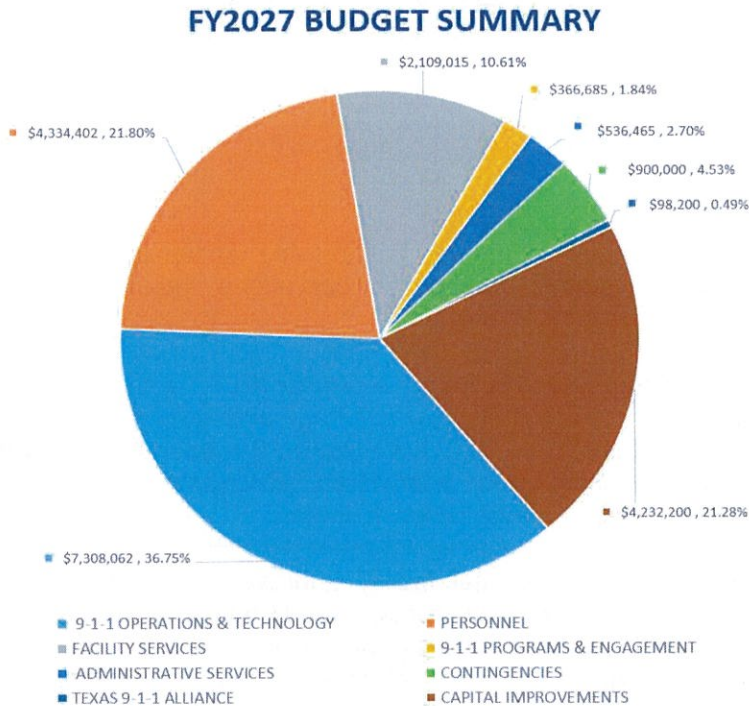
## Budget Summary

The Fiscal Year 2027 Financial Plan and Budget ensure anticipated resources meet all projected program, operational, and capital needs of the District. With 9-1-1 service fee rates remaining unchanged, the recommended budget reflects a disciplined and balanced approach that aligns current operational requirements with long-term strategic priorities. Total budgeted expenditures for FY2027 are projected to increase by 7.78%, or \$1,436,154, primarily driven by targeted investments in capital infrastructure, an increase in funds dedicated for contingency, and ongoing operational system and network support. Despite this growth, the budget remains structurally balanced, with projected expenditures of \$19,855,029 fully supported by anticipated revenues.

### Budget Allocation:

- **Operations & Maintenance:** \$15,652,829, comprising 78.72% of the total budget and reflecting a 3.29% increase over FY2026. This allocation supports essential system operations, maintenance activities, cybersecurity measures, and service delivery.
- **Capital Improvements:** \$4,232,200 (21.28%) of the total budget, representing a 28.44% increase compared to FY2026. This figure demonstrates improvements in critical infrastructure and system resilience.

To preserve operational flexibility while maintaining fiscal discipline, the Executive Director is authorized to approve transfers between budget categories, provided that such adjustments do not result in any change to the total adopted annual budget.



The investments incorporated within this budget reflect the District's continued commitment to sound fiduciary stewardship and deliberate investment in 9-1-1 system infrastructure and services. Through these efforts, Bexar Metro ensures the continuity of lifesaving 9-1-1 services and upholds its obligation to provide dependable, high-performance emergency communication services for the residents of Bexar, Comal, and Guadalupe Counties.

## Bexar Metro 9-1-1 Network Fiscal Year 2027 Proposed Budget

### Anticipated Revenue

Wireline / VoIP Service Fees	\$2,644,743
Wireless Service Fees	\$14,548,779
Interest Income	\$1,554,457
Data Center Lease Agreements	\$362,000
Miscellaneous	\$75,050
Transfer from Reserves	\$700,000

<b>Total Revenue</b>	<b>\$19,885,029</b>
----------------------	---------------------

### Operations & Maintenance Expenses

Personnel	\$4,334,402
Administrative & Financial Services	\$536,465
9-1-1 Operations & Technology	\$6,495,516
Engagement & Education	\$366,685
Information Technology	\$253,546
Geospatial Integrity	\$559,000
Facility Services	\$2,109,015
Texas 9-1-1 Alliance	\$98,200
Contingencies	\$900,000

<b>Total Expenditures</b>	<b>\$15,652,829</b>
---------------------------	---------------------

### Capital Expenditures

Mission Critical 9-1-1 System & Network	\$897,500
ECC Infrastructure Improvements	\$2,400,000
Information Technology	\$152,500
Saddletree Headquarters Facility	\$67,200
Quarry Run Regional Facility	\$670,000
Vehicles	\$45,000

<b>Total Capital Expenditures</b>	<b>\$4,232,200</b>
-----------------------------------	--------------------

<b>Total Fiscal Year 2027 Budget</b>	<b>\$19,885,029</b>
--------------------------------------	---------------------

### BEXAR METRO 9-1-1 NETWORK

Approved by the Board of Managers this 20th Day of May 2026.

By:   
 Name: James C. Hasslocher  
 Title: Chair, Board of Managers

### Administrative Operations and Upcoming Events

*City Hall Office Hours*

- Effective June 1<sup>st</sup>, City Hall public operating hours are Monday through Friday 8am-4pm. The purpose of this operational adjustment is to improve efficiency, accuracy, and overall service quality while reducing overtime expenses. This operational change is not intended to reduce public access or employee work hours, but rather to strategically align operations in a manner that improves efficiency, enhances service reliability, supports staff productivity, and serves as a fiscally responsible cost-saving measure.
- Upcoming Holidays/City Offices Closed: Monday, July 6<sup>th</sup>.
- After hours emergency phone number: 210-651-6831.

*4<sup>th</sup> of July Parade and Celebration*

- The City of Garden Ridge will host our Annual 4th of July Parade and Celebration at Paul Davis Park on Saturday, July 4, 2026, from 9am to 12pm. Start the day with the flag raising and special announcements followed by the parade and plenty of food and fun to include: hamburgers & hot dogs, ice cream, popcorn, car show, water slide, splash pad, train ride, face painting, and music! As we celebrate the 250th Birthday of America, we also have a commemorative t-shirt available for purchase at City Hall and at the event.
- Thank you to all the sponsors who continue to make this event an amazing celebration!
- See the City’s website or the City’s social media platforms for additional event details.

### 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 – 92 views / Commissions – 17 views

Public Information Act Summary	
Year	Number of Requests
2026	80
2025	136
2024	122
2023	124
2022	166
2021	146
2020	207

Social Media Summary	
Social Media Platform	Number of Posts
Facebook	48
Instagram	46
NextDoor	41
X (Twitter)	46
<b>Total for Month</b>	<b>181</b>

***POLICE DEPARTMENT MONTHLY BREAKDOWN***

***JUNE 1 to JUNE 30***

Calls for Service

Dispatched: 139

City Ordinance: 23 (2 Water)

False Alarms: 8

Arrests

- Driving While Intoxicated
- Assault Offensive Contact – Family Violence (Juvenile)

Traffic Enforcement

Crashes: 5

Citations: 165

Warnings: 37

Total: 202

Training

Outreach Efforts

- \* Coffee with the Cops (Monthly)
- \* 56 GRCPAAA volunteer hours
- \* Gearing up for 4<sup>th</sup> of July celebration with volunteers from the GRCPAAA
- \* 8<sup>TH</sup> Annual Police and Fire Pancake Breakfast raised \$6001.40 for the CACCC

Administrative Comments

- \* Made conditional offer of employment for a new Assistant Chief
- \* Made conditional offers of employment for two new cadets starting academy in August
- \* Made conditional offer of employment to recent academy graduate to start in July
- \* Continuing efforts to fill last positions

## MONTHLY PUBLIC WORKS REPORT

**June 2026**

Activities For The Month

Public Works Tasks Completed: 238

**Steven Steinmetz**  
Public Works  
Director

**Eric Lowman**  
Public Facilities  
Foreman

**Stanley Georg**  
**Manuel Troncoso**  
**Ryan Ferguson**

**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**

July Dumpster  
Schedule

July 11, 8am to 5pm

July 12, 12pm to 4pm

July 18, 8am to 5pm

July 19, 12pm to 4pm

**Storm Water Drainage Facility and Easement Maintenance**

- Inspected 10 outfalls.
- Inspected 18 detention ponds.
- Stormwater Public Outreach: 3 messages displayed during bulk dumpsters.
- Trash removed from right of ways: 105lbs
- Rain fall total: 2.02in

**Street/Sign Maintenance**

- Continue to replace old street signs.
- Install the new City Hall Complex Information signs.

**Parks Maintenance**

- Ongoing dead tree removal at Davis Park.
- Finished painting the galvanized baseball backstop.
- Painted the two water fountains.
- Painted the iron rails on the creek bridge.
- Painted the metal swing structure.
- Removed the rear park water service pressure reducing valve.
- Added more kiddie mulch to the playgrounds.
- Preparing for July 4th Celebration.

**City Facility/Church Buildings/Community Center/Property Maintenance**

- Repaired the air conditioner at the church property.
- Replaced a temperature sensor in the Library air conditioner system.
- Replaced all the filters in all the City Hall/Library water fountains.
- Set up, take down, and clean up 15 Community Center Rentals.

**Equipment/Vehicle Maintenance**

- Replaced a blown hydraulic steering line on the old case backhoe.

**Class/Continuing Education**

- Eric renewed his Class C Groundwater license.

**Oak Wilt**

- No new cases.

**Future Projects or Needs**

- More storage space required.
- Covered equipment storage.

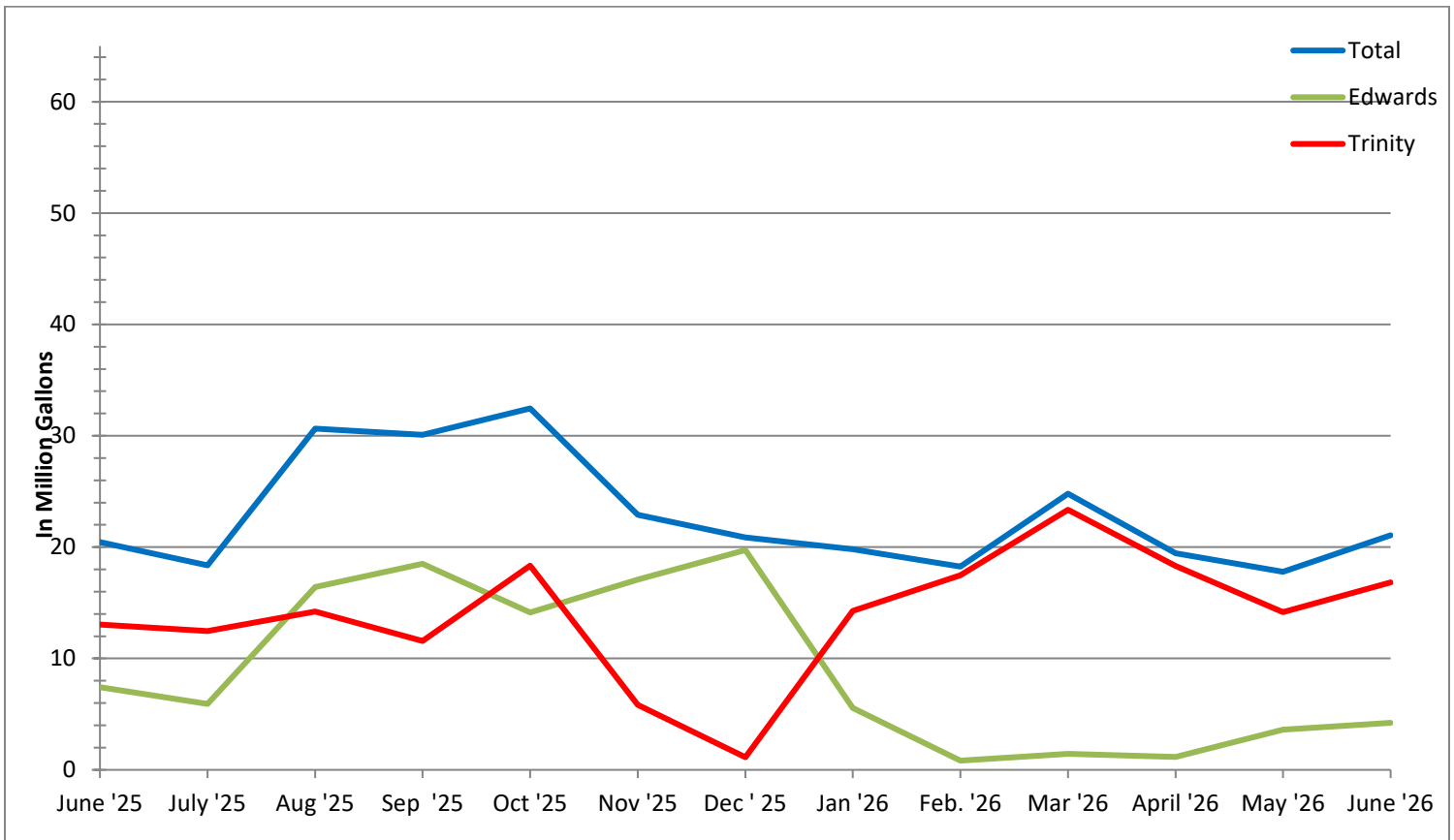




## Utilities Department Report

As of June 30, 2026

### City of Garden Ridge Aquifer Usage

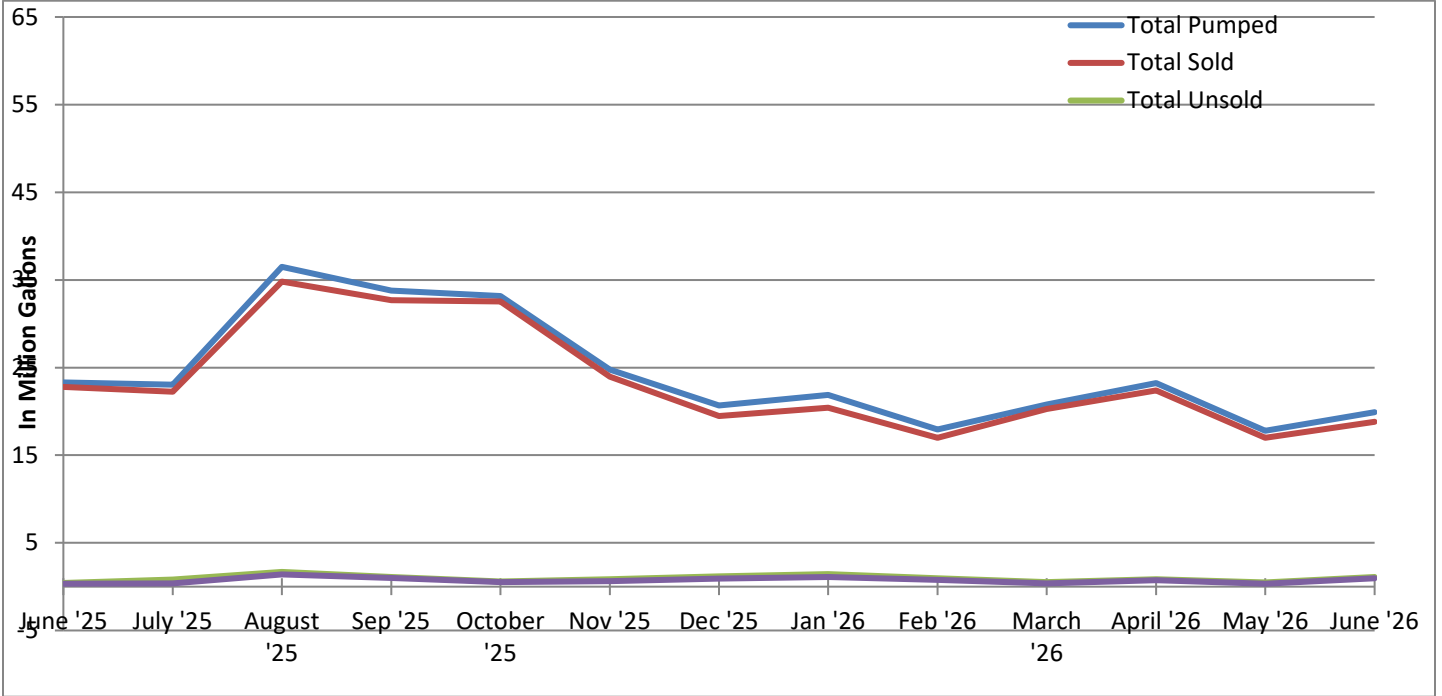


	Month:	Year:	Available:	Stage:
Edwards Well Usage AC/FT:	12.98	51.52	480.51	2
Trinity Well Usage AC/FT:	51.68	320.29	N/A	0

### 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

## 2025 – 2026 Pumping Report



	<b>Total Pumped (Thousands)</b>	<b>Total Sold (Thousands)</b>	<b>Total Unsold (Thousands)</b>	<b>Unaccountable Unsold (Thousands)</b>	<b>Unaccountable Unsold %</b>
<b>June '25</b>	23,291	22,784	420	333	1.8%
<b>July '25</b>	23,057	22,229	828	390	1.7%
<b>August '25</b>	36,490	34,809	1,681	1,395	3.8%
<b>September '25</b>	33,786	32,671	1,115	978	2.9%
<b>Oct '25</b>	33,144	32,549	595	507	1.5%
<b>Nov '25</b>	24,779	23,949	830	630	2.5%
<b>Dec '25</b>	20,657	19,474	1,183	936	4.5%
<b>Jan '26</b>	21,864	20,429	1,435	1,099	5.0%
<b>Feb '26</b>	17,936	16,984	952	776	4.3%
<b>March '26</b>	20,786,	20,288	501	359	1.7%
<b>April '26</b>	23,246	22,389	857	721	3.1%
<b>May '26</b>	17,465	16,996	469	333	1.9%
<b>June '26</b>	19,920	18,819	1,101	964	4.8%
<b>Yearly Average</b>	<b>24,636</b>	<b>23,413</b>	<b>921</b>	<b>725</b>	<b>3.0%</b>
	<b>Yearly national average</b>				<b>16%</b>

**Utilities Department Monthly Activities:**

New Installed Meters	<b>0</b>	Work Orders	<b>309</b>
Meter Replacements	<b>0</b>	Locates	<b>67</b>
City Owned Leaks	<b>0</b>	Irrigations Permits Issued	<b>0</b>
Meters Read	<b>1703</b>	Total Rebates	<b>0</b>
Meter Tests	<b>0</b>	Watering variances	<b>0</b>

**AMI Information**

**Total Portal Customers: 932**

**Meter Daily Readability Percentage: 98.09% for 1,678 assigned meters (current bill cycle)**

**Main Breaks/City Repairs: none found.**

**Estimated Water Loss:**

**Location:**

**Explanation:**

**Leak Adjustments**

New Requests	0	Waiting for Customer	1	Approved	0	Amount Approved		Denied	0	Sent to Water Commission	0
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**Employee Training/certifications**

**Rudy Solice attended Basic Water Works Training.**



# Monthly Library Update

By Linda Crosland, Library Director

**For leisure, for learning, for life!**

## Upcoming Activities For July

### Children

Tuesday & Thursday, **Lego Robotics**, Free time, Come-n-Go  
Wednesday, **Adventure Wednesday**, 10:00 am – 12:00 pm  
Fridays, **Storytime**, 10:30 am and **Stay & Play**, 11:00 am

### Special

July 15-16, **Stuffed Animal Sleepover**, bring your stuffed animal any time during Wednesday, 7/15 to leave overnight at the library. On Thursday, 7/16 come for **PJ Storytime, 6:00 -8:00 pm. Each child will receive a personalized booklet showing what his or her Stuffedie did overnight, plus other fun activities.**

### Adults

1<sup>st</sup> Tuesdays, **Cards for Troops**, 1:00 pm  
3<sup>rd</sup> Tuesdays, **Card Making**, 1:00 pm  
Thursdays, **Adult Coloring**, 1:00 pm  
3<sup>rd</sup> Thursday, **Seed Cleaning for Seed Catalog**, 1:00 pm  
Fridays, **Silver Gamers**, 2:00 pm  
Bingo, 1<sup>st</sup> Friday; Mahjong, 2<sup>nd</sup> Friday; Poker, 3<sup>rd</sup> Friday; Card Games, 4<sup>th</sup> Friday

### Special

Saturday, July 25, **Coffee with Councilperson Reyes**, 9:00 am

## Department Statistics for June

Visits to the Library	1,565
Items Checked Out	2,963
\$Saved by Checking out hardcopy Books during month	\$13,207
\$Saved by using eBooks	\$17,580
New Patrons Added	18
New Items Added, Physical Books	84
New Items Added, eBooks	7,660
Volunteer Hours	147

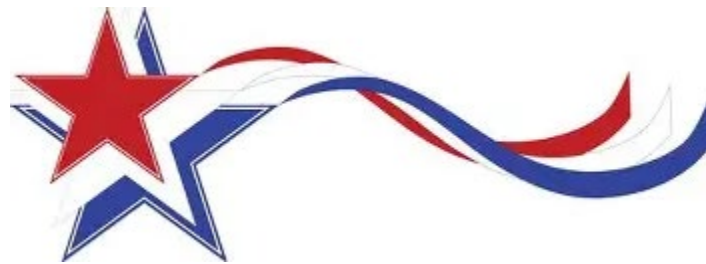
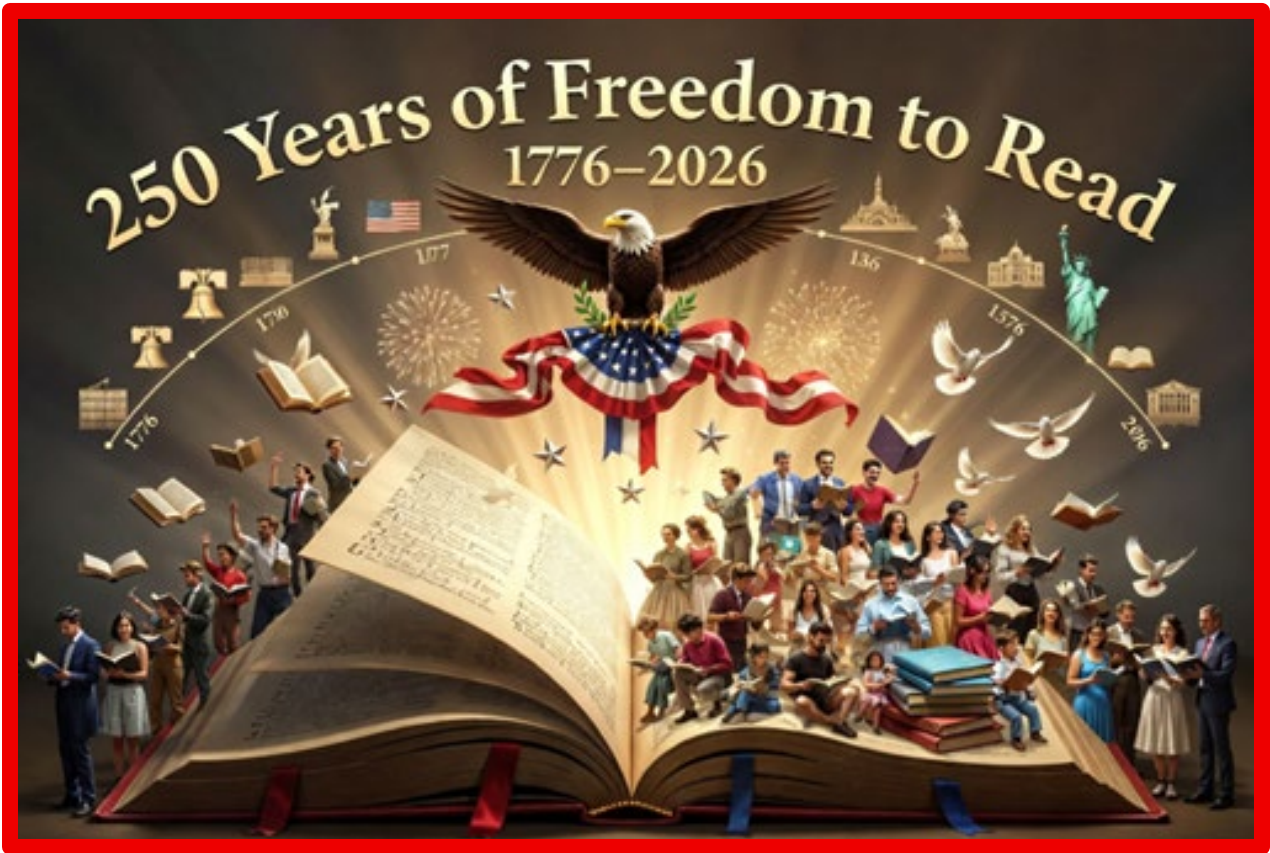
## Activity Statistics

Children’s Preschool	92
Children’s Elementary Age	79
Children’s Mixed Ages	147
Adult Classes – Card Making, Lunch-n-Learns, Coloring, Yoga, Games	310

## Activity Totals

\*\*\*\*\*

“The greatness of a community is most accurately measured by the compassionate actions of its members.” —  
*Coretta Scott King*





July 1, 2026

## **A Plea for Our Community's Future: Investing in What Is Important, Not Just What Is Urgent**

Honorable Mayor and Members of the City Council,

Every day, city leaders are called upon to address urgent matters. Roads need repairs. Utilities require maintenance. Public safety demands attention. These needs are immediate, visible, and often unavoidable.

Yet history teaches us that **the strongest communities are built not only by responding to what is urgent, but by investing in what is important.**

Our library stands as one of the most important institutions in our city. It is a place where children discover the joy of reading, students complete assignments, job seekers gain access to technology, lifelong learners continue their education, and people gather to share interests. It serves residents of every age, income level, and background. Remember, we have moved from a transactional to relational focus. You don't just come, check out a book, and leave. We have many activities for all ages. We are not *academia*; we are more than just books.

Today, our library has reached a point where its facilities can no longer fully meet the growing needs of our community. An addition is not a luxury; it is a strategic investment in education, economic development, literacy, and community engagement.

The urgent issues facing our city today will eventually pass. The decision you make regarding our library, however, will shape our community for generations.

When future residents look back on this moment, they will not remember every pothole repaired or every short-term challenge addressed. They will remember whether we had the vision to invest in institutions that strengthened minds, expanded opportunities, and improved quality of life.



**Therefore, I respectfully ask the City Council to:**

1. Approve the proposed library addition.
2. Commit a significant financial contribution toward its completion.
3. Demonstrate to our citizens that this city values long-term community enrichment alongside immediate municipal needs.

A library addition is not merely a construction project. It is a statement about who we are and what we believe. It says that education matters. It says that opportunity matters. It says that our children, families, seniors, and future generations matter.

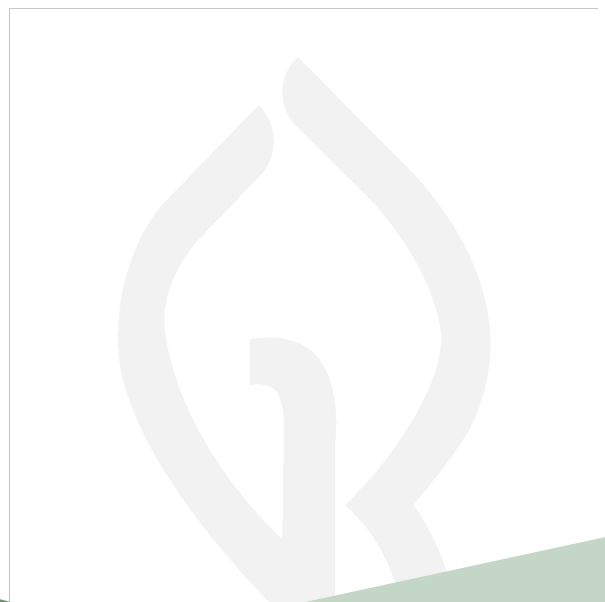
**The urgent will always compete for attention. The important requires vision.**

I ask you to exercise that vision today and make a lasting investment in our community's future through the expansion of our library.

Thank you for your consideration and for your service to our city.

Respectfully submitted,

Linda Crosland





## memorandum

**To:** Garden Ridge City Council  
**From:** Trihydro Corporation  
**cc:** Ryan Rapelye, City Manager, City of Garden Ridge  
**Date:** June 22, 2026  
**Re:** Engineering Report for July 2026 Council Meeting

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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 – Final Design and Permitting
- Project Status
  - Trihydro is assisting the City with the Texas Water Development Board Water Supply Infrastructure Grant (WSIG). The WSIG application will be requesting funds for construction and engineering of this project. This application is currently due on July 30, 2026. This includes permit submittal and approvals for ‘shovel-ready’ designation on the grant application.

### **Land Development Projects and Reviews**

- The Revival
  - Civil comments were cleared and is waiting for Fire Marshall approval.
- 22700 FM 3009 Development Water Line Extension
  - The developer is approaching installation completion at the time of this report.



- Highgrove/Miller Rezoning
  - A rezoning application was submitted in June for 8474 Bindseil Ln by Scott Felder Homes. The request is for the property to be rezoned from Agriculture to Residential Estate and is scheduled for P&Z consideration at the July meeting.

### **Miscellaneous Engineering Services**

- Schertz Sewer Connection
  - The interlocal agreement is close to execution at the time of this report.
- Wastewater Ordinance
  - Trihydro received additional comments at the June Water Commission meeting. Trihydro will make the necessary revisions for an additional presentation at the July Water Commission meeting.
- Public Works Specifications Manual
  - A draft Public Works Specifications Manual is scheduled for commissioner review in July.
- Water Rate Study
  - A rate study consultant is currently being considered to perform a comprehensive five-year water rate study at the time of this report. The rate study final report and presentation are anticipated to be completed in October.
- ETJ Release
  - Trihydro is coordinating with Comal County to update a Garden Ridge ETJ release at 20209 FM 2252.



<b>AGENDA ITEM:</b>	7.1. Ord. 251 Public Works Specifications Manual
<b>SUBMITTED BY:</b>	City Manager Ryan Rapelye
<b>DATE SUBMITTED:</b>	June 25, 2026
<b>MEETING DATE:</b>	July 1, 2026

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

Public hearing and possible action on Ordinance No. 251-072026 An Ordinance of the City Council of the City of Garden Ridge, Texas, authorizing, establishing, and approving a Public Works Specifications Manual; authorizing the City Manager to amend the Manual; repealing all ordinances to the extent they are in conflict; providing for severability; and declaring an effective date. (Rapelye)

### BACKGROUND

This item requests City Council consideration and approval of Ordinance No. 251-072026 adopting the City of Garden Ridge Public Works Specifications Manual.

The proposed Manual establishes a comprehensive set of minimum design and construction standards for public infrastructure associated with development within the City. The Manual includes requirements for streets, drainage systems, water and sanitary sewer infrastructure, driveways, traffic impacts, and construction plan preparation and review.

The purpose of the Manual is to provide consistent engineering criteria and construction practices to guide the design, review, and acceptance of public improvements, while protecting public health, safety, and welfare.

The Manual applies to subdivision, land development, and utility projects requiring public infrastructure and requires that construction plans be prepared and submitted in accordance with these standards. The document also establishes a formal process for plan review, inspections, and acceptance of improvements, ensuring that infrastructure is constructed to City standards prior to dedication.

In addition, the Manual includes provisions for administrative flexibility by allowing the City Manager or designee to approve deviations when supported by sound engineering justification and not detrimental to public welfare.

Adoption of this Manual will complement the City’s subdivision regulations by providing the technical standards necessary to implement development requirements, promote consistency in infrastructure design, and support orderly and sustainable growth within the City and its extraterritorial jurisdiction.

ATTACHMENTS: Ordinance No. 251-072026 with Exhibit A Public Works Specifications Manual

### REQUESTED ACTION

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

### FINANCIAL

Budgeted Item	<input type="checkbox"/>	Original Estimate/Budget:
Non-budgeted Item	<input type="checkbox"/>	Current Estimate:
Not Applicable	<input checked="" type="checkbox"/>	Amount Under/Over Budget: \$

## **PROs / CONs**

### **Pros:**

- Establishes clear, consistent, and enforceable engineering standards for public infrastructure design and construction.
- Enhances protection of public health, safety, and welfare through standardized requirements for drainage, transportation, and utilities.
- Improves the efficiency and predictability of the development review process by providing defined submittal and design criteria.
- Ensures that infrastructure accepted by the City meets minimum quality and performance standards, reducing long-term maintenance risks and costs.
- Supports coordinated and orderly development consistent with the City's subdivision ordinance and long-term planning objectives.

### **Cons:**

- May increase upfront development costs due to more defined and potentially higher construction and design standards.
- Could require additional effort from developers and design professionals to comply with detailed submittal and documentation requirements.

## **STAFF RECOMMENDATION**

The proposed Public Works Specifications Manual establishes a clear and comprehensive framework for the design, review, and construction of public infrastructure within the City of Garden Ridge. The Manual is consistent with accepted engineering practices and supports the City's responsibility to protect public health, safety, and welfare while promoting orderly development.

Approval of this ordinance will modernize the City's infrastructure standards, improve consistency in development, and help ensure that future public facilities are designed and constructed to meet the City's expectations.

**Staff recommends approval of Ordinance No. 251-072026 adopting the Public Works Specifications Manual as presented.**



**LEGAL NOTICE**  
**NOTICE OF PUBLIC HEARING**  
**CITY COUNCIL**

The City Council of the City of Garden Ridge, Texas, will conduct a public hearing on Wednesday, July 1, 2026, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to receive citizen input regarding the establishment of a Public Works Specifications Manual containing various construction details, specifications, and requirements which are the minimum requirements for public facilities, including but not limited to roadway design specifications, traffic impact requirements, utility easement specifications, and driveway requirements.

The City encourages citizen participation, and the public is invited to attend the public hearing in person to provide oral comments on this matter. Alternatively, written comments on this matter may be submitted in advance in accordance with the *Notice of Procedures for Public Hearing Written Comments* posted on the City's Website at:

<https://www.ci.garden-ridge.tx.us/292/PublicLegal-Notices>.

The meeting can be viewed live on the City of Garden Ridge YouTube Channel and will be archived on the City's Website for on demand viewing. Please feel free to contact City Hall at 210-651-6632 if you need additional information on this matter.

This is to certify that I, Marisa Spencer, posted this Legal Notice at 1:00 p.m. on June 11, 2026, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

*Marisa Spencer*  
\_\_\_\_\_  
Marisa Spencer  
City Secretary



**ORDINANCE NO. 251-072026**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, AUTHORIZING, ESTABLISHING, AND APPROVING A PUBLIC WORKS SPECIFICATIONS MANUAL; AUTHORIZING THE CITY MANAGER TO AMEND THE MANUAL; REPEALING ALL ORDINANCES TO THE EXTENT THEY ARE IN CONFLICT; PROVIDING FOR SEVERABILITY; 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

**WHEREAS**, the City is empowered by Chapter 212 of the Texas Local Government Code to establish subdivision regulations within the incorporated limits of the City and the technical specifications and processes necessary for orderly development within the municipality; and

**WHEREAS**, the City Council desires to establish a Public Works Specifications Manual containing specifications necessary to complete public works projects; and

**WHEREAS**, the City Council desires to authorize the City Manager to maintain and amend the Public Works Specifications Manual from time to time as needed; and

**WHEREAS**, the City Council held a public hearing pursuant to published notice and has considered the proposed Public Works Specifications Manual, comments, reports, and recommendations of staff, public testimony, and other relevant support materials; and

**WHEREAS**, the City Council desires that the City Manager makes the Public Works Specifications Manual available to the public upon request or by posting the manual on the City's website; and

**WHEREAS**, the City Council finds that the establishment of a Public Works Specifications Manual will serve a public purpose by allowing for a more efficient government.

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

**SECTION 1.** The foregoing recitals are found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance.

**SECTION 2.** The Public Works Specifications Manual is hereby established as set forth in Exhibit A attached hereto.

**SECTION 3.** The City Manager or their designee is authorized to amend the Public Works Specifications Manual as needed.

**SECTION 4.** The Public Works Specifications Manual shall be made available to the public upon request or by posting to the City's website.

**SECTION 5.** If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.

**SECTION 6.** This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of the Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**SECTION 7.** This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

**SECTION 8.** That all rights and privileges of the City and individual landowners are expressly saved as to any and all pending permits or violations of the provisions of any ordinances repealed by this Ordinance which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violation and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 9.** It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public in compliance with the advisory issued by the Office of the Governor 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 10.** This Ordinance shall be in full force and effect after its final passage and approval by the City Council, as duly attested by the Mayor and City Secretary, and any publication required by law.

**PASSED AND APPROVED ON** this 1<sup>st</sup> day of July, 2026.

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Lisa Swint  
Mayor

ATTEST:

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Marisa Spencer  
City Secretary

# Exhibit A

## Public Works Specifications Manual

City of Garden Ridge, Texas



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## Section 1- Purpose & Applicability

This document contains various construction details, specifications, and requirements which are the minimum requirements for public facilities, including but not limited to roadway design specifications, traffic impact requirements, utility easement specifications, and driveway requirements. The purpose of this manual is to establish principles, criteria, and practices for the design of infrastructure and to protect and preserve the public welfare.

Every subdivision or land development which requires installation of public infrastructure must submit construction plans consistent with these design standards and specifications to ensure compliance with all applicable requirements.

## Section 2 – Appeals

Any deviation from the standards in this manual must be approved by the City Manager, or his/her designee who must ensure that any modification is not detrimental to the public welfare, is not varying requirements of any other City ordinance or regulation and is based on an engineering study performed by a Professional Engineer, where required.

## Section 3 – Amendments

The Public Works Specifications Manual has been adopted and may be updated from time to time by ordinance approved by the City Council. In accordance with LGC Sections 212.002 & 212.0021 or its successor statute, prior to adopting or amending the Public Works Specifications Manual a public hearing is required and notice of the public hearing shall be published in a newspaper of general circulation in the city. A copy of the current Public Works Specifications Manual shall be available upon request.

## Section 4- Construction Plans & Inspections

- A. **Construction Plan Submittal Format.** All construction plans for proposed public water, sanitary sewer, street, drainage, and traffic control devices shall be submitted in the designated format:
1. Cover Sheet – containing the project title, legal property description, City name, vicinity map, Public Works signature block, sheet index, and submitting client information. The project title and legal description shall also be placed vertically along the right border in small print. The submitting client information shall contain the owner, engineer, and surveyor's name, address, and telephone number.
  2. Plat - copy of current plat bound with plans. The signed plat shall be bound with the as-built drawings.
  3. Site Plan – showing the location and width of all existing and proposed street and driveway approaches and median openings, noting the back-of-curb radii, all building footprints, location of proposed water, sanitary sewer, and drainage systems, proposed landscaping and parking layout, existing and proposed easements, limits of the floodway and 100-year floodplain, lot lines, sidewalks, and streetlights.
  4. Drainage Layout – containing a drainage area map and calculations with all existing contours, existing and proposed storm drains, and/or other drainage facilities. The drainage area map shall extend at least 200 feet beyond the limits of the drainage areas affecting the site in all directions. Plan and profile sheets shall be submitted for all storm drains, flumes, and channels. Stationing shall be generally left to right and with stationing beginning at the downstream end for all storm drains, flumes, and channels. Appropriate hydraulic grade line or water surface profile shall be plotted with all drainage design. Capacity, design discharge, velocity, velocity head shall be noted on each segment of drainage facility in the profile whenever one or more of these parameters change.
  5. Utility Plan – showing the location and size of all existing and proposed water and sanitary sewer lines with adjacent existing or proposed top of curb grades. Provide the location of all existing and proposed fire hydrants adjacent to the site including the maximum coverage radius of each as outlined in later sections of this Manual. Plan and profile sheets shall be submitted for all sanitary sewer lines and for water lines 12 inches in diameter and larger. Stationing shall be generally left to right and with stationing beginning at the downstream end for all sanitary sewer lines.
  6. Grading Plan – showing a topographical map of the subdivision which shows existing and proposed elevations and drainage patterns, and any watercourses. The plan must also include proposed flow arrows, cross sections, spot elevations, and finished floor elevations for properties adjacent to the floodplain, drainage easements, or other locations as determined by the City Manager appointed reviewer.

7. Erosion Control Plan – showing a layout of development, storm drain inlets, storm drain manholes, drainage channels, detention/retention facilities, 2-foot contours, construction entrance, and other required erosion control measures.
  8. Subdivision Layout & Street Light Plan - showing a layout of the subdivision including all lots, lot numbers, sidewalks, curbs, curb ramps, curb inlets, storm drain manholes, water meters, fire hydrants, sanitary sewer manholes, clean-outs, and street lights. The plan shall not include pipes, trees, centerlines, baselines, contours, culverts, services, street markings or construction notes.
  9. Detail Sheet – showing all details for improvements which are to become public.
- B. General Construction Plan Requirements.** All construction plans shall meet the following requirements:
1. Plans are to be designed, signed, sealed, and dated by a Professional Civil Engineer registered in the State of Texas.
  2. Horizontal scale shall typically be 1 inch equals 50 feet (1"=50') or larger, i.e. 1"= 40', vertical scale shall typically be 1 inch equals 5 feet (1" = 5') or larger, unless alternative scale approved by City Manager appointed reviewer.
  3. Plan and profile sheets shall be at least 22 inches wide by 34 inches long.
  4. Stationing shall be included on the plan view as well as the profile for all roads, water, sanitary sewer, storm drain and channel sheets. Elevations shall be calculated and provided in all profiles as indicated below.
    - a) Straight grade - provide elevations at a maximum interval of 100 feet.
    - b) Vertical curve - provide elevations at the beginning and ending points and at a maximum interval of 25 feet in between.
  5. The developer shall furnish all easements and right-of-way (ROW) necessary for construction of electrical, gas, cable TV, telephone service, and any other such public utility to the proposed subdivision.
  6. Construction Plans will be reviewed by the City Manager appointed reviewer and signed after all comments have been resolved. Construction must start within one year following approval. Plans for projects which have not started construction within this time period must be submitted for a new review.

## Section 5- Street Design & Traffic Impacts Standards

- A. Traffic Impact Analysis (TIA) contents.** The TIA shall conform to accepted industry standards and shall include a detailed description of the area street network, a description of proposed land uses for all lots/parcels, the anticipated stages of construction, the anticipated completion date of the various phases of land development, and the trigger points requiring implementation of necessary improvements. Previous TIA reports shall be submitted if the property has an existing TIA file. The city engineer may require any additional information necessary to ensure adequate review. The TIA shall contain, at a minimum, the following information:
1. Trip generation rates for both the A.M. and P.M. peak periods (including weekends) using the Institute of Transportation Engineers, Trip Generation Manual for all of the land uses specified;
  2. Trip distribution;
  3. Adequacy determination for existing and proposed street cross-sections by phase of development;
  4. Intersection level of service analysis for each phase of development, driveway sizes, locations, and adequacy;
  5. Layout showing lane usage (pavement marking layout) for all boundary streets including driveway locations and roadway geometry within the site;
  6. Driveways and intersecting streets connecting to boundary streets including all lane widths, traffic islands, medians, sidewalks, curbs, traffic control devices and existing pavement conditions;
  7. Number of proposed turning lanes required for the site;
  8. Existing and proposed turning movement counts for the site;
  9. Identification of and timing for transportation improvements, if any, needed to maintain the same or higher level of service than exists prior to development during each phase of land development and the costs of those improvements, including costs of right-of-way acquisition, utility relocation, design and construction;
  10. The TIA shall establish the baseline traffic conditions and peak hour operations prior to development of the subdivision or site, which baseline shall establish the existing level of service that is to be maintained or bettered as the owners develop the subdivision or site over time;
  11. The TIA shall address streets and intersections, and driveways on commercial sites;
  12. For projects adjacent to a TxDOT right-of-way, the TIA shall be accompanied by a letter from TxDOT which outlines any agreements between the developer and TxDOT for planned improvements; and
  13. The TIA shall be certified by a registered engineer with experience in the field of traffic engineering.

## Section 6- Driveway Standards

A. General requirements. Driveway approaches must be constructed of concrete with a minimum width of ten (10) feet at the property line and a maximum width of twenty (20) feet for residential properties and a minimum width of sixteen (16) feet and maximum width of thirty (30) feet for non-residential properties. The City Manager or designee may approve a wider driveway, based on anticipated truck traffic or similar engineering base justification. Width at the street shall be property line width plus four (4) feet minimum for residential and property line width plus sixteen (16) feet minimum for commercial. The driveway ramp shall be sloped in such a way as to prevent drainage from the street onto private property.

- a. Driveways for residential lots greater than 5 acres shall be concrete, asphalt, millings, or road base. Driveway approaches and parking spaces must be constructed of concrete.
- b. All other new driveways shall be paved with concrete. Existing driveways paved with asphalt may be replaced with asphalt paving.
- c. The City Manager may grant a waiver for alternative driveway materials including pervious pavers.
- d. Driveways directly onto an arterial roadway shall be discouraged. Properties with frontage on an arterial should be designed to minimize direct access to the arterial, but instead obtain access from existing or newly created streets.
- e. No more than two (2) driveway cuts may be used on interior lots and no more than three (3) total driveway cuts may be used on corner lots.

B. Locational requirements. Where conditions of topography, traffic flow, traffic and pedestrian safety, community appearance or other factors warrant in the judgment of the City Council, the City Council may establish particular requirements for the number, spacing or location of driveways on the affected lots. Such requirements shall be determined at preliminary plat approval and they shall be recorded as vehicular non-access easements and/or in appropriate plat notes on the final plat.

C. Accessibility. Driveway approaches constructed within public rights-of-way or easements shall conform to all applicable requirements of the Americans with Disabilities Act (ADA) and the Texas Accessibility Standards (TAS).

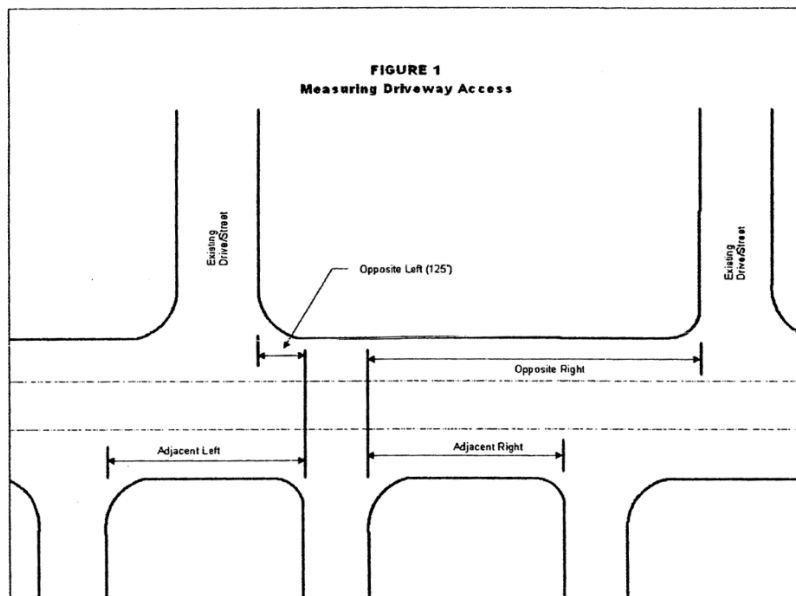
E. Adequate sight distance. Driveways are prohibited where adequate sight distance is not available for the established speed limit. The City Manager may require sight distance information be prepared by a registered professional engineer to verify adequate sight distance is available for the proposed driveway location. The determination of sufficiency is at the discretion of the City Manager.

F. Spacing of driveway access.

(1) Application of the driveway access location and design policy requires identification of the functional classification of the street on which access is requested. Street sections are classified as follows:

- a. Local street;
- b. Collector;
- c. Minor arterial; and
- d. Major arterial.

(2) Driveway access spacing shall be measured from the closest edge of pavement of the first access connection to the closest edge of pavement of the second access connection. (Figure 1)



(3) Opposite right driveways, for other than one- or two-family development, shall be located per the following requirements:

Street Classification	Spacing
Local	Must match or greater than 15 feet
Collector	Must match or greater than 100 feet
Minor arterial	Must match or greater than 225 feet
Major arterial	Must match or greater than 300 feet
Major arterial median	To be determined by city engineer

(4) Additional opposite right spacing exceeding that set forth in the above section may be required if it is determined by the city engineer that there is insufficient left turn queue storage or weave maneuver area between the opposite right and proposed driveway. This determination shall be made under peak traffic conditions.

(5) Opposite left driveways, for other than one- and two-family development, shall be located per the following requirements:

Street Classification	Spacing
Local	Must match or greater than 15 feet
Collector	Must match or greater than 125 feet
Minor arterial	Must match or greater than 125 feet
Major arterial	Must match or greater than 125 feet
Major arterial median	To be determined by city engineer

(6) Where possible, opposite driveways for other than one or two family development shall align. These drives shall be considered as an intersection.

(7) Adjacent driveways, for other than one- or two-family development, shall be located per the following requirements:

Street Classification	Spacing
Local	Must match or greater than 25 feet
Collector	Must match or greater than 100 feet
Minor arterial	Must match or greater than 150 feet
Major arterial	Must match or greater than 250 feet

(8) Exceptions. Where driveway spacing according to the standards in this section may not be possible or practical, the city engineer may require one or a combination of the following:

- a. Where adequate access connection spacing cannot be achieved, the city engineer may allow for a lesser spacing when shared access is established with an abutting property.
- b. Where no other alternatives exist, construction of an access connection may be allowed along the property line farthest from the intersection. To provide reasonable access under these conditions but also provide the safest operation, consideration shall be given to designing the driveway connection to allow only the right-in turning movement or only the right-in/right out turning movements, if feasible.

G. Safety lanes (fire lanes). Multi-family, commercial and industrial areas shall have driving surfaces within the site designated and clearly identified as safety lanes or fire lanes for fire protection, EMS, etc. These areas must be paved with concrete or asphalt and be maintained by the owners. Exits from these sites must be onto a dedicated street. The pavement width for safety lanes shall be a minimum as required by the adopted building and fire codes but shall not be less than twenty feet (20').

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## Section 7- Storm Drainage Standards

### A. Method of computing runoff.

1. The method of computing runoff shall be the "Rational Formula" or some other method acceptable to the City Manager. Runoff rates calculated by the Rational Formula shall be computed using one of the following methods of runoff coefficient determination:
  - a. Runoff coefficients based on the specific land use established by Zoning Districts according to *Table: Rational Method Runoff Coefficients by Zoning District* below, or
  - b. A composite runoff coefficient based on the percentages of different types of surfaces in the drainage area according to *Table: Rational Method Runoff Coefficients for Composite Analysis* below.

Zoning District	Slope			
	Up to 1%	Over 1% & up to 3%	Over 3% & up to 5%	Over 5%
Commercial Area (90% or more impervious)	0.95	0.96	0.97	0.97
Local Retail Districts	0.85	0.88	0.91	0.95
Multifamily Districts	0.75	0.77	0.8	0.84
Single Family Residential Districts	0.65	0.67	0.69	0.72
Undeveloped Area (storage calculation only)	0.68	0.7	0.72	0.75

Table: Rational Method Runoff Coefficients for Composite Analysis				
Character of Surface	Return Period (years)			
	5	10	25	100
<b>DEVELOPED AREAS</b>				
Asphaltic	0.77	0.81	0.86	0.95
Concrete or roof	0.8	0.83	0.88	0.97
Planted – poor condition (grass cover on less than 50% of the area)				
Less than 2% slope	0.34	0.37	0.4	0.47
2% - 7% slope	0.4	0.43	0.46	0.53
More than 7% slope	0.43	0.45	0.49	0.55
Planted – Fair condition (grass cover on less than 50% of the area)				
Less than 2% slope	0.28	0.3	0.34	0.41
2% - 7% slope	0.36	0.38	0.42	0.49
More than 7% slope	0.4	0.42	0.46	0.53
Planted – Good condition (grass cover on less than 50% of the area)				
Less than 2% slope	0.23	0.25	0.29	0.36
2% - 7% slope	0.32	0.35	0.39	0.46
More than 7% slope	0.37	0.4	0.44	0.51
<b>UNDEVELOPED AREAS (storage calculations only)</b>				
Cultivated Land				
Less than 2% slope	0.34	0.36	0.4	0.47
2% - 7% slope	0.38	0.41	0.44	0.51
More than 7% slope	0.42	0.44	0.48	0.54
Pasture or range land				
Less than 2% slope	0.28	0.3	0.34	0.41
2% - 7% slope	0.36	0.38	0.42	0.49
More than 7% slope	0.4	0.42	0.46	0.53
Forest or wooded land				
Less than 2% slope	0.25	0.28	0.31	0.39
2% - 7% slope	0.34	0.36	0.4	0.47
More than 7% slope	0.39	0.41	0.45	0.52

## A. Assumptions for runoff calculations.

1. In all cases, wet antecedent conditions shall be assumed. Runoff rates shall be computed on the basis of ultimate development of the entire watershed upstream from and including the proposed subdivision. For determination of time for concentration, times shall be figured on the basis that there shall be an improved drainage system upstream from the point under consideration. Rainfall intensities shall be obtained from the following table:

Duration (Minutes)	Frequency (Inches per Hour)				
	2-year	5-year	10-year	25-year	100-year
5	6.31	7.91	9.24	11.1	14.1
10	5.03	6.31	7.39	8.89	11.3
15	4.24	5.28	6.17	7.37	9.29
30	2.98	3.7	4.31	5.13	6.47
60	1.95	2.44	2.85	3.42	4.33
120	1.22	1.53	1.83	2.25	2.96
180	0.885	1.15	1.39	1.75	2.38
360	0.519	0.685	0.843	1.08	1.52
720	0.292	0.38	0.463	0.584	0.807
1440	0.127	0.164	0.199	0.251	0.367

C. Capacity of open drainage channels.

1. The design of all open drainage channels shall be based on a 100-year storm frequency and must be approved by the City Manager. All open drainage channels shall be designed with at least the minimum freeboard specified in the following table:

Table : Minimum Drainage Channel Freeboard	
Design Depth of Flow	Required Freeboard
Less than 5 feet	0.5 foot
5 – 10 feet	10% of design depth
More than 10 feet	1.0 foot

2. Allowance for extra freeboard shall be made wherever design conditions such as channel bends or turns require it.

D. Lining of open drainage channels.

1. The following table shall be used to determine the type of channel lining which shall be used for scour protection. Velocities are limited flows produced by a storm event no greater than a 10-year event.

Table: Velocity Control Requirements	
Velocity	Type of Channel Lining Required
Less than 3 feet per second	Earth or sod lined
3 – 5 feet per second	Sod lined
More than 5 feet per second	Concrete lined or Engineer approved equal

2. Concrete lined channels may also be used at velocities of five feet per second (fps) or less if so desired by the engineer. Where velocities are in the super critical range, allowance shall be made in the design for the proper handling of the water.

E. Design of concrete lined channels.

1. All concrete lined channels shall be designed according to the following standards, and their design must be approved by the City Manager or designee:
  - a. From the top of the concrete lining to the top of the ditch, the side slope shall not be steeper than two horizontal to one vertical, nor shall the slope be less than 12 horizontal to one vertical.
  - b. For normal conditions, the concrete lining shall be a minimum of four inches thick and reinforced with No. 3 round bars placed not more than 18 inches on centers in both directions. Where the surface, the nature of the ground, height and steepness of slope, or other factors become critical, the design shall be in accordance with the latest structural standards. All concrete lining shall develop a minimum compressive strength of not less than 2,500 pounds per square inch in 28 days.

- c. Maximum side slopes of concrete rip-rap shall be one to one, unless actual soils test data submitted by a soils engineer shows that a steeper special design is allowable. A minimum of 200 pounds per square foot surcharge shall be used.
  - d. Vertical walls shall not exceed a depth of two feet unless the channel is properly fenced or enclosed.
  - e. Easements or rights-of-way for concrete lined channels shall extend a minimum of two feet on both sides of the extreme limits of the channel. "Extreme limits" of the channel shall mean the side slope intercept with the natural ground or proposed finished ground elevation.
  - f. The minimum N value of 0.015 shall be used for the roughness coefficient in Manning's formula for a wood float type surface finish.
  - g. Where conditions warrant, the design of alternative composite sections is encouraged.
- F. Design of sod-lined and earth channels.
1. All sod-lined and earth channels shall be designed according to the following standards, and their design must be approved by the City Manager:
    - a. The side slope shall not be steeper than three horizontal to one vertical.
    - b. Easements or rights-of-way for earth channels shall extend a minimum of two feet on one side and 15 feet for an access road on the opposite side of the extreme limits of the channels, when such channels do not parallel and adjoin a street or alley. When such channels do parallel and adjoin a street or alley, the easement or right-of-way shall extend a minimum of two feet on both sides of the extreme limits of the channel. Where utilities are installed in the access road of the drainage right-of-way, said right-of-way shall extend two feet on one side and 17 feet on the opposite side of the design limits of the channel. These 17 feet are to provide an access way along the channel with a maximum cross slope of a half- inch per foot toward the channel.
    - c. The minimum N value of 0.035 shall be used for the roughness coefficient in Manning's formula for earth channels.
    - d. Submit a provision for channel maintenance to include routine mowing and necessary channel repair.

## Section 8- Sanitary Sewer Standards

Sanitary sewer design shall follow the New Braunfels Utilities Water and Wastewater Design Criteria.

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## Section 9- Water Standards

Water system design shall follow the New Braunfels Utilities Water and Wastewater Design Criteria.

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## Section 10- Monuments & Lot Markers

- A. Permanent survey reference monuments. Monuments shall be placed at all block corners, angle points, points of curve, and all corners of boundary lines of the subdivision, unless existing monuments are already in place. A new monument shall be made of an iron stake one-half ( $\frac{1}{2}$ " ) in diameter and eighteen inches (18") long centered in concrete a minimum of six inches (6") in diameter and twelve inches (12") deep. The iron stake should be left one-half inch above the concrete with a surveyors' aluminum or plastic cap, stamped with the surveyors' registered number or firm. Monuments shall be identified on the plat.
- B. Other markers. All other survey markers, such as lot corners, shall have an iron stake one-half inch ( $\frac{1}{2}$ " ) in diameter and eighteen inches (18") long with a surveyor's aluminum or plastic cap and shall be placed flush with the ground, or below ground, if necessary, in order to avoid being disturbed.
- C. Elevation benchmarks. A minimum of one (1) benchmark shall be established in each subdivision. Benchmarks shall be established on iron rods with aluminum cap embedded in concrete monuments six inches (6") in diameter and set in the ground to a depth of eighteen inches (18") and set to U.S. National Geodetic Survey datum. Using tops of manholes as a benchmark is not acceptable. Benchmarks shall be identified on the plat with elevation and elevation shall be stamped on the cap.
- D. Lot markers for utility easements. There shall be markers placed where a lot line crosses a utility easement with the exception of those blanket utility easements placed around all lots.
- E. Monument placement and verification. Monuments and lot markers shall be set immediately after completion of utility installations and street construction. Prior to acceptance of subdivision improvements by the City, the developer's surveyor shall certify that all monuments, benchmarks and markers are in place and correctly positioned.



<b>AGENDA ITEM:</b>	7.2. Republic Services Annual Rate Adjustment
<b>SUBMITTED BY:</b>	Robyn Achu, Finance-HR Director
<b>DATE SUBMITTED:</b>	June 24, 2026
<b>MEETING DATE:</b>	July 1, 2026

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

Discussion and Approval of Republic Services Annual Rate Adjustment and Related Amendment to Ordinance No. 143.

### BACKGROUND

The City of Garden Ridge maintains a Municipal Materials Management Agreement with BFI Waste Services of Texas, LP (Republic Services) for the provision of residential solid waste and recycling services. Per the terms of this agreement, an annual rate review is conducted, and an adjustment may be applied in accordance with the consumer price index and service costs.

Republic Services has notified the City of a **4.86% rate increase**, which is consistent with the provisions outlined in the current contract. As a result, the monthly residential solid waste charge billed to customers will increase from **\$37.60 to \$39.43**, an increase of **\$1.83 per month**.

The updated rates will be reflected in the **August 2026 billing cycle and billed on September 1, 2026**, and will be communicated through the City's standard billing process and posted on the City website.

To comply with procedural requirements, City Council approval is required to **amend Ordinance No. 143**, authorizing the updated rate schedule to be reflected in utility billing.

#### ATTACHMENTS:

- Notification Letter from Republic Services with Revised Rate Schedule
- City of Garden Ridge Updated Rate Schedule
- Ordinance No. 143-072026 updating "Exhibit C Municipal Solid Waste Pricing"

### REQUESTED ACTION

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

### FINANCIAL

Budgeted Item	<input type="checkbox"/>	Original Estimate/Budget:
Non-budgeted Item	<input type="checkbox"/>	Current Estimate:
Not Applicable	<input checked="" type="checkbox"/>	Amount Under/Over Budget: \$

### PROs / CONS

There is no direct fiscal impact to the City budget. The rate adjustment will be passed through to residential customers per terms of contract.

### STAFF RECOMMENDATION

Staff recommends approval of the 4.86% annual rate adjustment as proposed by Republic Services and the related amendment to Ordinance No. 143-072026 authorizing the updated rate schedule to be reflected in utility billing.



May 16, 2026  
City of Garden Ridge  
Mr. Ryan Rapelye  
City Manager  
9400 Municipal Parkway  
Garden Ridge, TX 78266

Mr. Rapelye,

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

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

This price increase is scheduled to become effective on August 1, 2026.

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

Respectfully,

Chelsy Crisp Segovia  
Municipal Services Manager  
Republic Services  
4542 SE Loop 410  
San Antonio, TX 78222  
[csegovia@republicservices.com](mailto:csegovia@republicservices.com)

City of Garden Ridge, Texas

Consumer Adjustment commencing August 1, 2026

DOL Consumer Price Index

All Urban Consumers: Water, Sewer & Trash for:

12 Month Average Ending April 2025: 307.174

12 Month Average Ending April 2026: 322.100

Change in Average 14.926

Percent Change 4.86%

Price Increase Minimum: 4.00%

Price Increase Maximum: N/A

Percent Increase Applied 4.86%

CATEGORY	Collection Frequency	2025 RATE	Increase	2026 RATE
<b>Residential</b>				
One Cart	Single Family Dwelling 2x/week svc.	\$32.41	\$1.58	\$33.99
Extra Cart		\$6.08	\$0.30	\$6.38
Optional service levels:	1x.wk trash service - \$6.00 base rate reduction			
	EOW recycle service - \$3.35 base rate reduction			
NOTE: Scheduled Brush / Bulk	Up to 1 cubic yd	\$55.21	\$2.68	\$57.89
	Each additional cubic yd	\$55.21	\$2.68	\$57.89
<b>Commercial Carts</b>				
One Cart	1x per wk collection - 96 gal	\$38.66	\$1.88	\$40.54
Extra Cart		\$38.66	\$1.88	\$40.54

Commercial : Container Service

2 Cubic Yard	1/wk	\$96.64	\$4.70	\$101.34
	2/wk	\$177.10	\$8.61	\$185.71
	3/wk	\$256.58	\$12.47	\$269.05
	4/wk	\$335.84	\$16.32	\$352.16
	5/wk	\$415.10	\$20.17	\$435.27
3 Cubic Yard	1/wk	\$119.36	\$5.80	\$125.16
	2/wk	\$206.36	\$10.03	\$216.39
	3/wk	\$277.80	\$13.50	\$291.30
	4/wk	\$320.67	\$15.58	\$336.25
	5/wk	\$389.18	\$18.91	\$408.09
4 Cubic Yard	1/wk	\$147.10	\$7.15	\$154.25
	2/wk	\$240.82	\$11.70	\$252.52
	3/wk	\$337.90	\$16.42	\$354.32
	4/wk	\$428.26	\$20.81	\$449.07
	5/wk	\$509.80	\$24.78	\$534.58
6 Cubic Yard	1/wk	\$188.29	\$9.15	\$197.44
	2/wk	\$299.65	\$14.56	\$314.21
	3/wk	\$398.42	\$19.36	\$417.78
	4/wk	\$503.91	\$24.49	\$528.40
	5/wk	\$620.32	\$30.15	\$650.47
8 Cubic Yard	1/wk	\$215.18	\$10.46	\$225.64
	2/wk	\$371.95	\$18.08	\$390.03
	3/wk	\$501.82	\$24.39	\$526.21
	4/wk	\$626.64	\$30.45	\$657.09
	5/wk	\$751.87	\$36.54	\$788.41

Commercial Additional Charges:

Extra Yards		\$44.18	\$2.15	\$46.33
Extra Pickup		\$110.44	\$5.37	\$115.81
Delivery		\$38.66	\$1.88	\$40.54
Removal & Exchange		\$38.66	\$1.88	\$40.54

Industrial Rate: includes 5% franchise fee	Rental / Month	\$176.35	\$8.57	\$184.92
Includes Perm and Temp services	Haul 20 yd	\$655.18	\$31.84	\$687.02
	Haul 30 yd	\$655.18	\$31.84	\$687.02
	Haul 40 yd	\$655.18	\$31.84	\$687.02
	Compactor Haul	\$875.51	\$42.55	\$918.06
	Delivery / Relocate / False Alarm	\$289.91	\$14.09	\$304.00
	Disposal (Over 4 tons)	\$46.38	\$2.25	\$48.63
	Excess Disposal Charge (over 10 tons)	\$115.96	\$5.64	\$121.60
City of Garden Ridge - Industrial Services				
	Haul 30yd - (Mon-Sat)	\$325.80	\$15.83	\$341.63
	Haul 30yd (Sunday)	\$358.93	\$17.44	\$376.37
	Delivery / False Alarm	\$165.66	\$8.05	\$173.71
	Disposal Fee	\$36.45	\$1.77	\$38.22
	Overage (over 10 tons)	\$110.44	\$5.37	\$115.81



Republic Services of San Antonio has made a rate adjustment to the Municipal Materials Management Agreement. The following rates for Residential, Commercial, Industrial, and Temporary collection services are effective **AUGUST 1, 2026**.

Residential	Base Rate	11% City Billing Fee	Franchise Fee (5%)	Total Rate
Automated Resi Waste Collection 2x/wk	\$33.99	\$3.74	\$1.70	\$39.43
Additional Cart	\$6.38	\$0.70	\$0.32	\$7.40
Automated Resi Recycling Containter 1x/wk	Included in Base Rate			
Bulk Dumpster Service	\$9.00			
On call, scheduled Resi brush and bulky curbside collection. Minimum Charge	\$57.89	\$6.37	\$2.89	\$67.15
Commercial Collection	Base Rate	11% City Billing Fee	Franchise Fee (5%)	Total Rate
Small Commercial Collection (Carts) per month: includes one-time (1x) per week collection with 1-96 gallon Container / Cart Contents Only	\$40.54	\$4.46	\$2.03	\$47.03
Each Additional Small Commercial Container (Carts) per month: includes one-time (1x) per week collection with 1-96 gallon Container / Cart Contents Only	\$40.54	\$4.46	\$2.03	\$47.03

**Large Commercial Container Collection Service Per Month:**

Container Size	Frequency	Base Rate	City Billing Fee (11%)	Franchise Fee (5%)	Total Rate
2yd FEL Can	1x/week	\$101.34	\$11.15	\$5.07	\$117.56
2yd FEL Can	2x/week	\$185.71	\$20.43	\$9.29	\$215.43
2yd FEL Can	3x/week	\$269.05	\$29.60	\$13.45	\$312.10
2yd FEL Can	4x/week	\$352.16	\$38.74	\$17.61	\$408.51
2yd FEL Can	5x/week	\$435.27	\$47.88	\$21.76	\$504.92
3yd FEL Can	1x/week	\$125.16	\$13.77	\$6.26	\$145.19
3yd FEL Can	2x/week	\$216.39	\$23.80	\$10.82	\$251.02
3yd FEL Can	3x/week	\$291.30	\$32.04	\$14.57	\$337.91
3yd FEL Can	4x/week	\$336.25	\$36.99	\$16.81	\$390.05
3yd FEL Can	5x/week	\$408.09	\$44.89	\$20.40	\$473.39
4yd FEL Can	1x/week	\$154.25	\$16.97	\$7.71	\$178.93
4yd FEL Can	2x/week	\$252.52	\$27.78	\$12.63	\$292.93
4yd FEL Can	3x/week	\$354.32	\$38.98	\$17.72	\$411.02
4yd FEL Can	4x/week	\$449.07	\$49.40	\$22.45	\$520.93
4yd FEL Can	5x/week	\$534.58	\$58.80	\$26.73	\$620.12
6yd FEL Can	1x/week	\$197.44	\$21.72	\$9.87	\$229.04
6yd FEL Can	2x/week	\$314.21	\$34.56	\$15.71	\$364.49

6yd FEL Can	3x/week	\$417.78	\$45.96	\$20.89	\$484.63
6yd FEL Can	4x/week	\$528.40	\$58.12	\$26.42	\$612.95
6yd FEL Can	5x/week	\$650.47	\$71.55	\$32.52	\$754.55
8yd FEL Can	1x/week	\$225.64	\$24.82	\$11.28	\$261.75
8yd FEL Can	2x/week	\$390.03	\$42.90	\$19.50	\$452.44
8yd FEL Can	3x/week	\$526.21	\$57.88	\$26.31	\$610.41
8yd FEL Can	4x/week	\$657.09	\$72.28	\$32.85	\$762.23
8yd FEL Can	5x/week	\$788.41	\$86.73	\$39.42	\$914.56

	Base Rate	City Billing Fee (11%)	Franchise Fee (5%)	Total Rate
Commercial Extra Yardage Fee-per yard	\$46.33	\$5.10	\$2.32	\$53.75
Commercial Container-Each Extra Lift	\$115.81	\$12.74	\$5.79	\$134.34
Commercial Container-Delivery Fee per can	\$40.54	\$4.46	\$2.03	\$47.03
Commercial Container-Removal & Exchange Fee per can	\$40.54	\$4.46	\$2.03	\$47.03

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

**Industrial Permanent and Temporary Rolloff Service:**

Haul Fee (20, 30, & 40yd Open Top)	\$687.02 per haul, includes up to 4 tons disposal
Haul Fee (Compactor)	\$918.06 per haul, includes up to 4 tons disposal
Disposal Fee	\$48.63 per ton on all tons over 4 tons
Rental Fee (Open Top)	\$184.92 per Month
Delivery Fee	\$304.00 per delivery
Container Relocation Fee	\$304.00 per relocation
False Alarm Fee	\$304.00 per occurrence
Excess Disposal Charges	\$121.60 over 10 tons per load

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

**Above pricing does not apply to special waste volumes.**

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

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

**ORDINANCE NO. 143-072026**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, GRANTING AN EXCLUSIVE MUNICIPAL MATERIALS MANAGEMENT AGREEMENT BETWEEN THE CITY OF GARDEN RIDGE, TEXAS, AND BFI WASTE SERVICES OF TEXAS, L.P., DBA/REPUBLIC SERVICES OF SAN ANTONIO A TEXAS LIMITED PARTNERSHIP, FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLING SERVICE; SETTING FORTH GENERAL SPECIFICATIONS ESTABLISHING RATES FOR COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLING SERVICE; PROVIDING FOR ENFORCEMENT AND THE COLLECTION OF ESTABLISHED RATES; PROVIDING A PENALTY FOR VIOLATIONS OF THIS ORDINANCE OF A FINE OF NOT LESS THAN \$100.00 NOR MORE THAN \$500.00 AND MAKING EACH DAY A SEPARATE OFFENSE; PROVIDING A CUMULATIVE AND SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Garden Ridge has the responsibility to provide for the health and welfare of its citizens; and

**WHEREAS**, the City Council of the City of Garden Ridge has determined that it is in the public interest of said City and its citizens to grant an exclusive agreement to BFI Waste Services of Texas, L.P., dba/Republic Services of San Antonio a Texas Limited Partnership, to provide for the satisfactory and efficient collection, removal, and disposal of solid waste and recyclable materials so as to maintain safe and sanitary conditions within Garden Ridge; and

**WHEREAS**, it has been, and is, determined by the City Council of the City of Garden Ridge to be in the best interest and necessary to preserve and protect the public health of all citizens; and

**WHEREAS**, the City Council finds and determines that it is necessary to adopt an Ordinance granting an exclusive Municipal Materials Management Agreement between the following parties to this Agreement: the City of Garden Ridge, Texas (hereinafter called "City") and BFI Waste Services of Texas, L.P., dba/Republic Services of San Antonio a Texas Limited Partnership (hereinafter called "Company").

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

**SECTION 1. GRANT OF AUTHORITY.**

There is hereby granted by the City to Company the exclusive right and privilege to operate and maintain within the City of Garden Ridge a service for the collection and removal of garbage, trash, brush, and other items intended to be discarded, (hereinafter called "solid waste"), and recyclable materials. The right and privilege granted in this Agreement for the purpose set forth above shall be exclusive and no other contractor, person, or corporation shall be permitted to engage in garbage collection or recycling service from residential, commercial, or industrial generators, within the City during the term of this Municipal Materials Management Agreement, Attachment A.

**SECTION 2. SOLID WASTE COLLECTION AND DISPOSAL SERVICE REQUIRED.**

All residential units, commercial units, and industrial units located within the boundaries of the City of Garden Ridge are required to have solid waste collection and disposal service.

**SECTION 3. RATES AND COLLECTION OF FEES.**

The City shall bill and collect a monthly fee for solid waste disposal from all residential, commercial, and industrial customers located within the boundaries of the City of Garden Ridge. All customers will be billed the monthly rates detailed in the Municipal Materials Management Agreement, Exhibit C, Municipal Solid Waste Pricing.

The City shall calculate the amount of solid waste collection service and recycling to be billed to each residential, commercial, and industrial customer monthly and shall add eleven percent (11%) to each bill as a billing service charge. The billing service charge shall be retained by the City and deposited in the City's General Fund. The City shall remit to the Company sales tax collected for the services provided and the Company is responsible for remitting sales tax submitted by the City for the services billed.

**SECTION 4. BRUSH/BULKY WASTE DISPOSAL EVENTS.**

The City will provide rolloff containers for the disposal of tree trimmings, brush, yard waste, and bulky items. Disposal Events will be scheduled as determined by the City and such schedule will be published on the City's website. This service is only available for residential units located within the boundaries of the City of Garden Ridge and will not be extended to commercial or industrial units located within the boundaries of the City or to lawn/landscape services, City volunteers, or service organizations.

The City will pay to the Company those charges incurred with the Brush/Bulky Waste Disposal Events at the rates set by the Company in the Municipal Materials Management Agreement, Exhibit C, Municipal Solid Waste Pricing, IV. Municipal Services, A. City of Garden Ridge Use Only-Rolloff Collection.

The City will bill all residential customers a monthly fee for brush/bulky waste disposal. The City reserves the right to adjust the brush/bulky waste disposal fee as deemed necessary to recover the City's costs associated with disposal events.

**SECTION 5. VIOLATION OF ORDINANCE.**

A violation of this Ordinance is a Class C Misdemeanor punishable upon conviction by a fine of not less than one hundred (\$100) dollars nor more than five hundred (\$500) dollars for each day that such offense continues and shall be a separate offense. Any violator may be subject to the enforcement provisions of Chapter 54 of the Texas Local Government Code.

**SECTION 6. CUMULATIVE AND SAVINGS.**

This Ordinance is cumulative of all provisions of ordinances of the City of Garden Ridge, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. All previous Ordinances, Resolutions, and Agreements, including Amendments thereto, regarding and granting permission for the collection, removal, and disposal of solid waste and recyclable materials within the City are hereby superseded on the effective date of this Ordinance.

**SECTION 7. 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 8. EFFECTIVE DATE.**

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

**PASSED AND APPROVED ON** this 1<sup>st</sup> day of July, 2026.

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Lisa Swint  
Mayor

ATTEST:

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Marisa Spencer  
City Secretary

# Attachment A

## Municipal Materials Management Agreement

## MUNICIPAL MATERIALS MANAGEMENT AGREEMENT

This Municipal Materials Management Agreement (the “**Agreement**”) is made and entered into this 1<sup>st</sup> day of August, 2023 (“**Effective Date**”), by and between the City of Garden Ridge, Texas (“**City**”), and BFI Waste Services of Texas, L.P., dba Republic Services of San Antonio a Texas Limited Partnership qualified to do and actually doing business in the State of Texas (“**Company**”).

### RECITALS

WHEREAS, City desires that Company provide Services as defined herein for the Location Types as set forth in this Agreement and Company desires to do so, all in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Agreement, the parties agree as follows:

### TERMS AND CONDITIONS

1. Sole and Exclusive Franchise. Company is hereby granted the sole and exclusive franchise, license, and privilege to provide for the collection and disposal or recycling, if applicable, of all conforming Waste Material (as defined in Exhibit A) for the following types of locations (“**Location Types**”) within the territorial jurisdiction of the City (the “**Services**”):

#### Location Types

Residential Units

Large Commercial Units

Small Commercial Units

Industrial Permanent Units

Municipal Facilities

Industrial Temporary Units

2. Newly Developed Areas. If the City develops new areas (of the same Location Types as designated above) within the City’s territorial jurisdiction during the Term of this Agreement, such areas shall automatically be subject to this Agreement. The City shall provide Company with written notification of such newly developed areas, and within thirty (30) days after receipt of such notification, Company shall provide the Services as set forth in this Agreement in such newly developed area(s). If the City annexes any new areas that it wishes for Company to provide the Services, the Parties shall negotiate a mutually acceptable amendment to this Agreement adding such annexed areas to the scope of the Services and setting forth the rates that will apply for the Services in such area(s).
3. Scope of Services. Company shall furnish all equipment, trucks, personnel, labor, and all other items necessary to perform the Services. The Services shall not include the collection, disposal, or recycling of any Excluded Waste or Waste Material located at any Location Type not designated above, or any Waste Material/Service Types not designated in any exhibit attached hereto.
4. Out of Scope Services May Be Contracted for Directly with Customers. Company may provide collection and disposal or recycling service within the territorial jurisdiction of the City for any Waste Material and/or Location Types that are outside the scope of this Agreement pursuant such terms and conditions as may be mutually agreed upon by Company and such Customers. Such services and agreements are outside the scope of this Agreement, and this Agreement does not require such Customers to use Company for such services, but they may do so at their discretion. The City agrees

that Company may use any information received from the City in marketing all of its available services to the Customers located within the City, whether included in the scope of this Agreement or not.

5. Exhibits. All Exhibits attached to this Agreement are an integral part of the Agreement and are incorporated herein.

**Exhibit A** Specifications for Municipal Solid Waste Services

**Exhibit B** Specifications for Recycling Services

**Exhibit C** Municipal Solid Waste Pricing

6. Term. This Agreement begins on the Effective Date and expires ten (10) years thereafter but shall automatically renew for successive five-year periods (the “**Term**”) unless either party provides written notice of non-renewal at least ninety (90) days prior to the expiration of the then current Term, or unless otherwise terminated in accordance with the terms of this Agreement.

7. Rates for Services; Rate Adjustments; Additional Fees and Costs.

7.1 Rates for Services. The rates for all Services shall be as shown on Exhibit C, subject to the rate adjustments and additional fees and costs as set forth herein.

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

7.3 Change in Law Adjustments. Company may increase the rates for Services as a result of increases in costs incurred by Company due to (a) any third party or municipal hauling company or disposal or recycling facility being used; (b) changes in local, state, federal or international rules, ordinances or regulations; (c) changes in taxes, fees or other governmental charges (other than income or real property taxes); (d) uncontrollable prolonged operational changes (i.e., a major bridge closure); (e) increased fuel costs; and (f) changes in costs due to a Force Majeure Event. Any request for the foregoing cost adjustments shall be accompanied by documentation that clearly defines the methodology, effective date, and data sources supporting the cost increase, shall be subject to the review and approval of the City and shall be retroactive to the effective date of such increase or change in cost.

8. Invoicing; Payment; Service Suspension; Audits.

8.1 Invoicing the City. The City shall invoice and collect from all Residential, Commercial, and Municipal Facilities Customers for Services provided by Company pursuant to this Agreement, plus any applicable fees and taxes. The City shall report to Company (a) by the 5<sup>th</sup> of each month the total number of addresses subject to this Agreement and that have been billed for

Services by the City and (b) on a quarterly basis, parcel data and a list of addresses billed for the Services by the City.

The Company shall bill the City for Waste Material and Recyclable Material collection and disposal services rendered to Residential Units, Commercial Units and Municipal Facilities within ten (10) days following the end of the month and the City shall pay the Company on or before the 15<sup>th</sup> day following the end of such month. Such billing and payment shall be based on the price rates and schedules set forth in the Contract Documents, net of the five percent (5%) franchise fee. The billing to the City for Residential and Commercial Units, net of franchise fee, will be calculated as follows:

The company will bill the City using the current period contract rate per unit, for all Residential and Commercial Units as shown on Exhibit C, subject to the rate adjustments and additional fees and costs as set forth herein, divided by 1.05

Example:

Current Period Contract Rate for Residential Collection for August 2023 is \$30.82 per month, including five percent (5%) franchise fee. This rate will be divided by 1.05 to calculate the net of franchise fee rate to be billed per unit ( $\$30.82 / 1.05 = \$29.35$ ).

Per this example, Company will invoice City \$29.35 per Residential Unit for the month of August 2023.

The Company shall be entitled to payment for service rendered to Residential Units and Commercial Facilities irrespective of whether or not City collects from the customer for such service. Payments not made by the City on or before their due date shall be subject to late fees of: a) the greater of five dollars (\$5) or one and one-half percent (1.5%) per month or portion thereof; or, b) the maximum allowed by law, if less than a). In the event the City withholds payment of a portion or whole of an invoice and it is later determined that a portion or all of such withheld amount is owed to Company, such amount shall be subject to the late fees provided herein from the original due date until paid by City.

- 8.2 Franchise Fee. The rates for Residential and Commercial Collection Services, as shown in Exhibit C, include a franchise fee equal to five percent (5%). The City shall invoice and collect from all Residential and Commercial Customers for Services provided by Company pursuant to Exhibit C, plus any applicable fees and taxes. The Company shall invoice and collect from the City, based on the price rates and schedules set forth in the Contract Documents, net of the five percent (5%) franchise fee, for Residential and Commercial Units.
- 8.3 Invoicing the Customer Directly. Company shall invoice each individual Customer for Industrial Permanent and Temporary Services rendered to such Customer under this agreement within 10 days following the end of the month, and the Customer shall pay Company's invoices. The Company shall pay to the City the five percent (5%) franchise fee (Exhibit C) that the Company receives for those services. The fee shall be paid quarterly to the City by January 31, April 30, July 31, and October 31, of each year during the term of this Contract.
- 8.4 Payment. The City or Customer, as applicable, shall pay each of Company's invoices without offset, within twenty (20) days of receipt of Company's invoice. Payments may be made by check or ACH only. Payment by credit card will incur a three percent (3%) convenience fee added to the invoice total. City shall pay Company's invoices in full irrespective of whether or not the City collects from the Customers for such Service. Payments not made on or before their

due date may be subject to late fees of one and one-half percent (1.5%) per month (or the maximum allowed by law, if less). If the City or Customer, as applicable, withholds payment of a portion or entire invoice and it is later determined that a portion or all of such withheld amount is owed to Company, such amount shall be subject to the late fees provided herein from the original due date until paid.

8.5 Sales Tax. With the City's remittance to the Company, the City shall submit documentation to support the monthly calculation of total sales tax and include this amount with the City's remittance to the Company. The Company is responsible for remitting the sales tax submitted by the City per the amount and documentation provided by the City for the services billed.

8.6 Service Suspension.

8.6.1 Unpaid Invoices. If any amount due from the City is not paid within sixty (60) days after the date of Company's invoice, Company may suspend Services until the City has paid its outstanding balance in full and/or terminate this Agreement. If Company suspends Service, the City shall pay a service interruption fee in an amount determined by Company in its discretion up to the maximum amount allowed by Applicable Law. If any amount due to Company from an individual Customer is not paid within sixty (60) days after the date of Company's invoice, Company may suspend that Customer's Services until the Customer has paid its outstanding balance in full. If Company suspends Service, the Customer shall pay a service interruption fee in an amount determined by Company in its discretion up to the maximum amount allowed by Applicable Law.

8.6.2 Suspension at Direction of City. If the City wishes to suspend or discontinue Services to a Customer for any reason, the City shall send Company a written notice (email is acceptable as long as its receipt is acknowledged by Company) identifying the Customer's address and the date the Services should be suspended or discontinued. In the event of Service suspension, the City shall provide additional email notification to Company if/when it wishes to reactivate the suspended Services. Upon receipt of a notice of reactivation, Company shall resume the Services on the next regularly scheduled collection day. To the extent permitted by state law, the City shall indemnify, defend, and hold Company harmless from any claims, suits, damages, liabilities or expenses (including but not limited to expenses of investigation and attorneys' fees) resulting from the suspension or discontinuation of any Services at the direction of the City.

8.7 Audits.

8.7.1 Audit of City Billings. With respect to any Services in which the Company's billing is dependent upon the City's reporting of the number of addresses subject to this Agreement, the City shall perform an audit at least once each year to confirm that all addresses receiving Services under this Agreement are actually being billed by the City and that the City's reporting on such addresses is accurate. The City shall share all findings and documentation with respect to such audits with Company. In addition to the foregoing, Company shall be permitted to conduct its own address counts using manual counts and/or official parcel maps. If at any time Company presents to City data to support that the number of addresses serviced exceeds the number provided by the City, the parties agree to re-negotiate in good faith the number of addresses receiving and paying for services under this Agreement.

- 8.7.2 Audit of Company Records. The City may request and be provided with an opportunity to audit any relevant and non-confidential records of Company that support the calculations of charges invoiced to the City under this Agreement within the ninety (90) day period before the audit request. Such audits shall be paid for by the City and shall be conducted under mutually acceptable terms at Company's premises in a manner that minimizes any interruption in the daily activities at such premises.
9. Service Level Changes. In the event the City desires to make changes to the service levels included within the Agreement, the City and Company agree to negotiate in good faith, an Amendment to the Agreement, to address the impacts of such changes to the Agreement.
10. Termination. If either party breaches any material provision of this Agreement and such breach is not substantially cured within thirty (30) days after receipt of written notice from the non-breaching party specifying such breach in reasonable detail, the non-breaching party may terminate this Agreement by giving ninety (90) days' written notice of termination to the breaching party. However, if the breach cannot be substantially cured within thirty (30) days, the Agreement may not be terminated if a cure is commenced within the cure period and for as long thereafter as a cure is diligently pursued. Upon termination, the City shall pay Company only such charges and fees for the Services performed on or before the termination effective date and Company shall collect its equipment, and Company shall have no further obligation to perform any Services under this Agreement.
11. Compliance with Laws. Company warrants that the Services will be performed in a good, safe and workmanlike manner, and in compliance with all applicable federal, state, provincial and local laws, rules, regulations, and permit conditions relating to the Services, including without limitation any applicable requirements relating to protection of human health, safety, or the environment ("**Applicable Law**"). In the event any provision of this Agreement conflicts with an existing ordinance of the City, this Agreement shall control and Company shall not be fined, punished, or otherwise sanctioned under such ordinance. Company reserves the right to decline to perform Services, which, in its judgment, it cannot perform in a lawful manner or without risk of harm to human health, safety or the environment.
12. Title. Title to Waste Material shall pass to Company when loaded into Company's collection vehicle or otherwise received by Company. Title to and liability for any Excluded Waste shall at no time pass to Company.
13. Excluded Waste. If Excluded Waste is discovered before it is collected by Company, Company may refuse to collect the entire waste container that contains the Excluded Waste. In such situations, Company shall contact the City and the City shall promptly undertake appropriate action to ensure that such Excluded Waste is removed and properly disposed of by the depositor or generator of the Excluded Waste. In the event Excluded Waste is present but not discovered until after it has been collected by Company, Company may, in its sole discretion, remove, transport, and dispose of such Excluded Waste at a facility authorized to accept such Excluded Waste in accordance with Applicable Law and, in Company's sole discretion, charge the City, depositor or generator of such Excluded Waste for all direct and indirect costs incurred due to the removal, remediation, handling, transportation, delivery, and disposal of such Excluded Waste. The City shall provide all reasonable assistance to Company to conduct an investigation to determine the identity of the depositor or generator of the Excluded Waste and to collect the costs incurred by Company in connection with such Excluded Waste. Subject to the City's providing all such reasonable assistance to Company, Company shall release City from any liability for any such costs incurred by Company in connection with such Excluded Waste, except to the extent that such Excluded Waste is determined to be attributed to the City.
14. Equipment; Access. Any equipment that Company furnishes or uses to perform the Services under this Agreement shall remain Company's property. The City shall be liable for all loss or damage to such

equipment, except for normal wear and tear, or loss or damage resulting from Company's handling of the equipment. City and Customers shall use the equipment only for its proper and intended purpose and shall not overload (by weight or volume), move, or alter the equipment. To the extent permitted by state law, the City shall fully reimburse Company for any and all claims resulting from personal injuries or death, or the loss of or damage to property (including the equipment) arising out of the use, operation, or possession of the equipment by the City or the Customers. If the equipment and/or Waste Material is not accessible so that the regularly scheduled pick-up cannot be made, such Waste Material will not be collected until the next regularly scheduled pick-up, unless the Customer calls Company and requests an extra pick-up, in which case an extra service charge will apply. Company shall not be responsible for any damages to any property or equipment located adjacent to the collection receptacles, nor to any pavement, curbing, or other driving surfaces resulting from Company's providing the Services under this Agreement.

15. **Risk Allocation.** Except as otherwise specifically set forth herein, each party shall be responsible for any and all claims for personal injuries or death, or the loss of or damage to property, only to the extent caused by that party's negligence or acts of willful misconduct or those of its employees, contractors, subcontractors, or agents.

16. **Insurance.** During the Term of this Agreement, Company shall maintain in force, at its expense, insurance coverage with minimum limits as follows:

**Workers' Compensation**

Coverage A	Statutory or other state-approved program
Coverage B - Employers Liability	\$1,000,000 each Bodily Injury by Accident \$1,000,000 policy limit Bodily Injury by Disease \$1,000,000 each occurrence Bodily Injury by Disease

**Automobile Liability**

Bodily Injury/Property Damage Combined – Single Limit	\$3,000,000 Coverage is to apply to all owned, non-owned, hired and leased vehicles (including trailers).
Pollution Liability Endorsement	MCS-90 endorsement for pollution liability coverage

**Commercial General Liability**

Bodily Injury/Property Damage	\$2,500,000 each occurrence
Combined – Single Limit	\$5,000,000 general aggregate

All such insurance policies will be primary without the right of contribution from any other insurance coverage maintained by City. All policies required herein shall be written by insurance carriers with a rating of A.M. Bests of at least "A-" and a financial size category of at least VII. Upon City's request, Company shall furnish City with a certificate of insurance evidencing that such coverage is in effect. Such certificate will also provide for thirty (30) days prior written notice of cancellation to the City, show the City as an additional insured under the Automobile and General Liability policies, and contain waivers of subrogation in favor of the City (excluding Worker's Compensation policy) except with respect to the sole negligence or willful misconduct of City.

17. **Force Majeure.** Except for City's obligation to pay amounts due to Company, any failure or delay in performance under this Agreement due to contingencies beyond a party's reasonable control, including, but not limited to, strikes, riots, terrorist acts, epidemic or pandemic, compliance with Applicable Laws or governmental orders, fires, bad weather and acts of God, shall not constitute a breach of this

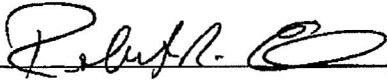
Agreement, but shall entitle the affected party to be relieved of performance at the current pricing levels under this Agreement during the term of such event and for a reasonable time thereafter. The collection or disposal of any increased volume resulting from a flood, hurricane or similar or different Act of God over which Company has no control, shall not be included as part of Company's service under this Agreement. In the event of increased volume due to a Force Majeure event, Company and the City shall negotiate the additional payment to be made to Company. Further, the City shall grant Company variances in routes and schedules as deemed necessary by Company to accommodate collection of the increased volume of Waste Materials.

18. Non-Discrimination. Company shall not discriminate against any person because of race, sex, age, creed, color, religion or national origin in its performance of Services under this Agreement.
19. Licenses and Taxes. Company shall obtain all licenses and permits (other than the license and permit granted by this Agreement) and promptly pay all taxes required by the City and by the State.
20. No Guarantees or Liquidated Damages. Unless specifically provided herein, Company provides no guarantees or warranties with respect to the Services. No liquidated damages or penalties may be assessed against Company by City.
21. Miscellaneous. (a) This Agreement represents the entire agreement between the Parties and supersedes all prior agreements, whether written or verbal, that may exist for the same Services. (b) Company shall have no confidentiality obligation with respect to any Waste Materials. (c) Neither party shall assign this Agreement in its entirety without the other party's prior written consent, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, Company may assign this Agreement without the City's consent to its parent company or any of its subsidiaries, to any person or entity that purchases any operations from Company or as a collateral assignment to any lender to Company. This Agreement shall be binding upon and inure solely to the benefit of the Parties and their permitted successors and assigns. (d) Company may provide any of the Services covered by this Agreement through any of its affiliates or subcontractors, provided that Company shall remain responsible for the performance of all such services and obligations in accordance with this Agreement. (e) No intellectual property rights in any of Company's IP are granted to City under this Agreement. (f) All provisions of the Agreement shall be strictly complied with and conformed to by the Parties, and this Agreement shall not be modified or amended except by written agreement duly executed by the undersigned parties. (g) If any provision of this Agreement is declared invalid or unenforceable, it shall be modified so as to be valid and enforceable but so as most nearly to retain the intent of the Parties. If such modification is not possible, such provision shall be severed from this Agreement. In either case, the validity and enforceability of the remaining provisions of this Agreement shall not in any way be affected thereby. (h) Failure or delay by either party to enforce any provision of this Agreement will not be deemed a waiver of future enforcement of that or any other provision. (i) If any litigation is commenced under this Agreement, the successful party shall be entitled to recover, in addition to such other relief as the court may award, its reasonable attorneys' fees, expert witness fees, litigation related expenses, and court or other costs incurred in such litigation or proceeding. (j) This Agreement shall be interpreted and governed by the laws of the State where the Services are performed. (k) Customer and Company agree that electronic signatures are valid and effective, and that an electronically stored copy of this Agreement constitutes proof of the signature and contents of this Agreement, as though it were an original.

IN WITNESS HEREOF, the parties have entered into this Agreement as of the date first written above.

**City of Garden Ridge, Texas**

**BFI Waste Services of Texas, LP dba Republic  
Services of San Antonio**

By: 

By: 

Name: ROBERT R. ERICKSON

Name: WILLIAM K RICH II

Title: MAYOR

Title: GENERAL MANAGER

Date: 25 JULY 2023

Date: JULY 26, 2023

## EXHIBIT A

### SPECIFICATIONS FOR MUNICIPAL SOLID WASTE SERVICES

1. Waste Material. The following Waste Material shall be considered in scope during the Term of this Agreement:

Municipal Solid Waste (MSW)

Bulky Waste

Brush & Yard Waste

Construction Debris

2. Definitions.

2.1 Bags – Plastic sacks designed to store refuse with sufficient wall strength to maintain physical integrity when lifted by the top. Total weight of a bag and its contents shall not exceed 35 lbs.

2.2 Brush & Yard Waste – Grass, leaves, flowers, stalks, stems, tree trimmings, branches, and tree trunks. For on call brush and bulky curbside waste collection services, grass, pine needles, leaves, flowers, stalks, stems, and small tree trimmings (less than two (2) feet in length and less than two (2) inches in diameter) shall be in a container, bag or box, the weight of which shall not exceed thirty-five (35) pounds. Larger tree trimmings shall be laid neatly in piles, not exceeding four (4) feet in length.

2.3 Bulky Waste – Stoves, refrigerators (with all CFC and other refrigerants removed), water tanks, washing machines, furniture and other similar items with weights and/or volumes greater than those allowed for the waste container supplied.

2.4 Bundle – Tree, shrub and brush trimmings or newspapers and magazines securely tied together forming an easily handled package not exceeding four (4) feet in length or thirty-five (35) lbs. in weight, for on call brush and bulky curbside collection.

2.5 Construction Debris – Excess building materials resulting from construction, remodeling, repair or demolition operations at a Residential Unit, Municipal Facility, Commercial Unit or Industrial Permanent or Temporary Unit.

2.6 Customer – An occupant or operator of any type of premise within the City that is covered by this Agreement and who generates Municipal Solid Waste and/or Recyclable Material, if applicable.

2.7 Disposal Site – A Waste Material depository including, but not limited to, sanitary landfills, transfer stations, incinerators, recycling facilities and waste processing/separation centers licensed, permitted or approved by all governmental bodies and agencies having jurisdiction and requiring such licenses, permits or approvals to receive for processing or final disposal of Waste Material.

2.8 Excluded Waste – Excluded Waste consists of Special Waste, Hazardous Waste, and any other material not expressly included within the scope of this Agreement including, but not limited to, any material that is hazardous, radioactive, volatile, corrosive, highly flammable, explosive, biomedical, infectious, biohazardous, toxic or listed or characteristic hazardous waste as defined by Applicable Law or any otherwise regulated waste.

2.9 Hazardous Waste – Any amount of waste listed or characterized as hazardous by the United States Environmental Protection Agency or any state agency pursuant to the Resource Conservation and

Recovery Act of 1976, as amended, and including future amendments thereto, and any other Applicable Law.

2.10 Industrial Permanent Unit – An industrial premise requiring use of a large container for the collection of its MSW and Waste Material for a continuous term.

2.11 Industrial Temporary Unit – An industrial, residential, commercial, or municipal premise requiring use of a large container for the collection of its MSW and Waste Material on only a temporary basis. Collection is generally limited to a specific event or a short-term project.

2.12 Large Commercial Unit – A commercial premise that is not classified as a Residential Unit or Municipal Facility that requires a waste container that is two (2) yards or larger per collection day for the collection of its Solid Waste.

2.13 Municipal Facilities – Those specific municipal premises as set forth on Exhibit C of this Agreement, if any.

2.14 Municipal Solid Waste (or “MSW”) – Useless, unwanted or discarded nonhazardous materials (trash or garbage) with insufficient liquid content to be free-flowing that result from residential, commercial, governmental and community operations. Municipal Solid Waste does not include any Excluded Waste.

2.15 Residential Container – A wheeled receptacle with a maximum capacity of ninety-six (96) gallons constructed of high-density polyethylene resin, designed for automated or semi-automated solid waste collection systems, and having a tight-fitting lid. The mouth of a container entrance shall have a diameter greater than or equal to that of the base. The weight of a container and its contents shall not exceed fifty pounds (50 lbs.). One (1) ninety-six (96) gallon Residential Waste Container will be provided to each Residential Unit for base service level, with ownership retained by Company.

2.16 Residential Recycling Container – A 96-gallon receptacle that is designed for the purpose of collection of Recyclable Materials and is constructed of high-density polyethylene resin. One (1) ninety-six (96) gallon Recycling Container will be provided to each Residential Unit for base service level, with ownership retained by Company

2.17 Residential Unit – A dwelling where a person or group of people live. For purposes of this Agreement, each unit in a multi-family dwelling (condominium, apartment or other grouped housing structure) shall be treated as a separate Residential Unit and a Residential Unit shall be deemed occupied when either water or power services are being supplied thereto.

2.18 Small Commercial Unit – A commercial premise that is not classified as a Residential Unit or Municipal Facility that requires no more than three (3) ninety-six (96) gallon containers, or equivalent, per collection day for the collection of its Solid Waste. Examples of Small Commercial Units include offices, stores, service stations, restaurants, amusement centers, schools, and churches.

2.19 Special Waste – Any nonhazardous solid waste which, because of its physical characteristics, chemical make-up, or biological nature requires either special handling, disposal procedures including liquids for solidification at the landfill, documentation, and/or regulatory authorization, or poses an unusual threat to human health, equipment, property, or the environment. Special Waste includes, but is not limited to (a) waste generated by an industrial process or a pollution control process; (b) waste which may contain residue and debris from the cleanup of spilled petroleum, chemical or commercial products or wastes, or contaminated residuals; (c) waste which is nonhazardous as a result of proper treatment pursuant to Subtitle C of the Resource Conservation and Recovery Act of 1976 (“RCRA”); (d) waste from the

cleanup of a facility which generates, stores, treats, recycles or disposes of chemical substances, commercial products or wastes; (e) waste which may contain free liquids and requires liquid waste solidification; (f) containers that once contained hazardous substances, chemicals, or insecticides so long as such containers are “empty” as defined by RCRA; (g) asbestos containing or asbestos bearing material that has been properly secured under existing Applicable Law; (h) waste containing regulated polychlorinated biphenyls (PCBs) as defined in the Toxic Substances Control Act (TSCA); (i) waste containing naturally occurring radioactive material (NORM) and/or technologically-enhanced NORM (TENORM); and (j) Municipal Solid Waste that may have come into contact with any of the foregoing.

2.20 Waste Material – All nonhazardous Municipal Solid Waste and, as applicable, Recyclable Material, Yard Waste, Bulky Waste and Construction Debris generated at the Location Types covered by this Agreement. Waste Material does not include any Excluded Waste.

### 3. Collection Operations.

3.1 Location of Containers, Bags and Bundles for Collection. Each container, bag and bundle containing Waste Material shall be placed at curbside for collection. Curbside refers to that portion of right-of-way adjacent to paved or traveled City roadways. Containers, bags and bundles shall be placed as close to the roadway as practicable without interfering with or endangering the movement of vehicles or pedestrians. When construction work is being performed in the right-of-way, containers, bags and bundles shall be placed as close as practicable to an access point for the collection vehicle. Company may decline to collect any container, bag or bundle not so placed or any Waste Material not in a container, bag or bundle.

3.2 Hours of Collection Operations. Collection of Waste Material shall not start before 7:00 A.M. or continue after 6:00 P.M. for Residential Collection and shall not start before 7:00 A.M. or continue after 9:00 P.M. for Commercial and Industrial Collection. Exceptions to collection hours shall be affected only upon the mutual agreement of the City and Company, or when Company reasonably determines that an exception is necessary in order to complete collection on an existing collection route due to unusual circumstances.

3.3 Routes of Collection. Collection routes shall be established by the Company. Company shall submit the Residential Unit and Municipal Facility collection routes to the City at least two (2) weeks in advance of the commencement date for such route collection activity. The Company may from time to time make changes in routes or days of collection affecting Residential Units or Municipal Facilities, provided such changes in routes or days of collection are submitted to the City at least two (2) weeks in advance of the commencement date for such changes. City shall promptly give written or published notice to the affected Residential Units.

#### 3.4 Residential Collection.

3.4.1. Residential Waste Collection. Company shall supply one (1) ninety-six (96) gallon Residential Container to each Residential Unit for the waste materials to be collected. Company shall provide collection and disposal services for Residential Units two (2) times per week. Company shall be obligated to collect no more than one (1) ninety-six (96) gallon Residential Container per collection from each Residential Unit. Any collections needed by a Residential Unit in excess of such amount must be contracted by the Residential Unit under terms and prices as listed in Exhibit C.

3.4.2. Residential Recycle Collection. Company shall provide collection and processing services for Residential Units one (1) time per week. Company shall supply one (1) ninety-six (96) gallon Recycling Container to each Residential Unit for the recycling materials to be collected. Recycling specifications set forth in Exhibit B.

3.4.3. Brush and Bulky Waste Collection. Company shall provide on-call brush and bulky waste collection and disposal services for Residential Units that contract and schedule for those services under terms and prices as listed in Exhibit C. Large amounts of debris from lot clearing and construction operations, rock, brush, tree limbs, waste, scrap, building materials, or other trash resulting from construction or major remodeling, or vacant or improved property just prior to its occupancy, or resulting from sizable amounts of trees, brush, and debris cleared from property in preparation for construction, will not be removed by the Company as a part of regular service but may be removed for the Residential Unit under terms and prices as listed in Exhibit C. The collection or disposal of any increased volume resulting from a flood, hurricane or similar or different Act of God over which Company has no control, shall not be included as part of Company's service under this Agreement. In the event of increased volume due to a Force Majeure event, Company and the City shall negotiate the additional payment to be made to Company.

3.5 Holidays. The following shall be holidays for purposes of this Agreement: New Year's Day, Thanksgiving Day, and Christmas Day. Company may suspend collection service on any of these holidays, but such decision in no manner relieves Company of its obligation to provide collection service at least once per week.

3.6 Complaints. All service-related complaints must be made directly to the Company and shall be given prompt and courteous attention. In the case of alleged missed scheduled collections, the Company shall investigate and, if such allegations are verified, shall arrange for the collection of Waste Material not collected within one business day after the complaint is received.

3.7 Collection Equipment. The Company shall provide an adequate number of vehicles meeting standards and inspection requirements as set forth by the laws of the State for regular municipal waste collection services. For Waste Material collection, all vehicles and other equipment shall be kept in good repair and appearance at all times. Each vehicle shall have clearly visible on each side the identity of the Company.

3.8 Disposal. All Waste Material, other than processed Recyclable Material that is marketable, collected within the City under this Agreement shall be deposited at a Disposal Site selected by Company and properly permitted by the State.

3.9 Customer Education. The City shall notify all Customers at Residential Units about set-up, service-related inquiries, complaint procedures, rates, regulations, and day(s) for scheduled Waste Material collections.

3.10 Litter or Spillage. The Company shall not litter premises in the process of making collections, but Company shall not be required to collect any Waste Material that has not been placed in approved containers. During hauling, all Waste Material shall be contained, tied or enclosed so that leaking, spillage or blowing is minimized. In the event of spillage by the Company, the Company shall be required to clean up the litter caused by the spillage.

## EXHIBIT B

### SPECIFICATIONS FOR RECYCLING SERVICES

1. Recycling Services Definitions.

1.1 “**Recyclable Materials**” are used and/or discarded materials that are capable of successful processing and sale on the commodity market.

1.2 “**Acceptable Material**” means the materials listed in Section 8 below.

1.3 “**Unacceptable Material**” means the materials listed in Section 9 below. All Recyclable Materials collected for delivery and sale by Company shall be hauled to a processing facility selected by Company for processing (“Recycling Services”).

2. City’s Duty. City shall make a commercially reasonable effort to educate its Customers regarding Acceptable and Unacceptable Materials and to encourage its Customers to place only Acceptable Materials in their recycling containers.

3. Collection. City shall pay Company a rate as set forth in Exhibit C for the collection of Recyclable Materials from Residential Units and Municipal Facilities. City’s Collection rate assumes that, on average, City’s Recyclable Material consists of no more than 15% Unacceptable Material (the “**Unacceptable Material Threshold**”). The Collection rate is subject to Rate Adjustments as set forth in the Agreement.

4. Right to Inspect/Audit. Company may visually inspect the collected Recyclable Materials to ensure loads are at or below the Unacceptable Material Threshold. If Company’s visual inspector determines that loads of Recyclable Material are consistently above the Unacceptable Material Threshold, Company will notify City of the issue and the parties agree to promptly negotiate in good faith (a) an agreed upon procedure to audit a representative sample of City’s Recyclable Material to determine its actual composition of Unacceptable Material; and (b) an updated Collection and Processing rate commensurate with the composition of Unacceptable Material.

5. Changes in Market Conditions. If market conditions develop that limit or inhibit Company from selling some or all of the Acceptable Material, Company may at its option and upon notice to Supplier (i) redefine Acceptable and Unacceptable Materials, (ii) update the processing facility’s Average Commodity Mix; (iii) suspend or discontinue any or all Services, or (iv) dispose of the Acceptable Material (as currently defined) in a landfill and update the pricing to City accordingly. Any such actions, if taken, may be reversed or further changed as market conditions dictate.

6. Acceptable Material. All material must be empty, clean and dry. Company may modify the following list of Acceptable Materials in its sole and absolute discretion but will provide City with at least thirty (30) days’ prior written notice of any such modifications.

- Aluminum food and beverage containers - aluminum soda and beer cans, cat food cans, etc.
- Ferrous Cans - soup, coffee cans, etc.
- P.E.T. plastic containers with the symbol #1 - no microwave trays
- H.D.P.E. natural plastic containers with the symbol #2 - milk jugs and water jugs containers only (narrow neck containers)

- H.D.P.E. pigmented plastic containers with the symbol #2 - detergent, shampoo, bleach bottles without caps (narrow neck containers); butter and margarine tubs
- Polypropylene plastic food and beverage containers symbol #5 - yogurt containers
- Mixed Paper (54), as defined in the most recent ISRI Scrap Specifications Circular
- Sorted Residential Paper and News (56), as defined in the most recent ISRI Scrap Specifications Circular
- Kraft Paper Bags
- Old Corrugated Containers (OCC) - no wax coated
- Magazines (OMG) - Coated magazines, catalogues and similar printed materials, junk mail, and soft cover books
- Aseptic Cartons - Juice boxes, gable top milk and juice containers, soy milk and soup cartons
- Glass food and beverage containers - Flint (clear), Amber (brown), Emerald (green)

7. Unacceptable Material. Company may modify the following list of Unacceptable Materials in its sole and absolute discretion but will provide City with at least thirty (30) days' prior written notice of any such modifications.

- Batteries of any type
- Yard Waste
- Styrofoam
- Pizza Boxes, unless free of *any* food or grease residue
- Food
- Any liquids
- Diapers
- Clothing/textiles
- Plastic Bags or bagged material (newsprint may be placed in a Kraft bag)
- Plastic containers with #3, #4, #6, or #7 on them or no # at all
- Mirrors, window or auto glass, light bulbs, ceramics
- Oil or antifreeze containers
- Coat hangers
- Paint cans
- Medical Waste/Sharps
- Any Acceptable Material that is no longer acceptable due to its coming into contact with or being contaminated by Unacceptable Material.

**EXHIBIT C**  
**MUNICIPAL SOLID WASTE PRICING - Effective August 1, 2026**

<b>I. Residential Collection</b>	<b>Base Rate</b>	<b>Franchise Fee (5%)</b>	<b>Total Rate</b>
<b>A.</b> Automated Residential Waste Collection Per Unit per month: * Includes two-time (2X) per week collection with 1 - 96 gal Residential Container * Cart Contents only	\$ 33.99	\$ 1.70	\$ 35.69
<b>B.</b> Extra 96gal Automated Residential Container per month * Additional fee per container	\$ 6.38	\$ 0.32	\$ 6.70
<b>C.</b> Automated Residential Recycling Collection: * Includes one-time (1x) per week collection with 1 - 96gal Recycling Container	Included in Base Rate		
<b>D.</b> On call, Scheduled, Residential brush and bulky curbside collection. Minimum Charge: * Includes up to 1 cubic yard per Residential Unit * Each additional cubic yard or bulky item - per unit:	\$ 57.89	\$ 2.89	\$ 60.78
	\$ 57.89	\$ 2.89	\$ 60.78
<b>II. Commercial Collections:</b>	<b>Base Rate</b>	<b>Franchise Fee (5%)</b>	<b>Total Rate</b>
<b>A.</b> Small Commercial Collection (Carts) per month: * Includes one-time (1x) per week collection with 1 - 96gal Container * Cart Contents only	\$ 40.54	\$ 2.03	\$ 42.57
<b>B.</b> Each Additional Small Commercial Container (Cart) per month: * Includes one-time (1x) per week collection with 1 - 96gal Container * Cart Contents only	\$ 40.54	\$ 2.03	\$ 42.57
<b>C.</b> Large Commercial Container Collection Service per month:	<b>Base Rate</b>	<b>Franchise Fee (5%)</b>	<b>Total Rate</b>
<b>Container Size / Frequency</b>			
2yd FEL Can - 1x/week	\$ 101.34	\$ 5.07	\$ 106.41
2yd FEL Can - 2x/week	\$ 185.71	\$ 9.29	\$ 195.00
2yd FEL Can - 3x/week	\$ 269.05	\$ 13.45	\$ 282.50
2yd FEL Can - 4x/week	\$ 352.16	\$ 17.61	\$ 369.77
2yd FEL Can - 5x/week	\$ 435.27	\$ 21.76	\$ 457.03
3yd FEL Can - 1x/week	\$ 125.16	\$ 6.26	\$ 131.42
3yd FEL Can - 2x/week	\$ 216.39	\$ 10.82	\$ 227.21
3yd FEL Can - 3x/week	\$ 291.30	\$ 14.57	\$ 305.87

3yd FEL Can - 4x/week	\$ 336.25	\$ 16.81	\$ 353.06
3yd FEL Can - 5x/week	\$ 408.09	\$ 20.40	\$ 428.49
4yd FEL Can - 1x/week	\$ 154.25	\$ 7.71	\$ 161.96
4yd FEL Can - 2x/week	\$ 252.52	\$ 12.63	\$ 265.15
4yd FEL Can - 3x/week	\$ 354.32	\$ 17.72	\$ 372.04
4yd FEL Can - 4x/week	\$ 449.07	\$ 22.45	\$ 471.52
4yd FEL Can - 5x/week	\$ 534.58	\$ 26.73	\$ 561.31
6yd FEL Can - 1x/week	\$ 197.44	\$ 9.87	\$ 207.31
6yd FEL Can - 2x/week	\$ 314.21	\$ 15.71	\$ 329.92
6yd FEL Can - 3x/week	\$ 417.78	\$ 20.89	\$ 438.67
6yd FEL Can - 4x/week	\$ 528.40	\$ 26.42	\$ 554.82
6yd FEL Can - 5x/week	\$ 650.47	\$ 32.52	\$ 682.99
8yd FEL Can - 1x/week	\$ 225.64	\$ 11.28	\$ 236.92
8yd FEL Can - 2x/week	\$ 390.03	\$ 19.50	\$ 409.53
8yd FEL Can - 3x/week	\$ 526.21	\$ 26.31	\$ 552.52
8yd FEL Can - 4x/week	\$ 657.09	\$ 32.85	\$ 689.94
8yd FEL Can - 5x/week	\$ 788.41	\$ 39.42	\$ 827.83

Commercial Extra Yardage Fee - per yard:	\$ 46.33	\$ 2.32	\$ 48.65
Commercial Container - Each Extra Lift:	\$ 115.81	\$ 5.79	\$ 121.60
Commercial Container - Delivery Fee per can:	\$ 40.54	\$ 2.03	\$ 42.57
Commercial Container - Removal & Exchange Fee per can:	\$ 40.54	\$ 2.03	\$ 42.57

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

**III. Industrial Permanent and Temporary Rolloff Services:**

	<b>Base Rate</b>	<b>Franchise Fee (5%)</b>	<b>Total Rate</b>
Haul Fee (20, 30 & 40yd Open Top) - per Haul, includes up to 4 tons disposal	\$ 687.02	\$ 34.35	\$ 721.37
Haul Fee (Compactor) - per Haul, includes up to 4 tons disposal	\$ 918.06	\$ 45.90	\$ 963.96
Disposal Fee - per ton on all tons over 4 tons	\$ 48.63	\$ 2.43	\$ 51.06
Rental Fee (Open Top) - per month	\$ 184.92	\$ 9.25	\$ 194.17
Delivery Fee - per delivery	\$ 304.00	\$ 15.20	\$ 319.20
Container Relocation Fee - per relocation	\$ 304.00	\$ 15.20	\$ 319.20
Fales Alarm Fee - per occurrence	\$ 304.00	\$ 15.20	\$ 319.20
Excess Disposal Charges - per ton over 10 tons per load	\$ 121.60	\$ 6.08	\$ 127.68

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

**Above pricing does not apply to special waste volumes.**

**All charges above, for Industrial Permanent and Temporary Rolloff, do not include five percent (5%)**

**Franchise Fees or Sales Tax.**

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

**IV. Municipal Services:** **Base  
Rate**

**A. City of Garden Ridge Use Only - Rolloff Collection:**

Municipal rates for 30 cubic yard Rolloff Boxes for use by the City:

Haul Fee (Mon - Sat) - per haul plus disposal	\$ 341.63
Haul Fee (Sunday) - per haul plus disposal	\$ 376.37
Disposal Fee - per ton	\$ 38.22
Rental Fee (Open Top)	No Charge
Delivery Fee - per delivery	\$ 173.71
Container Relocation Fee - per relocation	No Charge
False Alarm Fee - per occurrence	\$ 173.71
Excess Disposal Charges - per ton over 10 tons per load	\$ 115.81

**Above pricing does not apply to special waste or water treatment plant waste volumes.**

**B. Municipal Trash Hauling - Provided Free of Charge:**

The following municipal owned facilities will be provided a Commercial Small Container (FEL) and/or 96 gal cart service free of charge, emptied on a schedule to be determined by the City and the Company:

- \* Garden Ridge Maintenance
- \* Garden Ridge Civic Center
- \* Garden Ridge Police Department
- \* Garden Ridge Animal Control
- \* Paul Davis Park

**All charges above, for Municipal Services, do not include Franchise Fees or Sales Tax.**



<b>AGENDA ITEM:</b>	7.3. Old Nacogdoches Road Feasibility Study
<b>SUBMITTED BY:</b>	City Manager Ryan Rapelye
<b>DATE SUBMITTED:</b>	June 25, 2026
<b>MEETING DATE:</b>	July 1, 2026

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

Discussion and possible action on Old Nacogdoches Road Feasibility Study.

### BACKGROUND

In October 2025, City staff identified the city-owned portion of Old Nacogdoches Road as a roadway requiring rehabilitation after it received one of the lowest Pavement Condition Index (PCI) scores within the City's street network. To evaluate potential rehabilitation strategies and provide planning-level cost information, the City retained Trihydro Corporation (Trihydro) to perform a feasibility study and develop preliminary construction cost estimates.

As part of the study, Trihydro evaluated anticipated traffic loading conditions for the roadway. Pavement design inputs were developed using historical Texas Department of Transportation (TxDOT) traffic data from comparable roadways with similar traffic characteristics. Due to the presence of nearby quarry operations and the associated volume of Class 9 (five-axle) trucks operating near legal load limits, conservative traffic loading assumptions were utilized. Based on these assumptions and a 20-year design life, the projected Equivalent Single Axle Load (ESAL) demand for the roadway was estimated at approximately 4,000,000 ESALs.

To support pavement design recommendations, Trihydro retained UES Professional Solutions 44, LLC (UES) to perform a geotechnical evaluation of the existing roadway. UES collected four pavement core samples along the project corridor to document existing pavement section thicknesses and evaluate underlying soil and rock conditions. The results of the geotechnical investigation were incorporated into the development and evaluation of pavement rehabilitation alternatives.

The feasibility study evaluated existing pavement conditions, projected traffic loading demands, subsurface conditions, and potential roadway rehabilitation alternatives for the city-owned portion of Old Nacogdoches Road. Based on the projected ESAL demand, geotechnical findings, and contractor-provided cost estimates, Trihydro recommends full pavement reconstruction to adequately accommodate anticipated heavy traffic loading and achieve the desired 20-year design life.

Two flexible pavement reconstruction alternatives were evaluated, both of which are expected to satisfy the 20-year design criteria. Based on current assumptions, Option 1 provides the lower estimated construction cost. However, the availability and cost of construction materials at the time of project implementation may influence the preferred alternative and could result in Option 2 becoming the more cost-effective solution.

The study findings indicate that a full reconstruction approach is the most appropriate long-term investment for the roadway given the substantial heavy-truck traffic generated by nearby quarry operations. Geotechnical investigation and traffic analysis provide the technical basis for advancing the project into the design phase.

ATTACHMENTS: Trihydro Memorandum

## REQUESTED ACTION

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

## FINANCIAL

Budgeted Item	<input type="checkbox"/>	Original Estimate/Budget:
Non-budgeted Item	<input type="checkbox"/>	Current Estimate:
Not Applicable	<input type="checkbox"/>	Amount Under/Over Budget: \$

The feasibility study includes preliminary construction cost estimates for the evaluated reconstruction alternatives. These estimates are intended for planning and budgeting purposes and will assist the City in determining future funding needs and project implementation schedules. Final project costs and pavement section selection will be refined during the design phase based on updated material pricing, site conditions, and engineering analysis.

## PROs / CONS

## STAFF RECOMMENDATION

Receive and discuss the feasibility study for the rehabilitation of the city-owned portion of Old Nacogdoches Road.



## memorandum

**To:** Mr. Ryan Rapelye, City Manager, City of Garden Ridge  
Mr. Hank Crippen, Project Manager, Trihydro

**From:** Corporation  
Mr. Steven Steinmetz, Public Works Director, City of  
Garden Ridge

**cc:** \_\_\_\_\_

**Date:** May 8, 2026  
City of Garden Ridge – Old Nacogdoches Road

**Re:** Feasibility Study Recommendation Memorandum

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### Introduction

In October of 2025, City of Garden Ridge (City) staff identified the need to rehabilitate the city-owned portion of Old Nacogdoches Road after it received one of the lowest pavement condition index scores. The City subsequently requested Trihydro Corporation (Trihydro) perform a feasibility study to evaluate pavement rehabilitation strategies and develop a preliminary construction cost estimate to support future decision-making.

The following paragraphs summarize the results of the feasibility study, including development of traffic loading assumptions, geotechnical evaluation results, roadway pavement alternatives, and contractor-provided cost estimates.

### Traffic Loading

Pavement design inputs were developed using an assumed Equivalent Single Axle Load (ESAL) value. To estimate the ESAL rating, TxDOT historical data from comparable corridors with similar through-traffic characteristics were used, consistent with standard practice for early phase evaluations.

Due to the presence of nearby quarry operations, which generate a substantial number of Class 9 (five-axle) trucks operating near legal load limits, conservative traffic loading assumptions were applied. Using these assumptions and a 20-year design life, the projected ESAL demand was estimated to be approximately 4,000,000.

### Geotechnical Report

Trihydro contracted with UES Professional Solutions 44, LLC (UES) to evaluate existing subsurface conditions and develop pavement design recommendations. As part of this effort, UES collected four pavement core samples along the project corridor. These cores were used to document existing pavement section thicknesses and to characterize underlying soil and rock conditions. These findings are outlined in Attachment C.

UES indicated that rehabilitation approaches such as mill and overlay or pavement reclamation would not be expected to provide adequate long-term performance, even under reduced 15-year design life



Mr. Ryan Rapelye  
May 8, 2026  
Page 2

assumptions. UES recommended full removal and reconstruction of the existing pavement section to support a 20-year design life.

Two flexible pavement alternatives were evaluated and used to solicit budgetary cost estimates from local contractors. The evaluated alternatives are summarized in Table 1 below:

**TABLE 1. PAVEMENT SECTION ALTERNATIVES**

<b>Pavement Constituent</b>	<b>Option 1</b>	<b>Option 2</b>
<b>HMAC Type D</b>	3"	2.5"
<b>HMAC Type B</b>	6"	11"
<b>Crushed Limestone Base</b>	12"	NONE
<b>Compacted Subgrade</b>	6"	6"
<b>Calculated ESAL</b>	4,150,000	4,150,000

The primary difference between the two alternatives is the structural composition of the pavement section, specifically the thickness of the Type B HMAC and the inclusion of a crushed limestone base. Option 1 incorporates a limestone base layer beneath the asphalt pavement, whereas Option 2 eliminates the base layer and relies on increased Type B HMAC thickness to provide the required structural capacity.

These differences may influence overall cost depending on material availability or low-cost acquisition of material. If either crushed limestone base or Type B HMAC could be provided at no cost, the overall economic feasibility of one alternative may be significantly improved relative to the other.

Based on the ESAL analysis, geotechnical recommendations, and contractor feedback, Trihydro recommends proceeding with full roadway reconstruction. Both evaluated pavement alternatives are anticipated to meet the 20-year pavement design requirement. However, final selection should consider lifecycle cost, constructability, availability of materials, and overall budget constraints.

### **Contractor Cost Estimates**

Using the two alternatives described above, Trihydro prepared roadway reconstruction exhibits (Attachment B) and a table of estimated construction quantities. These materials were then distributed to three local contractors that conduct roadway construction services in the area for development of budgetary construction cost estimates for the proposed scope of work (Attachment A). The average cost estimates for each alternative are summarized in Table 2 below:



Mr. Ryan Rapelye  
May 8, 2026  
Page 3

**TABLE 2. COST ESTIMATE SUMMARY**

	<b>Option 1 Average</b>	<b>Option 2 Average</b>
<b>Total Construction Items</b>	\$1,805,159	\$2,008,794
<b>Engineering and Construction Admin</b>	\$288,825	\$321,407
<b>30% Contingency <sup>1</sup></b>	\$541,547	\$602,638
<b>Total Cost</b>	\$2,635,532	\$2,932,840

Note:

<sup>1</sup> Contingency reflects uncertainty in conditions and fluctuation of material costs.

### **Conclusion**

Based on the ESAL demand, geotechnical findings, and contractor-provided cost estimates, Trihydro recommends a full pavement reconstruction for Old Nacogdoches Road to adequately address anticipated traffic loading and a 20-year design life.

Two flexible pavement reconstruction alternatives were evaluated, both of which are expected to satisfy the 20-year design criteria. While Option 1 results in a lower estimated construction cost based on current assumptions, factors such as the availability of low-cost materials may influence the preferred alternative and could make Option 2 more cost-effective.

Based on these findings, the City may consider advancing design of a full reconstruction alternative, with final pavement section selection to be determined during subsequent design phases.

For any questions, please feel free to contact us at (830) 626-3588.

GARDE-025-0008

**ATTACHMENT A**

**ATTACHMENT A. BID TABULATION  
CITY OF GARDEN RIDGE, BAT CAVE ROAD IMPROVEMENTS  
BID OPENING 6/24/2025 10:00 AM**

				DEAN WORD COMPANY, LTD.		CLARK CONSTRUCTION OF TEXAS, INC.	
ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
<b>ROAD RECONSTRUCTION OPTION 1</b>							
1	BONDING, MOBILIZATION, AND INSURANCE	LS	1	\$ 39,500.00	\$ 39,500.00	\$ 50,000.00	\$ 50,000.00
2	SWPPP	LS	1	\$ 93,000.00	\$ 93,000.00	\$ 15,000.00	\$ 15,000.00
3	BARRICADES, SIGNS, AND TRAFFIC HANDLING	LS	1	\$ 24,000.00	\$ 24,000.00	\$ 100,000.00	\$ 100,000.00
4	REMOVE TREATED AND UNTREATED BASE AND ASPHALT PAVEMENT	SY	13,785	\$ 13.00	\$ 179,205.00	\$ 20.00	\$ 275,700.00
5	TACK COAT	GAL	963	\$ 3.00	\$ 2,889.00	\$ 6.00	\$ 5,778.00
6	12" CRUSHED LIMESTONE BASE	CY	5,216	\$ 75.00	\$ 391,200.00	\$ 70.00	\$ 365,120.00
7	6" TYPE B HMAC	TON	4,510	\$ 100.00	\$ 451,000.00	\$ 131.00	\$ 590,810.00
8	3" TYPE D HMAC	TON	1,966	\$ 120.00	\$ 235,920.00	\$ 140.00	\$ 275,240.00
9	6" COMPACTED SUBGRADE	SY	17,602	\$ 3.50	\$ 61,607.00	\$ 5.00	\$ 88,010.00
10	4" YELLOW TYPE I REFLECTIVE PAVEMENT MARKINGS	LF	8,022	\$ 2.00	\$ 16,044.00	\$ 2.00	\$ 16,044.00
11	4" WHITE TYPE I HIGH PERFORMANCE PAVEMENT MARKINGS	LF	8,022	\$ 2.00	\$ 16,044.00	\$ 2.00	\$ 16,044.00
12	TYPE II REFLECTIVE PAVEMENT MARKERS	EA	104	\$ 11.00	\$ 1,144.00	\$ 10.00	\$ 1,040.00
<b>OPTION 1 CONSTRUCTION TOTAL</b>					<b>\$ 1,511,553.00</b>		<b>\$ 1,798,786.00</b>

TOTAL CONSTRUCTION ITEMS - OPTION 1		\$ 1,511,553.00	\$ 1,798,786.00
ENGINEERING, SURVEYING, AND CONSTRUCTION ADMINISTRATION	16%	\$ 241,848.48	\$ 287,805.76
CONTINGENCY	30%	\$ 453,465.90	\$ 539,635.80
<b>TOTAL PROJECT COST - OPTION 1</b>		<b>\$ 2,206,867.38</b>	<b>\$ 2,626,227.56</b>

**ATTACHMENT A. BID TABULATION  
CITY OF GARDEN RIDGE, BAT CAVE ROAD IMPROVEMENTS  
BID OPENING 6/24/2025 10:00 AM**

				RL JONES, LLC.		AVERAGE	
ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
<b>ROAD RECONSTRUCTION OPTION 1</b>							
1	BONDING, MOBILIZATION, AND INSURANCE	LS	1	\$ 200,000.00	\$ 200,000.00	\$ 96,500.00	\$ 96,500.00
2	SWPPP	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 44,333.33	\$ 44,333.33
3	BARRICADES, SIGNS, AND TRAFFIC HANDLING	LS	1	\$ 85,000.00	\$ 85,000.00	\$ 69,666.67	\$ 69,666.67
4	REMOVE TREATED AND UNTREATED BASE AND ASPHALT PAVEMENT	SY	13,785	\$ 22.00	\$ 303,270.00	\$ 18.33	\$ 252,725.00
5	TACK COAT	GAL	963	\$ 10.00	\$ 9,630.00	\$ 6.33	\$ 6,099.00
6	12" CRUSHED LIMESTONE BASE	CY	5,216	\$ 52.00	\$ 271,232.00	\$ 65.67	\$ 342,517.33
7	6" TYPE B HMAC	TON	4,510	\$ 130.00	\$ 586,300.00	\$ 120.33	\$ 542,703.33
8	3" TYPE D HMAC	TON	1,966	\$ 115.00	\$ 226,090.00	\$ 125.00	\$ 245,750.00
9	6" COMPACTED SUBGRADE	SY	17,602	\$ 18.00	\$ 316,836.00	\$ 8.83	\$ 155,484.33
10	4" YELLOW TYPE I REFLECTIVE PAVEMENT MARKINGS	LF	8,022	\$ 5.00	\$ 40,110.00	\$ 3.00	\$ 24,066.00
11	4" WHITE TYPE I HIGH PERFORMANCE PAVEMENT MARKINGS	LF	8,022	\$ 5.00	\$ 40,110.00	\$ 3.00	\$ 24,066.00
12	TYPE II REFLECTIVE PAVEMENT MARKERS	EA	104	\$ 15.00	\$ 1,560.00	\$ 12.00	\$ 1,248.00
<b>OPTION 1 CONSTRUCTION TOTAL</b>					<b>\$ 2,105,138.00</b>		<b>\$ 1,805,159.00</b>

TOTAL CONSTRUCTION ITEMS - OPTION 1		\$ 2,105,138.00	\$ 1,805,159.00
ENGINEERING, SURVEYING, AND CONSTRUCTION ADMINISTRATION	16%	\$ 336,822.08	\$ 288,825.44
CONTINGENCY	30%	\$ 631,541.40	\$ 541,547.70
<b>TOTAL PROJECT COST - OPTION 1</b>		<b>\$ 3,073,501.48</b>	<b>\$ 2,635,532.14</b>

**ATTACHMENT A. BID TABULATION  
CITY OF GARDEN RIDGE, BAT CAVE ROAD IMPROVEMENTS  
BID OPENING 6/24/2025 10:00 AM**

				DEAN WORD COMPANY, LTD.		CLARK CONSTRUCTION OF TEXAS, INC.	
ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
<b>ROAD RECONSTRUCTION OPTION 2</b>							
A-1	DEDUCT ITEM 6 - 12" CRUSHED LIMESTONE BASE	CY	5,216	\$ 75.00	\$ 391,200.00	\$ 70.00	\$ 365,120.00
A-2	DEDUCT ITEM 7 - 6" TYPE B HMAC	TON	4,510	\$ 100.00	\$ 451,000.00	\$ 131.00	\$ 590,810.00
A-3	DEDUCT ITEM 8 - 3" TYPE D HMAC	TON	1,966	\$ 120.00	\$ 235,920.00	\$ 140.00	\$ 275,240.00
A-4	11" TYPE B HMAC	TON	8,268	\$ 110.00	\$ 909,480.00	\$ 131.00	\$ 1,083,108.00
A-5	2.5" TYPE D HMAC	TON	1,638	\$ 140.00	\$ 229,320.00	\$ 140.00	\$ 229,320.00
<b>OPTION 2 CONSTRUCTION TOTAL</b>					<b>\$ 1,572,233.00</b>		<b>\$ 1,880,044.00</b>

TOTAL CONSTRUCTION ITEMS - OPTION 2			\$	1,572,233.00	\$	1,880,044.00
ENGINEERING, SURVEYING, AND CONSTRUCTION ADMINISTRATION				16%	\$	251,557.28
CONTINGENCY				30%	\$	471,669.90
<b>TOTAL PROJECT COST - OPTION 2</b>			<b>\$</b>	<b>2,295,460.18</b>	<b>\$</b>	<b>2,744,864.24</b>

**ATTACHMENT A. BID TABULATION  
CITY OF GARDEN RIDGE, BAT CAVE ROAD IMPROVEMENTS  
BID OPENING 6/24/2025 10:00 AM**

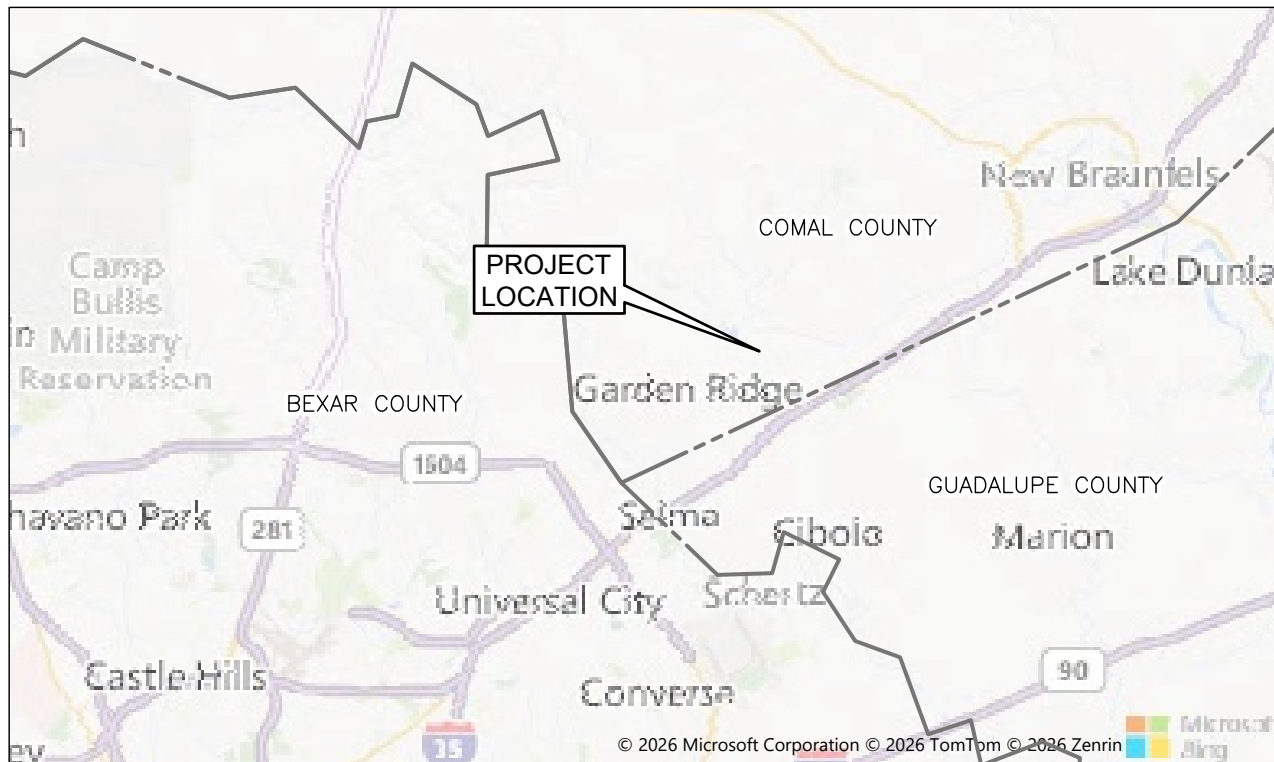
				RL JONES, LLC.		AVERAGE	
ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
<b>ROAD RECONSTRUCTION OPTION 2</b>							
A-1	DEDUCT ITEM 6 - 12" CRUSHED LIMESTONE BASE	CY	5,216	\$ 52.00	\$ 271,232.00	\$ 65.67	\$ 342,517.33
A-2	DEDUCT ITEM 7 - 6" TYPE B HMAC	TON	4,510	\$ 130.00	\$ 586,300.00	\$ 120.33	\$ 542,703.33
A-3	DEDUCT ITEM 8 - 3" TYPE D HMAC	TON	1,966	\$ 115.00	\$ 226,090.00	\$ 125.00	\$ 245,750.00
A-4	11" TYPE B HMAC	TON	8,268	\$ 165.00	\$ 1,364,220.00	\$ 135.33	\$ 1,118,936.00
A-5	2.5" TYPE D HMAC	TON	1,638	\$ 115.00	\$ 188,370.00	\$ 131.67	\$ 215,670.00
<b>OPTION 2 CONSTRUCTION TOTAL</b>					<b>\$ 2,574,106.00</b>		<b>\$ 2,008,794.33</b>

TOTAL CONSTRUCTION ITEMS - OPTION 2			\$ 2,574,106.00	\$ 2,008,794.33
ENGINEERING, SURVEYING, AND CONSTRUCTION ADMINISTRATION			16%	\$ 411,856.96
CONTINGENCY			30%	\$ 772,231.80
<b>TOTAL PROJECT COST - OPTION 2</b>			<b>\$ 3,758,194.76</b>	<b>\$ 2,932,839.73</b>

**ATTACHMENT B**

# CITY OF GARDEN RIDGE OLD NACOGDOCHES ROAD FEASIBILITY DESIGN

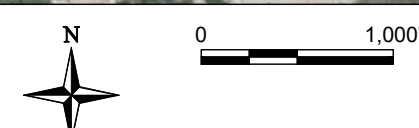
GARDEN RIDGE, TX  
APRIL, 2026



**1 PROJECT VICINITY MAP**  
SCALE: 1" = 5 MILES



**2 PROJECT LOCATION MAP**  
SCALE: 1" = 1000'



**MAYOR**  
LISA SWINT

**CITY MANAGER**  
RYAN RAPELYE

**PUBLIC WORKS DIRECTOR**  
STEVEN STEINMETZ

**CITY COUNCIL**

**KELLY SMITH PLACE 1**  
**JIM MUELLER PLACE 2**  
**KRENDRA HARRALSON PLACE 3**  
**TODD ARVIDSON PLACE 4**  
**BRIAN REYES PLACE 5**



**INDEX OF SHEETS**

SHEET NUMBER	SHEET TITLE	REV
1	PROJECT LOCATION AND INDEX OF SHEETS	A
2	TOTAL ESTIMATED QUANTITIES	A
3	NOTES	A
4	EXPLANATION	A
5	OVERALL MAP	A
6	TRAFFIC CONTROL	A
7	OLD NACOGDOCHES ROAD STA. 0+00 - 6+00	A
8	OLD NACOGDOCHES ROAD STA. 6+00 - 12+00	A
9	OLD NACOGDOCHES ROAD STA. 12+00 - 18+00	A
10	OLD NACOGDOCHES ROAD STA. 18+00 - 24+00	A
11	OLD NACOGDOCHES ROAD STA. 24+00 - 30+00	A
12	OLD NACOGDOCHES ROAD STA. 30+00 - 36+00	A
13	OLD NACOGDOCHES ROAD STA. 36+00 - 40+40	A
14	ROADWAY DETAILS	

REV.	DATE	DESCRIPTION	BY	CHK'D
A	04/24/2026	DRAFT	MJ	HC

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**HENRY L. CRIPPEN**  
TYPE OR PRINT NAME  
141188 04/24/2026  
P.E. NO. DATE

DRAWN BY: MJ	DESIGNED BY: MJ	CHECKED BY: HC	SCALE: AS SHOWN	DATE: 04/24/2026	PR. NO: GARDE-025-008	FILE: 2026.GARDEN.RD
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**Trihydro Corporation**  
Texas Engineering Firm F-131  
Texas Survey Firm T-194320  
Austin, Texas 78735  
1672 Independence Dr, Suite 315  
New Braunfels, Texas 78130  
(P) 830/626-3588 (F) 830/626-8544  
www.trihydro.com

**PROJECT LOCATION AND INDEX OF SHEETS**  
**OLD NACOGDOCHES ROAD FEASIBILITY DESIGN**  
**CITY OF GARDEN RIDGE**  
**GARDEN RIDGE, TEXAS**

SHEET <b>1</b> OF 14	REV: <b>A</b>
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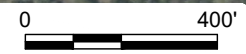
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Microsoft Corporation © 2026 Maxar ©CNES (2026) Distribution Airbus DS © 2026 TMAP MOBILITY Earthstar Geographics SIO

REV.	DATE	DESCRIPTION	BY	CHK'D
A	04/24/2026	DRAFT	MJ	HC

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 HENRY L. CRIPPEN  
 TYPE OR PRINT NAME  
 141188 04/24/2026  
 P.E. NO. DATE

DRAWN BY: MJ
DESIGNED BY: MJ
CHECKED BY: HC
SCALE: 1" = 400'
DATE: 04/24/2026
PR. NO: GARDE-025-008
FILE: 2026_OLDNACORD_FEASIBILITYPLAN



Trihydro Corporation  
 Texas Engineering Firm F-131  
 Texas Survey Firm 10194320  
 Austin, Texas  
 5508 Highway 200 West Suite 201  
 Austin, Texas 78735  
 (P) 830/626-3588 (F) 830/626-3544 (P) 512/442-3008 (F) 512/448-7811  
 www.trihydro.com

OVERALL MAP

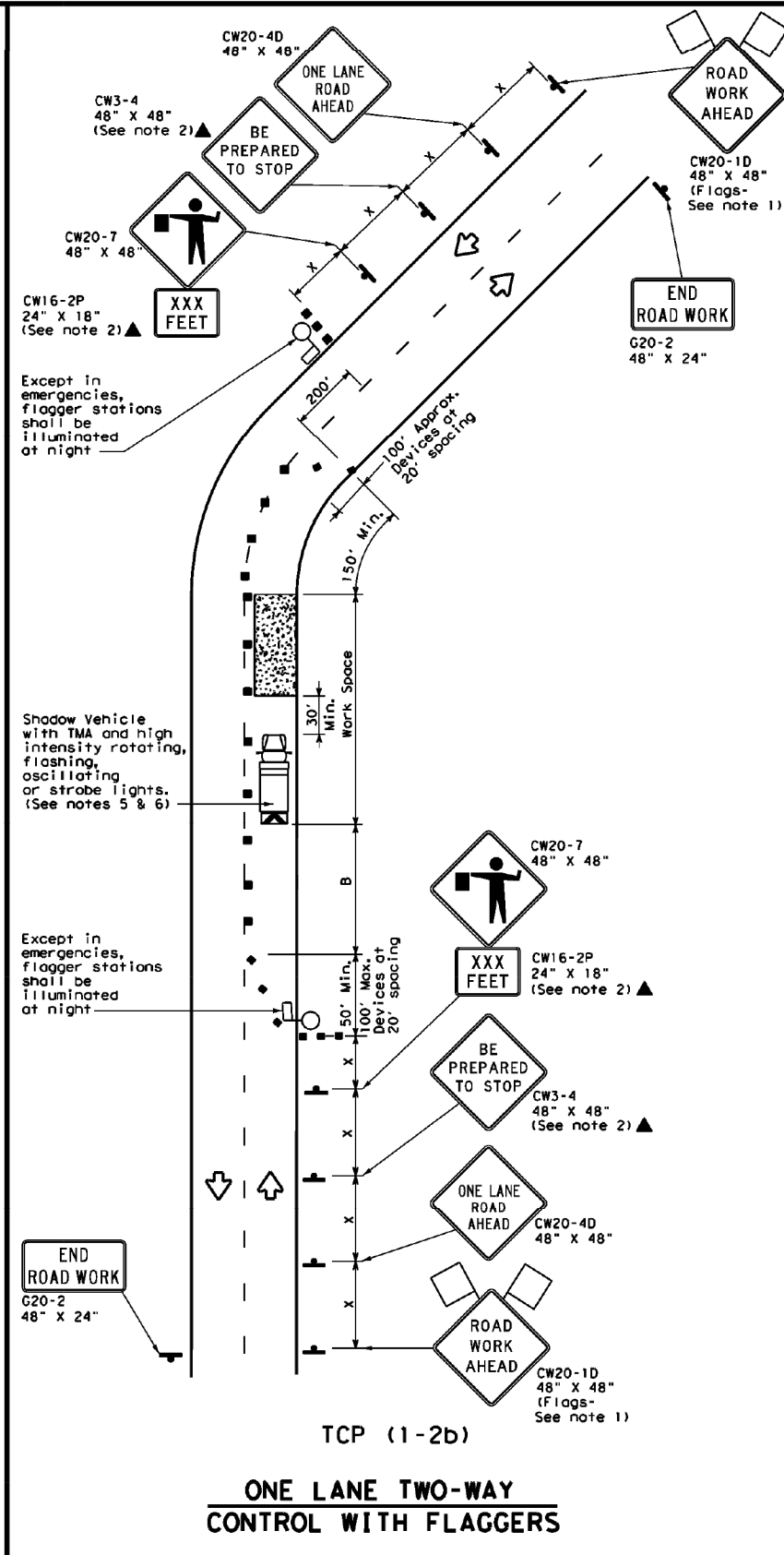
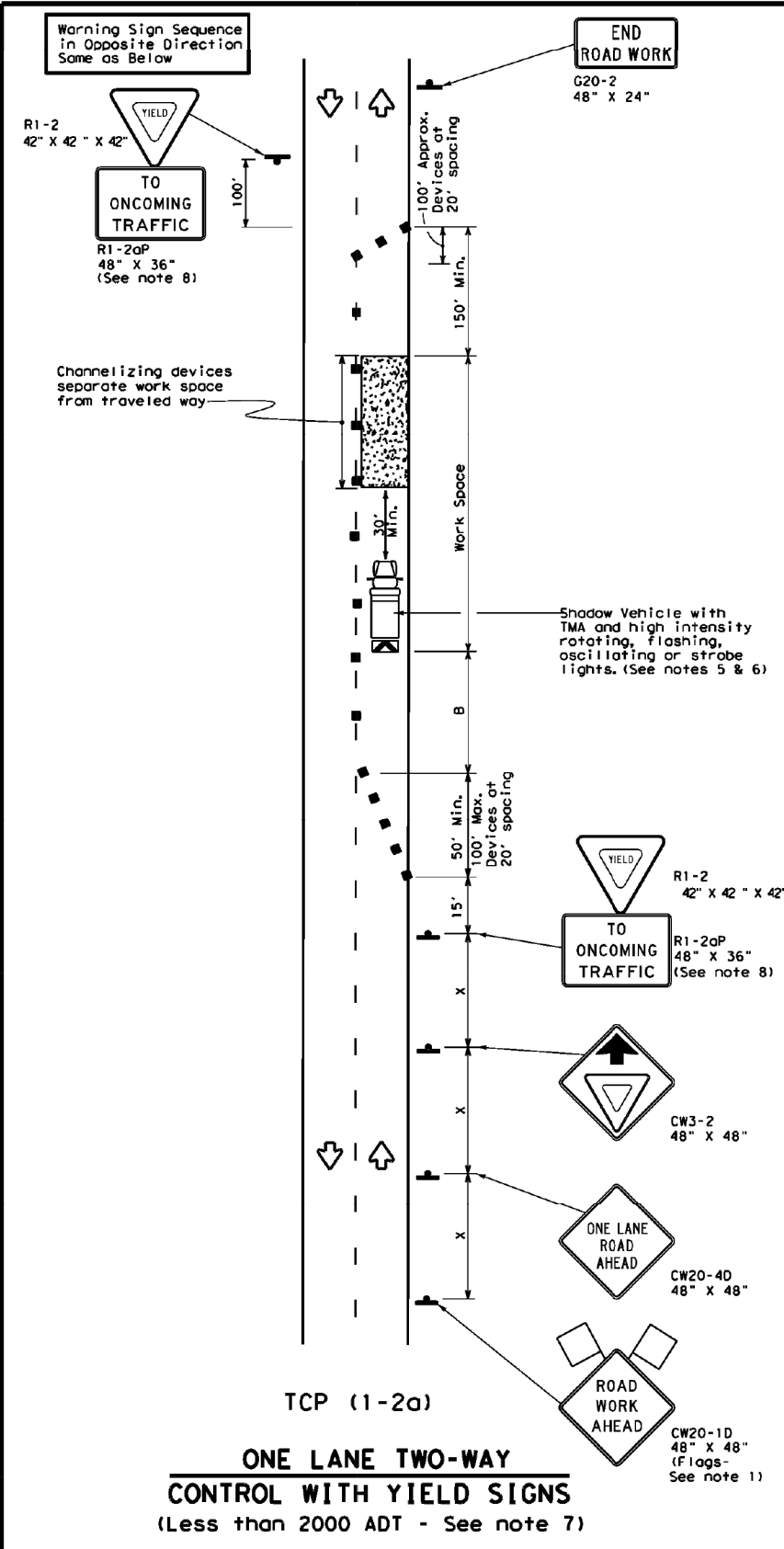
OLD NACOGDOCHES ROAD  
 FEASIBILITY DESIGN  
 CITY OF GARDEN RIDGE  
 GARDEN RIDGE, TEXAS

SHEET <b>5</b> OF 14	REV: <b>A</b>
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C:\USERS\WAKINLEY\JACKSON\TRHYDRO\CITY OF GARDEN RIDGE - DOCUMENTS\CADD\OLDNACORD\_FEASIBILITYDESIGN\PLANS\SET1\_01\OLDNACORD\_ROADWAYPLAN

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: FILE:



**LEGEND**

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "x" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent			
30	L = WS <sup>2</sup> / 60	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40	L = WS	265'	295'	320'	40'	80'	240'	155'	305'
45		450'	495'	540'	45'	90'	320'	195'	360'
50	L = WS	500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60	L = WS	600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70	L = WS	700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

\* Conventional Roads Only  
 \*\* Taper lengths have been rounded off.  
 L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

**TYPICAL USAGE**

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

**GENERAL NOTES**

- Flags attached to signs where shown are REQUIRED.
  - All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
  - The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
  - Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 150 feet.
  - A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
  - Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- TCP (1-2a)**
- R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roadways with less than 2000 ADT, work spaces should be no longer than 400 feet.
  - R1-2 "YIELD" sign with R1-2aP "TO ONCOMING TRAFFIC" plaque shall be placed on a support at a 7 foot minimum mounting height.
- TCP (1-2b)**
- Flaggers should use two-way radios or other methods of communication to control traffic.
  - Length of work space should be based on the ability of flaggers to communicate.
  - If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
  - Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
  - Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

Texas Department of Transportation  
 Traffic Operations Division Standard

**TRAFFIC CONTROL PLAN**  
**ONE-LANE TWO-WAY**  
**TRAFFIC CONTROL**

**TCP (1-2) - 18**

FILE: tcp1-2-18.dgn	DN:	CK1:	DP1:	CK1:
© TxDOT	REVISION: 1995	CONT:	SECT:	JOB:
4-90 4-96	REVISION:	DIST:	COUNTY:	SHEET NO.:
2-94 2-12				
1-97 2-18				

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**Trihydro CORPORATION**

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 Texas Survey Firm 10194320  
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 1005 E Saint Elmo Rd Building 7 1672 Independence Dr., Ste. 315  
 Austin, Texas 78745 New Braunfels, Texas 78132  
 (P) 512/442-3008 (F) 307/745-7729 (P) 830/626-3588 (F) 830/626-3544  
 www.trihydro.com

**TRAFFIC CONTROL**

**OLD NACOGDOCHES ROAD**  
**FEASIBILITY DESIGN**  
**CITY OF GARDEN RIDGE**  
**GARDEN RIDGE, TEXAS**

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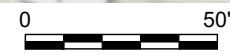
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DOC. 202106050997

TRICON PRECAST LTD  
21248 OLD NACOGDOCHES RD  
DOC. 201206042595

STA. 0+00  
BEGIN PROJECT  
CONTRACTOR TO TRANSITION  
TO EXISTING

CITY LIMITS

2030 SY REMOVE BASE AND ASPHALT PAVEMENT



MATCH SHEET 7  
LINE SHEET 8

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2010 SY REMOVE BASE AND ASPHALT PAVEMENT



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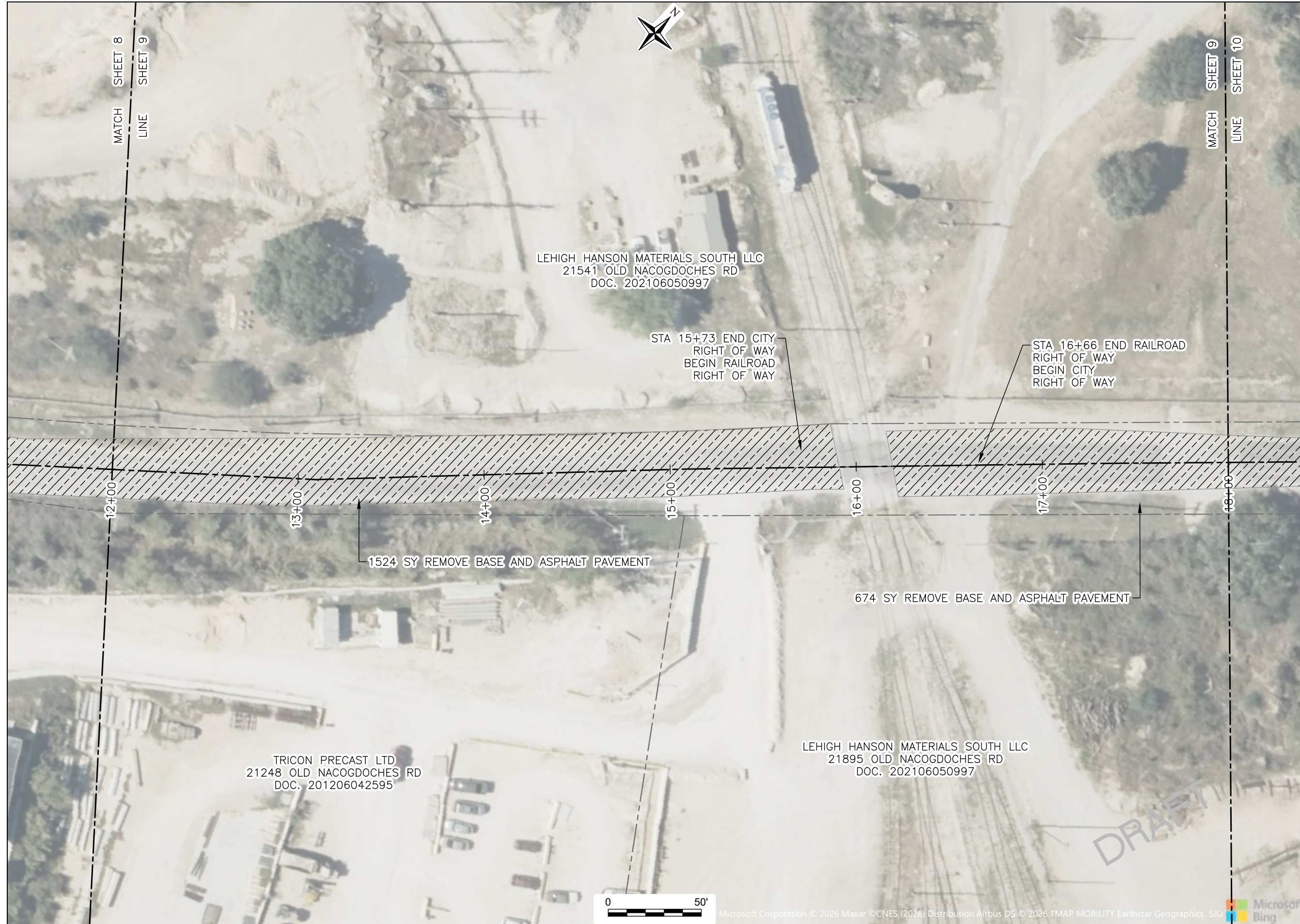
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**OLD NACOGDOCHES ROAD**  
STA. 6+00 - 12+00

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SHEET <b>8</b> 8 OF 14	REV: <b>A</b>
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1895 SY REMOVE BASE AND ASPHALT PAVEMENT

DRAFT

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STA. 18+00 - 24+00  
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SHEET <b>10</b> 10 OF 14	REV: <b>A</b>
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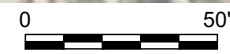
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2245 SY REMOVE BASE AND ASPHALT PAVEMENT

MATCH SHEET 10  
LINE SHEET 11

MATCH SHEET 11  
LINE SHEET 12



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STA. 24+00 - 30+00  
  
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SHEET <b>11</b> 11 OF 14	REV: <b>A</b>
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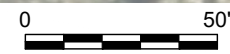
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1998 SY REMOVE BASE AND ASPHALT PAVEMENT



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 STA. 30+00 - 36+00  
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SHEET <b>12</b> 12 OF 14	REV: <b>A</b>
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MATCH SHEET 12  
LINE SHEET 13

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LEHIGH HANSON MATERIALS SOUTH LLC  
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DOC. 202106050997

STA. 40+40  
END PROJECT  
CONTRACTOR TO  
MATCH EXISTING

1622 SY REMOVE BASE AND ASPHALT PAVEMENT

CITY LIMITS

LEHIGH HANSON MATERIALS SOUTH LLC  
21895 OLD NACOGDOCHES RD  
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FORDYCE PROPERTY LLC  
21946 OLD NACOGDOCHES RD  
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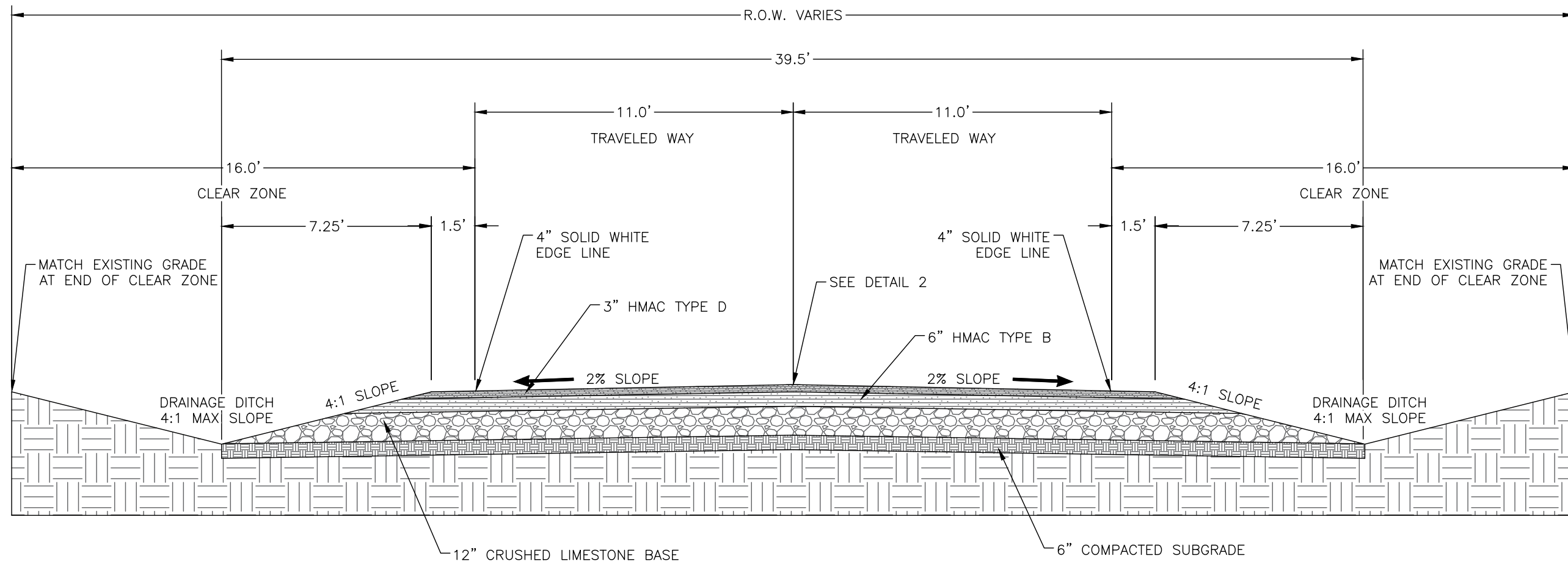


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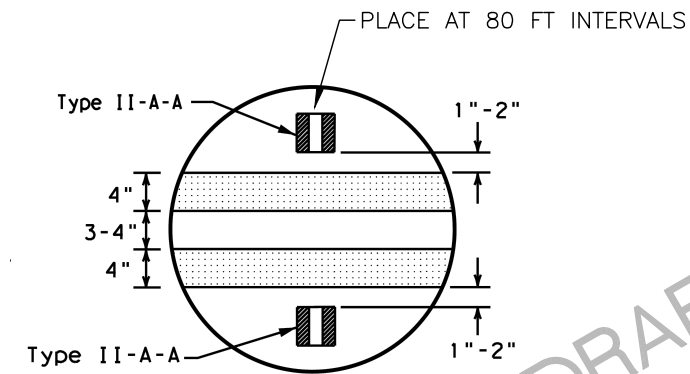
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SHEET <b>13</b> 13 OF 14	REV: <b>A</b>
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STATION RANGE	
START	END
STA. 0+00	STA. 15+73
STA. 16+66	STA. 40+40



**1** TYPICAL SECTION  
SCALE: NONE



**2** CENTER STRIPING AND RAISED MARKER DETAIL  
SCALE: NONE

**NOTES:**

- PAVEMENT STRIPING SHALL BE IN ACCORDANCE WITH TXDOT AND TXMUTCD REQUIREMENTS.

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ROADWAY DETAILS

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**ATTACHMENT C**



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April 14, 2026

Trihydro Corporation  
1672 Independence Drive, Suite 315  
New Braunfels, TX 78132

Attention: Hank Crippen, P.E.

**SUBJECT: SUBSURFACE EXPLORATION, LABORATORY TESTING PROGRAM,  
AND PAVEMENT RECOMMENDATIONS  
FOR THE GARDEN RIDGE PAVEMENT RECOMMENDATIONS  
OLD NACOGDOCHES ROAD  
GARDEN RIDGE, TEXAS  
UES Project No.: A260155**

---

Dear Mr. Crippen,

In accordance with our agreement, we have conducted a subsurface exploration for the above referenced project. The results of this exploration, together with our recommendations, are to be found in the accompanying report, an electronic copy of which is being transmitted herewith. UES will provide up to two (2) hard copies of this report at the request of the client.

Often, because of design and construction details that occur on a project, questions arise concerning soil conditions and UES would be pleased to continue its role as the Geotechnical Engineer during project implementation.

UES also has great interest in providing materials testing and observation services during the construction phase of this project. If you will advise us of the appropriate time to discuss these engineering services, we will be pleased to meet with you at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Lee E. Gurecky".

Lee E. Gurecky, P.E.  
Geotechnical Department Manager

**SUBSURFACE EXPLORATION, LABORATORY TESTING PROGRAM,  
AND PAVEMENT RECOMMENDATIONS  
FOR THE GARDEN RIDGE PAVEMENT RECOMMENDATIONS  
OLD NACOGDOCHES ROAD  
GARDEN RIDGE, TEXAS**

**UES PROJECT NUMBER: A260155**

**PREPARED FOR:**

**TRIHYDRO CORPORATION  
1672 INDEPENDENCE DRIVE, SUITE 315  
NEW BRAUNFELS, TX 78132**

**APRIL 14, 2026**

**PREPARED BY:**

**UES  
4740 PERRIN CREEK, SUITE 480  
SAN ANTONIO, TEXAS 78217  
PHONE: (210) 249-2100**

**TEXAS BOARD OF PROFESSIONAL ENGINEERS  
FIRM REGISTRATION NUMBER 813**



**Garrett Ward  
Geotechnical Project Manager**

**Lee E. Gurecky, P.E.  
Geotechnical Department Manager**



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## **INTRODUCTION**

This report presents the results of a subsurface exploration, laboratory testing program and geotechnical evaluation for the proposed Garden Ridge Pavement Recommendations project for Old Nacogdoches Road in Garden Ridge, Texas. This study was conducted for Trihydro Corporation for the specific project and subsurface conditions described herein.

### **Authorization**

The work for this project was performed in accordance with UES Proposal No. 116997, Rev. 1 dated November 11, 2025. The proposal contained a scope of work, lump sum fee and limitations. The proposal was approved and Service Purchase Order 20260081 dated January 14, 2026 was signed by Kurt Toggle, P.E., President/CEO and sent to UES via email.

### **Purpose and Scope**

The purpose of this exploration was to evaluate the soil and rock conditions at the site and to provide pavement recommendations suitable for the proposed pavement improvements project.

The scope of this study included performing pavement cores and borings, sampling the subsurface soils and rock, observing groundwater conditions within the borings, performing field and laboratory testing, evaluating the subsurface materials and groundwater data obtained and preparation of this report, which includes pavement reconstruction recommendations for Old Nacogdoches Road, in Garden Ridge, Texas.

The scope of services did not include an environmental assessment. Any statements in this report, or on the boring logs, regarding odors, colors, unusual or suspicious items or conditions are strictly for the information of the client.

### **General**

The exploration and analysis of the subsurface conditions reported herein are considered sufficient in detail and scope to form a reasonable basis for the development of recommendations regarding the new pavement design. The recommendations submitted for the proposed project are based on the available subsurface information and the preliminary design details provided by the client. If additional soil parameters to complete the pavement design, and the requested information can be obtained from the agreed upon scope of work, UES will provide the requested information as a supplement to this report.

The Geotechnical Engineer states that the findings, recommendations, specifications or professional advice contained herein, have been presented after being prepared in a manner consistent with the level of care and skill ordinarily exercised by reputable members of the Geotechnical Engineer's profession practicing contemporaneously under similar conditions in the locality of the project.

UES operates in general accordance with “*Standard Practice for Minimum Requirements for Agencies Engaged in the Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction*”, (ASTM D3740). No other representations are expressed or implied, and no warranty or guarantee is included or intended.

## **FIELD EXPLORATION**

### **Scope**

The field exploration was completed in order to evaluate the engineering characteristics of the existing pavement materials and subsurface conditions and included a reconnaissance of the project site, performing roadway cores, drilling the test borings, and recovering disturbed and relatively undisturbed samples.

A total of four (4) roadway cores were performed through the pavement materials within the existing roadway. At each of the core locations, a boring was performed and was drilled to a depth of 15-feet. The table below provides the boring identification, boring depths and GPS coordinates.

<b>SUMMARY OF BORING INFORMATION</b>		
<b>Boring Identification</b>	<b>Boring Depth (ft)</b>	<b>GPS Coordinates</b>
B-01	15	N 29.636005° W -98.263778°
B-02	15	N 29.638008° W -98.260594°
B-03	15	N 29.640342° W -98.257812°
B-04	15	N 29.643111° W -98.253679°

UES determined the number, depth and general location of the borings. In addition, UES personnel staked the borings in the field and performed the coring and boring operations. The GPS coordinates were obtained at the boring locations using a commercially available hand-held GPS unit and are provided in this report and on the boring logs. Upon completion of the drilling operations and obtaining the groundwater observations, the borings were backfilled with excess soils obtained during drilling operations and the surface was patched with cold-patch asphalt. A Boring Location Diagram is provided in Appendix B of this report.

Two (2) bulk samples of the subsurface clays and severely weathered limestone subgrade were also collected at boring locations B-02 and a composite sample of B-01 and B-04.

## **Drilling and Sampling Procedures**

The pavement materials were initially cored with a conventional diamond bit core barrel at the boring locations so accurate pavement component thicknesses could be obtained. The borings were performed using a drilling rig equipped with a rotary head and solid flight auger and air rotary drilling methods were used to advance the boreholes to their desired depths. Disturbed samples were obtained employing split-barrel sampling procedures in general accordance with the procedures for "*Penetration Test and Split-Barrel Sampling of Soils*" (ASTM D1586).

The samples were placed in plastic bags, marked according to test boring number, depth and any other pertinent field data, and stored in special containers. At the completion of the drilling operations, the soil samples were delivered to UES's laboratory for testing.

## **Field Tests and Measurements**

**Penetration Tests** - During the sampling procedures, standard penetration tests (SPT) were performed to obtain the standard penetration value of the soil and rock. The standard penetration value (N) is defined as the number of blows of a 140-pound hammer falling 30 inches required to advance the split-barrel sampler 1-foot into the soil or rock. The sampler is lowered to the bottom of the previously cleaned drill hole and advanced by blows from the hammer. The number of blows is recorded for each of three successive 6-inch penetrations. The "N" value is obtained by adding the second and third 6-inch increment number of blows. The results of standard penetration tests indicate the relative density of cohesionless soils and comparative consistency of cohesive soil and rock, thereby providing a basis for estimating the relative strength and compressibility of the soil and rock profile components.

**Water Level Observations** - Water level observations were obtained during the test boring operations and are noted on the boring logs provided in Appendix C – Boring Logs and Laboratory Results. The amount of water in open boreholes largely depends on the permeability of the soil or rock encountered at the boring locations. In relatively pervious soils, such as sandy soils, the indicated depths are usually reliable groundwater levels. In relatively impervious soils, a suitable estimate of the groundwater depth may not be possible, even after several days of observation. Seasonal variations, temperature, land-use, proximity to a body of water, and recent rainfall conditions may influence the depth to the groundwater.

**Ground Surface Elevations** - The ground surface elevations at the boring locations were not provided or surveyed. All depths referred to in this report are from the ground surface elevations at the boring locations during the time of our field investigation.

## **LABORATORY TESTING PROGRAM**

In addition to the field investigation, a laboratory-testing program was conducted to determine additional pertinent engineering characteristics of the subgrade materials necessary in evaluating the existing roadway section and in developing the pavement recommendations for the roadway.

The laboratory-testing program included performing supplementary visual classification (ASTM D2487) and water content tests (ASTM D2216) on all samples obtained. In addition, selected soil samples were subjected to Atterberg limits tests (ASTM D4318), percent material finer than the #200 sieve tests (ASTM D1140), pH of soils tests (ASTM D4972, determining sulfate content in soils – colorimetric method tests (Tex-145-E), lime series testing (Tex 121-E), moisture density relationship tests (ASTM D698), and California Bearing Ratio (CBR) tests (ASTM D1883).

All phases of the laboratory-testing program were conducted in general accordance with applicable ASTM or TxDOT Specifications. The results of these tests are to be found in this report or on the accompanying boring logs provided in the Appendix.

## **SURFACE AND SUBSURFACE CONDITIONS**

### **General**

The types of subsurface materials encountered in the test borings have been visually classified and are described on the boring logs attached. The results of the standard penetration tests, water level observations and laboratory tests are presented on the boring logs in numerical form.

Representative samples of the soil and rock were placed in polyethylene bags and are now stored in the laboratory for further analysis, if desired. Unless notified to the contrary, all samples will be disposed of 1 month after issuance of this report.

The stratification of the soil and rock, as shown on the boring logs, represents the conditions at the actual test locations. Variations may occur between, or beyond, the test locations. Lines of demarcation represent the approximate boundary between different soil types, but the transition may be gradual, or not clearly defined. It should be noted that, whereby the test borings were drilled and sampled by experienced technicians, it is sometimes difficult to record changes in stratification within narrow limits. In the absence of foreign substances, it is also difficult to distinguish between discolored soils and clean soil fill.

**Existing Pavement Materials**

Existing pavement materials consisting of asphaltic concrete and base materials are present at the surface of the boring locations. The boring number and the thickness of the existing pavement materials are provided in the following table:

<b>EXISTING PAVEMENT MATERIAL THICKNESSES</b>			
<b>Boring Identification</b>	<b>Asphalt Thickness (inches)</b>	<b>Approximate Base Thickness (inches)</b>	<b>Total Pavement Thickness (inches)</b>
B-01	2.25	12.25	14.5
B-02	2.25	13.75	16
B-03	Upper Layer: 1.5 Lower Layer: 1.5	3	6
B-04	Upper Layer: 3 Middle Layer: 1 Lower Layer: 2	7	13
<b>AVG</b>	<b>3.25</b>	<b>9</b>	<b>12.25</b>

**Local Geology**

UES has reviewed the **San Antonio Sheet of the Geologic Atlas of Texas** in an effort to determine the geologic setting at the boring and core locations. Our review indicates that the project site is mapped as being located within the **Edwards Limestone (Ked)** formation and the **Pecan Gap Chalk (Kpg)** formation. The Edwards Limestone formation generally consists of limestone, dolostone, and chert. The limestone is known to be very hard particularly with the presence of brown, gray or black nodular chert (a form of flint). Blasting to facilitate excavation has sometimes been required in the Edwards Limestone formation. The Pecan Gap Chalk formation generally consists of clay, chalk, chalky marl, and limestone.

Karst features such as vugs, voids, solution cavities or sinkholes are common in the Edwards Limestone formation. While many Karst features are relatively minor and consist of solution enlarged fractures or solution enlarged features following a bedding plane, some Karst features can consist of caves or cavities that can significantly impact the proposed development. Karst features that are characteristic in limestone were not encountered in our boring.

The general project location is also in an area known to contain multiple faults and the faults are generally considered to be inactive. The faults are typically evidenced by sharply contrasting subsurface conditions in the immediate vicinity of otherwise rock subgrade. Fault delineation or a detailed fault study is outside of the scope of this study.

### **Generalized Soil and Rock Conditions**

Descriptions of the various strata and their approximate depths and thickness per the Unified Soil Classification System (USCS) are provided on the boring logs included in Appendix C. Terms and symbols used in the USCS are presented in Appendix C following the Boring Logs.

The subsurface conditions encountered at B-01 underlying the pavement materials consists of hard to very hard weathered limestone and marl with clay seams that extends to the boring termination depth of 15-feet.

In B-02, underlying the pavement materials, very high plasticity fat clay was encountered to the boring termination depth of 15-feet.

In B-03, underlying the pavement materials, a moderate plasticity clayey gravel was encountered to a depth of 2-feet below the existing pavement surface. Underlying the clayey gravel, very hard limestone was encountered to the boring termination depth of 15-feet.

In B-04, underlying the pavement materials, a moderate plasticity sandy fat clay with some gravel was encountered to a depth of 2.5-feet below the existing pavement surface. Underlying the sandy fat clay, very hard limestone was encountered to the boring termination depth of 15-feet.

Depths referenced in this report and in the tables below are measured from the existing ground surface at the respective boring location at time of the field exploration.

It should be noted that the depths provided in the above tables and on the boring logs are based on our Field Technician's and Engineer's interpretation of conditions believed to exist between actual samples retrieved. Therefore, information on the boring logs contains both factual and interpretive information. Lines delineating subsurface strata are approximate and the actual transition between strata may be gradual or not clearly defined. In addition, variations may occur between or beyond the boring locations.

### **Potential Vertical Soil Movements**

We have assumed that site treatment will not be performed within the pavement areas for this project. The subsurface clay and clayey gravel soils encountered at this site are moderate to very high in plasticity. As a result, pavements will be subjected to potential vertical soil movements (i.e. PVR) ranging between 1-inch at boring locations B-01, B-03, and B-04 to approximately 6-inches at boring location B-02. Because heave is generally associated with a source of water, it can occur differentially. Edge lift, excessive cracking, corner breaks, and poor ride quality are just a few of the many examples of pavement issues that can occur due to PVR. We should be contacted to provide PVR mitigation strategies to help reduce potential movements, if desired.

### **Groundwater Observations**

Groundwater was not encountered within any of the borings during the drilling operations and the borings were dry upon completion of the drilling operations. It should be noted that water levels in open boreholes may require several hours to several days to stabilize depending on the permeability of the soils and that groundwater levels at this site may be subject to seasonal conditions, recent rainfall, and drought or temperature effects. UES encourages the contractor to verify the depth to groundwater prior to bidding to account for the need to dewater excavations for underground utilities and to determine if saturated soils and seepage could occur at the pavement subgrade elevation.

### **Bulk Soil Samples**

After performing the soil borings, bulk samples were collected at two (2) locations that were selected to represent the subgrade materials. The bulk samples were collected near boring locations B-02 (clay) and a composite sample near B-01 and B-04 (weathered limestone/clay intermixed). The testing performed on both the B-02 and composite bulk samples included standard test method for pH of soils, determining sulfate content in soils – colorimetric method, lime series testing, moisture-density relationship (Proctor) testing, and California Bearing Ratio (CBR) testing. The results of the moisture-density relationship test and CBR test are presented in the Appendix.

## **GEOTECHNICAL RECOMMENDATIONS**

### **Project Description**

Based on information provided to UES, it is understood that approximately 4,300 linear feet of Old Nacogdoches Road will be improved. The original proposed pavement design options included mill and overlay, pavement reclamation, and remove and reconstruct. Due to the increase in AASHTO 18-kip Equivalent Single Axle Load (ESAL) from the originally proposed 100,000 ESAL “Local Roadway” to a 4,000,000 ESAL “Arterial”, mill and overlay and pavement reclamation options are not recommended. A complete remove and reconstruct program is the recommended option to provide a 20-year pavement design.

**Pavement Design Discussion**

In designing the proposed pavements, the existing subgrade conditions must be considered together with the expected traffic use and loading conditions. The conditions that influence pavement design are the bearing values (CBR) of the subgrade, number and frequency of vehicles and their range of axle loads, desired pavement life in years, probable increase in vehicular use over the life of the pavement and the availability of suitable materials to be used in the construction of the pavement and their relative costs and engineering properties.

Based on the results of the laboratory CBR testing, the selected design CBR for the subgrade materials at this site is 4.0.

We have evaluated the proposed roadway as a City of San Antonio “Secondary Arterial” street. In accordance with the City of San Antonio criteria, the required AASHTO 18-kip Equivalent Single Axle Load (ESAL) for a “Secondary Arterial” street is 3,000,000 for flexible pavements and 4,500,000 for rigid pavements. For the purpose of this project and due to the frequency of heavily loaded truck traffic, and as discussed with the design team, the ESAL value will be increased to 4,000,000 for flexible pavements and 5,500,000 for rigid pavements. UES used the following pavement design parameters.

<b>AASHTO PAVEMENT DESIGN PARAMETERS</b>	
<b>Parameter</b>	<b>Value</b>
Reliability (R)	95%
Standard Deviation Flexible Pavements (S <sub>o</sub> )	0.45
Standard Deviation Rigid Pavements (S <sub>o</sub> )	0.35
Initial Serviceability Flexible Pavement	4.2
Initial Serviceability Rigid Pavement	4.5
Terminal Serviceability	2.5
Subgrade Design CBR	4.0
Subgrade Resilient Modulus (Mr)	5,014
Modulus of Subgrade Reaction (pci)	120
*Load Transfer Coefficient (J)	2.9
Drainage Coefficient (Cd)	1.0
Implied Flexible Pavement Design Life	20 years
Implied Rigid Pavement Design Life	30 years

*\*Load Transfer Coefficient assumes tied concrete shoulders or curb and gutter will be present.*

The following pavement layer coefficients were used for the design.

<b>AASHTO LAYER COEFFICIENT (<math>\alpha</math>)</b>	
<b>Pavement Constituent</b>	<b>Layer Coefficient</b>
Crushed Limestone Base	0.14
Crushed Limestone Base with Geogrid	0.18
Type B Hot Mix Asphaltic Concrete	0.38
Type C or D Hot Mix Asphaltic Concrete	0.44

If the owner or consultant provides considerations that conflict with the pavement design parameters presented in the tables above, then UES should be provided the appropriate design information and given the opportunity, prior to final issue of the plans and specifications, to determine if supplemental recommendations are warranted.

**Pavement Recommendations**

The recommended pavement sections were calculated using the American Association of State Highway and Transportation Officials, “GUIDE FOR DESIGN OF PAVEMENT STRUCTURES”. The recommended hot mixed asphaltic concrete (HMAC) flexible pavement sections and the recommended rigid concrete pavement section are provided in the following tables:

<b>ARTERIAL STREET - FLEXIBLE PAVEMENT</b>			
<b>“ADJUSTED” MINIMUM 18-kip ESAL VALUE = 4,000,000</b>			
<b>MINIMUM AASHTO STRUCTURAL NUMBER = 5.04</b>			
<b>Pavement Constituent</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
HMAC Type C or D	2”	3”	2.5”
HMAC Type B	5”	6”	11”
Crushed Limestone Base	14”	12”	----
Tensar HX-5.5 Triaxial Geogrid	YES	NO	NO
Compacted Subgrade	6”	6”	6”
AASHTO Structural No.	5.30	5.28	5.28
Calculated 18-kip ESAL	4,300,000	4,150,000	4,150,000

<b>ARTERIAL STREET - RIGID PAVEMENT</b> <b>“ADJUSTED” MINIMUM 18-kip ESAL VALUE = 5,500,000</b> <b>SLAB MINIMUM THICKNESS = 9 INCHES</b>	
Continuously Reinforced Concrete	10”
Compacted Subgrade	6”
Calculated 18-kip ESAL	5,800,000

**Subgrade and Embankment**

Street Excavation and Embankment construction operations should comply with COSA Item 104 and Item 107, respectively. All existing pavement materials should initially be removed and the base material can be stockpiled for reuse provided the base materials meet the requirements set forth in the Texas Department of Transportation (TxDOT) 2014 Standard Specifications for Construction of Highways, Streets and Bridges; Item 247, Type A, Grade 1-2 or COSA Item 200. Further excavation should be performed as necessary to achieve the proper subgrade elevation for the final pavement thickness.

After stripping and cutting operations, the upper 6-inches of exposed subgrade should be compacted to a minimum density of 98-percent of the maximum dry unit weight of the subgrade as determined by TEX 114-E and at or above the optimum moisture content. **Subgrade consisting of limestone rock will not require compaction testing.**

**Geogrid**

If the planned pavement section selected for this project includes the use of geogrid, a layer of Tensar HX-5.5 Triaxial Geogrid shall be placed at the bottom of the base section. The geogrid shall be placed and overlapped per the manufacturer’s recommendations. **Subgrade consisting of limestone rock will not require Geogrid.**

If alternate geogrid products are desired for use, additional base material thickness will apply, and UES should be contacted for the specific recommendations. If a direct substitution with an alternate geogrid is proposed by the local geogrid distributor, the geogrid should come with a pavement design specific for the site that is sealed by a licensed professional engineer in the state of Texas and that pavement design shall supersede the pavement recommendations provided herein.

**Flexible Crushed Limestone Base**

Base materials should meet the requirements set forth in the Texas Department of Transportation (TxDOT) 2014 Standard Specifications for Construction of Highways, Streets and Bridges; Item 247, Type A, Grade 1-2 or COSA Item 200. The base material should be placed in maximum 8-inch thick loose lifts and compacted to a minimum density of 98-percent of the maximum dry density as determined by TEX 113E. The moisture content of the base materials should be maintained within 2-percentage points of the optimum moisture content.

### **Hot Mix Asphaltic Concrete**

Asphalt concrete should meet the requirements set forth in TxDOT Item 340 or 341, or COSA Item 205; Type B, C and D. The asphaltic concrete should be compacted to 91.5 to 96.3-percent of the maximum theoretical specific gravity of the mixture determined according to test method TEX 227-F. Pavement cores should be tested for density according to test method TEX 207-F.

### **Continuously Reinforced Concrete**

Concrete pavement should meet the requirements set forth in COSA Item 209 “CONCRETE PAVEMENT”. The rigid concrete pavement should have a minimum 28-day modulus of rupture strength of 560 psi. Steel reinforcement and other design details should be in accordance with TxDOT Design Standard for Continuously Reinforced Concrete Pavement CRCP (1)-20. Tied shoulders or curb and gutter are recommended.

### **Civil and Drainage Considerations**

**Pavement design is the responsibility of the project Civil Engineer.** We have recommended preliminary pavement sections based on geotechnical information and assumed traffic information in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Guidelines for Design of Pavement Structures dated 1993. According to AASHTO design methodology, the pavement design thickness considers pavement performance, traffic, subgrade soils, pavement materials, environment, drainage and reliability.

Proper drainage is very important to achieve the desired performance from pavements. UES has assumed that good drainage will be incorporated into the project and the pavements will be fast draining and puddle free. A minimum of 2-percent cross slope in the pavement surface is recommended. Low or flat areas in pavements allow standing water and quick deterioration of the pavement primarily due to saturation of the underlying pavement materials and subgrade soils.

It should be noted that groundwater and/or saturated soils with free water may be encountered during construction. These areas will have to be remediated on a case by case basis with the installation of drain systems and piping to collect and remove the water from the pavement areas.

Additionally, UES recommends that full depths curbs (extending through all base materials and into the subgrade soils) be constructed along the exterior alignment of the pavement and the full depth curbs should extend at least 6-inches into the subgrade soils. Alternate methods of minimizing subsurface water into the pavement section include subsurface drainage systems, pavement edge drains and/or vertical moisture barriers installed immediately behind the curb. The selected method should inhibit water infiltration at the pavement edges such that water is not permitted to be transmitted to and saturate the base materials and/or subgrade soils beneath the pavement surface.

### **Routine Maintenance of Flexible and Rigid Pavements**

The pavement sections provided in this report are based on the requested/indicated 18-kip equivalent single axle loads. During the design life, the roadway will require routine maintenance such as crack sealing and seal coats for flexible pavements and joint maintenance for rigid pavement sections in order to achieve a desirable life of pavement. Without proper maintenance, moisture infiltration into the base material and/or subgrade will result in rapid deterioration of the pavement system. UES recommends that the City of Garden Ridge protect their investment by incorporating an aggressive maintenance program.

### **GENERAL COMMENTS**

If significant changes are made in the character or location of the proposed project, a consultation should be arranged to review any changes with respect to the prevailing soil conditions. At that time, it may be necessary to submit supplementary recommendations.

It is recommended that the services of UES be engaged to test and evaluate the subgrade soils in the pavement areas prior to placing pavement constituents in order to verify that the bearing soils are consistent with those encountered in the borings. UES cannot accept any responsibility for any conditions that deviate from those described in this report, nor for the performance of the pavements if not engaged to also provide construction observation and testing for this project. If it is required for UES to accept any liability, then UES must agree with the plans and perform such observation during construction as we recommend.

All sheeting, shoring and bracing of trenches, pits and excavations should be made the responsibility of the contractor and should comply with all current and applicable local, state and federal safety codes, regulations and practices, including the Occupational Safety and Health Administration.

## APPENDIX A - Project Location Diagram

### PROJECT LOCATION DIAGRAM



Trihydro Corporation  
UES Project No.: A260155

**GARDEN RIDGE PAVEMENT RECOMMENDATIONS**  
Old Nacogdoches Road  
Garden Ridge, Texas

# APPENDIX B - Boring Location Diagram

## BORING LOCATION DIAGRAM

LOCATIONS ARE APPROXIMATE



Trihydro Corporation  
UES Project No.: A260155

**GARDEN RIDGE PAVEMENT RECOMMENDATIONS**  
Old Nacogdoches Road  
Garden Ridge, Texas

## APPENDIX C - Boring Logs and Laboratory Results





**PROJECT NAME** Garden Ridge Pavement Recommendations

**PROJECT NUMBER** A260155

**DATE STARTED** 01/30/2026 **COMPLETED** 01/30/2026

**PROJECT LOCATION** Old Nacogdoches Rd, Garden Ridge, TX

**CLIENT** Trihydro Corporation

**LATITUDE / LONGITUDE** 29.638008, -98.260594

**DRILLING METHOD** Solid Flight Auger

**BORING ELEVATION** N/A

**NOTES**

**HAMMER WEIGHT** - **HAMMER DROP** -

Depth (ft)	Graphic Log	Groundwater Data			Samples			Lab										
		During Drilling (ft):	N/A		Sample Graphic	REC (%) / RQD (%)	N-Value / Refusal / TCP	Pocket Pen (TSF)	Compressive Strength (TSF)	Confining Pressure (PSI)	Dry Density (PCF)	Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	% Swell	% Fines	Sulfate (PPM)
		After Drilling (ft):	N/A															
		After ___ Hours (ft):	N/A															
		Material Description																
		ASPHALT, 2.25-inches in thickness. 0.19																
		BASE: SILTY GRAVEL WITH SAND, tan, 13.75-inches in thickness. (GM) 1.3																
		FAT CLAY, stiff to very stiff, dark brown. (CH)																
5		- becoming brown below a depth of 5-feet.																
10		- becoming light brown and gray below a depth of 9-feet.																
15		Boring terminated at a depth of 15-feet.																



**PROJECT NAME** Garden Ridge Pavement Recommendations

**PROJECT NUMBER** A260155

**DATE STARTED** 01/30/2026 **COMPLETED** 01/30/2026

**PROJECT LOCATION** Old Nacogdoches Rd, Garden Ridge, TX

**CLIENT** Trihydro Corporation

**LATITUDE / LONGITUDE** 29.640342, -98.257812

**DRILLING METHOD** Solid Flight Auger & Air Rotary

**BORING ELEVATION** N/A

**NOTES**

**HAMMER WEIGHT** - **HAMMER DROP** -

Depth (ft)	Graphic Log	Groundwater Data		Samples			Lab										
		During Drilling (ft):	N/A	Sample Graphic	REC (%) / RQD (%)	N-Value / Refusal / TCP	Pocket Pen (TSF)	Compressive Strength (TSF)	Confining Pressure (PSI)	Dry Density (PCF)	Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	% Swell	% Fines	Sulfate (PPM)
		After Drilling (ft):	N/A														
		After ___ Hours (ft):	N/A														
		Material Description															
	ASPHALT, upper layer, 1.5-inches in thickness. 0.125										4	29	13	16			34
	ASPHALT, lower layer, 1.5-inches in thickness. 0.25																
	BASE: CLAYEY SAND WITH GRAVEL, tan, (31% gravel), 3-inches in thickness. (SC) 0.5			X	72						3	41	15	26			18
	CLAYEY GRAVEL, very dense, light gray, (71% gravel). (GC) 2			X													
	LIMESTONE, very hard, weathered, light gray, with clay seams and marl layers.			X													
5				X	50/1"						1						
				X													
				X	50/1"						1						
				X													
				X	50/1"						1						
				X													
				X	50/0"						1						
				X													
				X	50/0"						2						
15				X													
Boring terminated at a depth of 15-feet.																	



**PROJECT NAME** Garden Ridge Pavement Recommendations

**PROJECT NUMBER** A260155

**DATE STARTED** 01/30/2026 **COMPLETED** 01/30/2026

**PROJECT LOCATION** Old Nacogdoches Rd, Garden Ridge, TX

**CLIENT** Trihydro Corporation

**LATITUDE / LONGITUDE** 29.643111, -98.253679

**DRILLING METHOD** Air Rotary

**BORING ELEVATION** N/A

**NOTES**

**HAMMER WEIGHT** - **HAMMER DROP** -

Depth (ft)	Graphic Log	Groundwater Data		Samples			Lab										
		During Drilling (ft):	N/A	Sample Graphic	REC (%) / RQD (%)	N-Value / Refusal / TCP	Pocket Pen (TSF)	Compressive Strength (TSF)	Confining Pressure (PSI)	Dry Density (PCF)	Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	% Swell	% Fines	Sulfate (PPM)
		After Drilling (ft):	N/A														
		After ___ Hours (ft):	N/A														
		Material Description															
	ASPHALT, upper layer, 3-inches in thickness.	0.25															
	ASPHALT, middle layer, 1-inch in thickness.	0.33															
	ASPHALT, lower layer, 2-inches in thickness.	0.5															
	BASE: CLAYEY SAND WITH GRAVEL, tan, 7-inches in thickness. (SC)	1.08			50/3"						14	59	29	30		70	
	SANDY FAT CLAY, hard, dark brown, with some gravel. (CH)	2.5															
	LIMESTONE, very hard, weathered, light gray, with clay seams and marl layers.				50/1"						2						
5					50/1"						4						
					50/0"						3						
					50/0"						1						
10					50/0"												
					50/0"						1						
15					50/0"						1						
Boring terminated at a depth of 15-feet.																	



UES Professional Solutions 44, LLC  
4740 Perrin Creek, Suite 480  
San Antonio, Texas 78217  
Geotechnical | Construction Materials | Environmental  
www.TeamUEScom  
TBPE Firm No. 813

MATERIAL DESCRIPTION: Dark Brown Clay

CLASSIFICATION: FAT CLAY with SAND (CH)  
SAMPLE LOCATION: Near Boring B-02

TEST METHOD: ASTM D 698-B

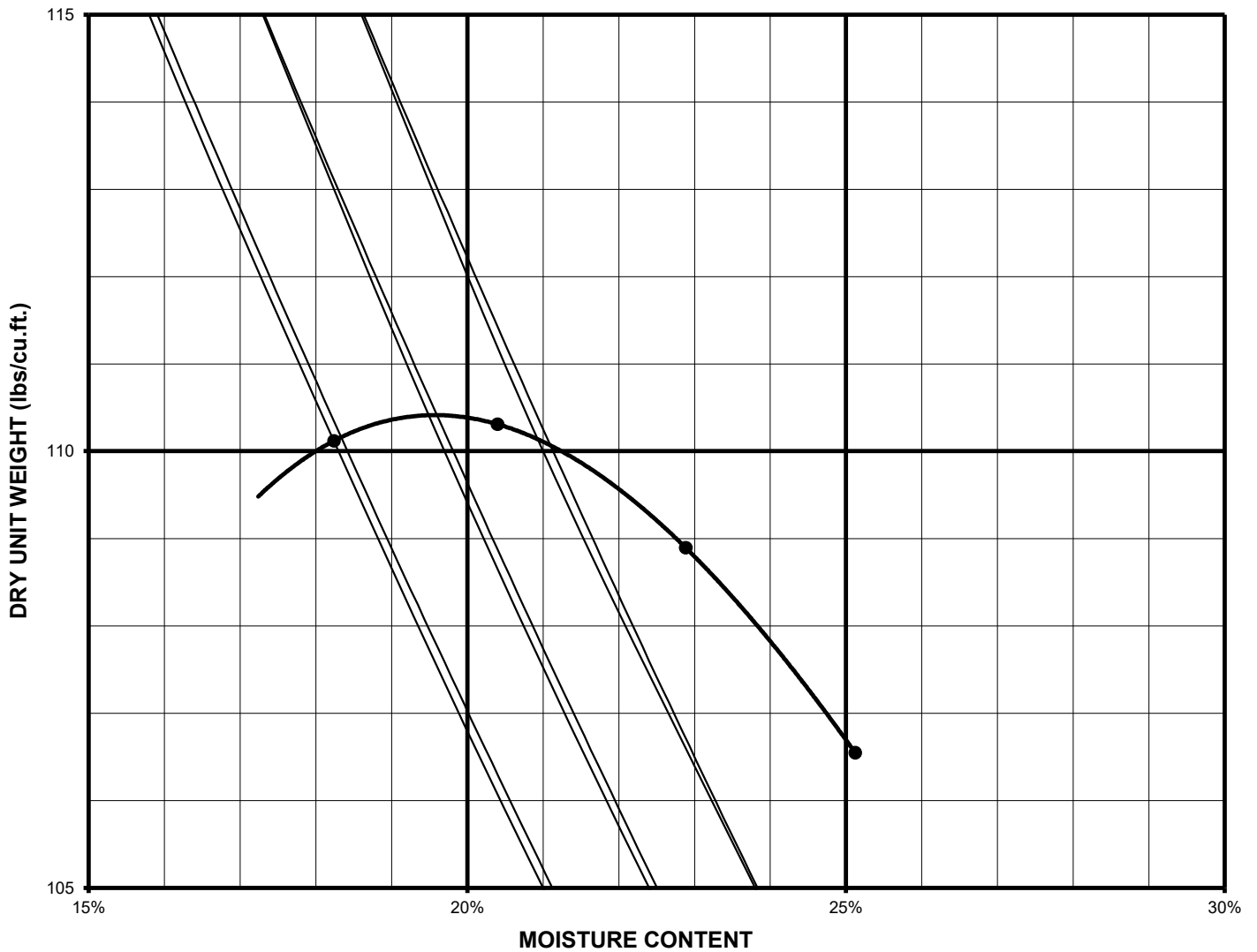
TESTED FOR: Trihydro Corporation  
Laramie, Wyoming

SOIL ID NUMBER: 1  
MAXIMUM DRY UNIT WEIGHT: 110.4 PCF  
OPTIMUM MOISTURE CONTENT: 20.0 %  
LIQUID LIMIT: 64  
PLASTIC LIMIT: 16  
PLASTICITY INDEX: 48  
% FINER THAN NO. 200 SIEVE: 80 %

PROJECT: Garden Ridge Pavement Recommendations  
Garden Ridge, Texas

TECHNICIAN: Alex Rosales

### MOISTURE DENSITY RELATIONSHIP





UES Professional Solutions 44, LLC  
4740 Perrin Creek, Suite 480  
San Antonio, Texas 78217  
Geotechnical | Construction Materials | Environmental  
www.TeamUEScom  
TBPE Firm No. 813

MATERIAL DESCRIPTION: Light Brown Clay

CLASSIFICATION: LEAN CLAY with SAND (CL)  
SAMPLE LOCATION: COMPOSITE SAMPLE Near Boring B-01 & B-04

TEST METHOD: ASTM D 698-B

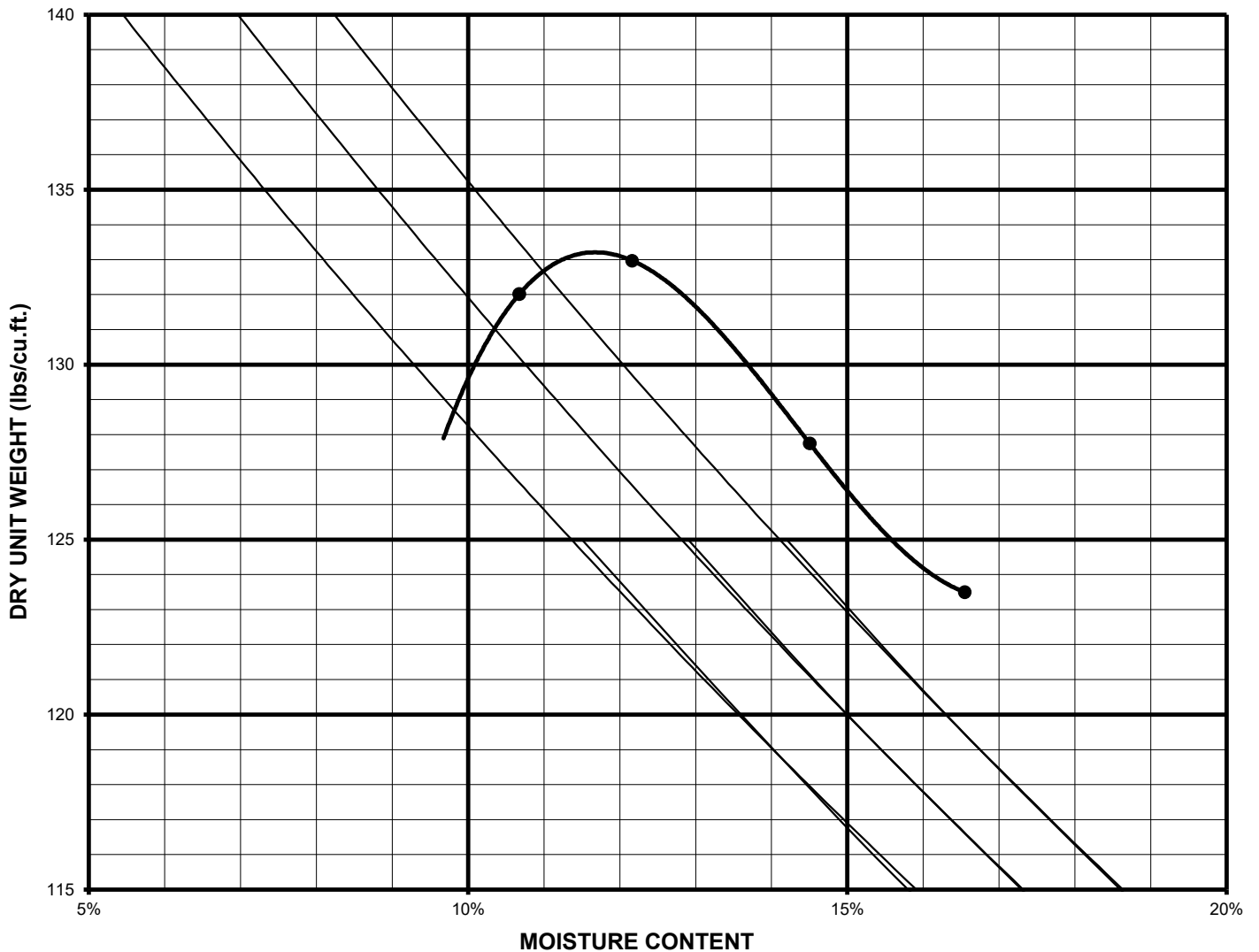
SOIL ID NUMBER: 1  
MAXIMUM DRY UNIT WEIGHT: 133.2 PCF  
OPTIMUM MOISTURE CONTENT: 11.8 %  
LIQUID LIMIT: 43  
PLASTIC LIMIT: 13  
PLASTICITY INDEX: 30  
% FINER THAN NO. 200 SIEVE: 79 %

TESTED FOR: Trihydro Corporation  
Laramie, Wyoming

PROJECT: Garden Ridge Pavement Recommendations  
Garden Ridge, Texas

TECHNICIAN: Alex Rosales

### MOISTURE DENSITY RELATIONSHIP





UES Professional Solutions 44, LLC
4740 Perrin Creek, Suite 480
San Antonio, Texas 78217
Geotechnical | Construction Materials | Environmental
www.TeamUES.com
TBPE Firm No. 813

MATERIAL DESCRIPTION: Dark Brown Clay

CLASSIFICATION: FAT CLAY with SAND (CH)
SAMPLE LOCATION: Near Boring B-02

TEST METHOD: ASTM D 1883

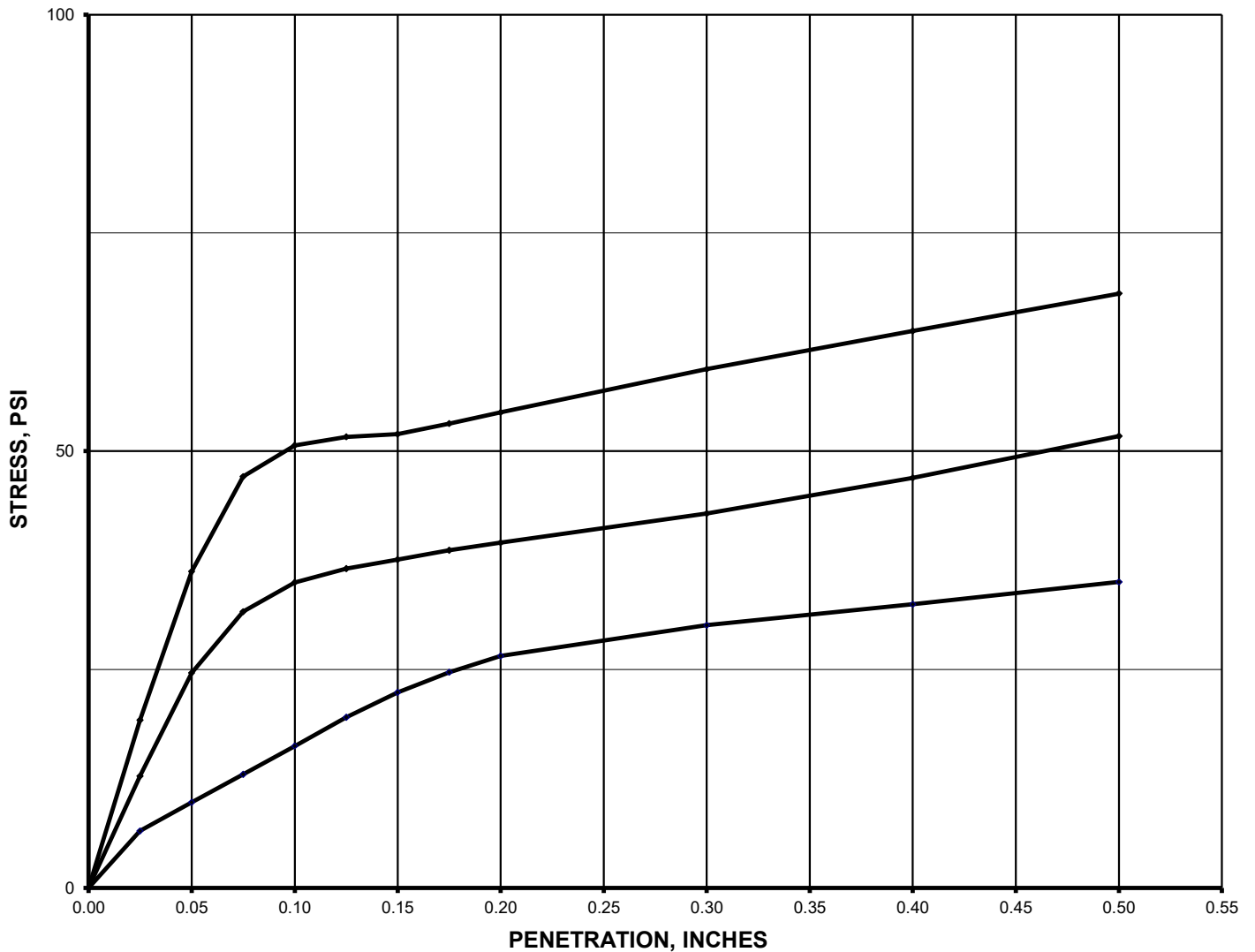
TESTED FOR: Trihydro Corporation
Laramie, Wyoming

Table with 4 columns: Property, 84, 89, 99. Rows include Percent of Maximum Density, CBR Value at 0.1" deflection, CBR Value at 0.2" deflection, Compacted Dry Density, PCF, Compacted Moisture Content, and Moisture Relative to Optimum.

PROJECT: Garden Ridge Pavement Recommendations
Garden Ridge, Texas

TECHNICIAN: Alex Rosales

CBR DATA SHEET





UES Professional Solutions 44, LLC  
4740 Perrin Creek, Suite 480  
San Antonio, Texas 78217  
Geotechnical | Construction Materials | Environmental  
www.TeamUES.com  
TBPE Firm No. 813

MATERIAL DESCRIPTION: Light Brown Clay

CLASSIFICATION: LEAN CLAY with SAND (CL)  
SAMPLE LOCATION: COMPOSITE SAMPLE Near Boring B-01 & B-04

TEST METHOD: ASTM D 1883

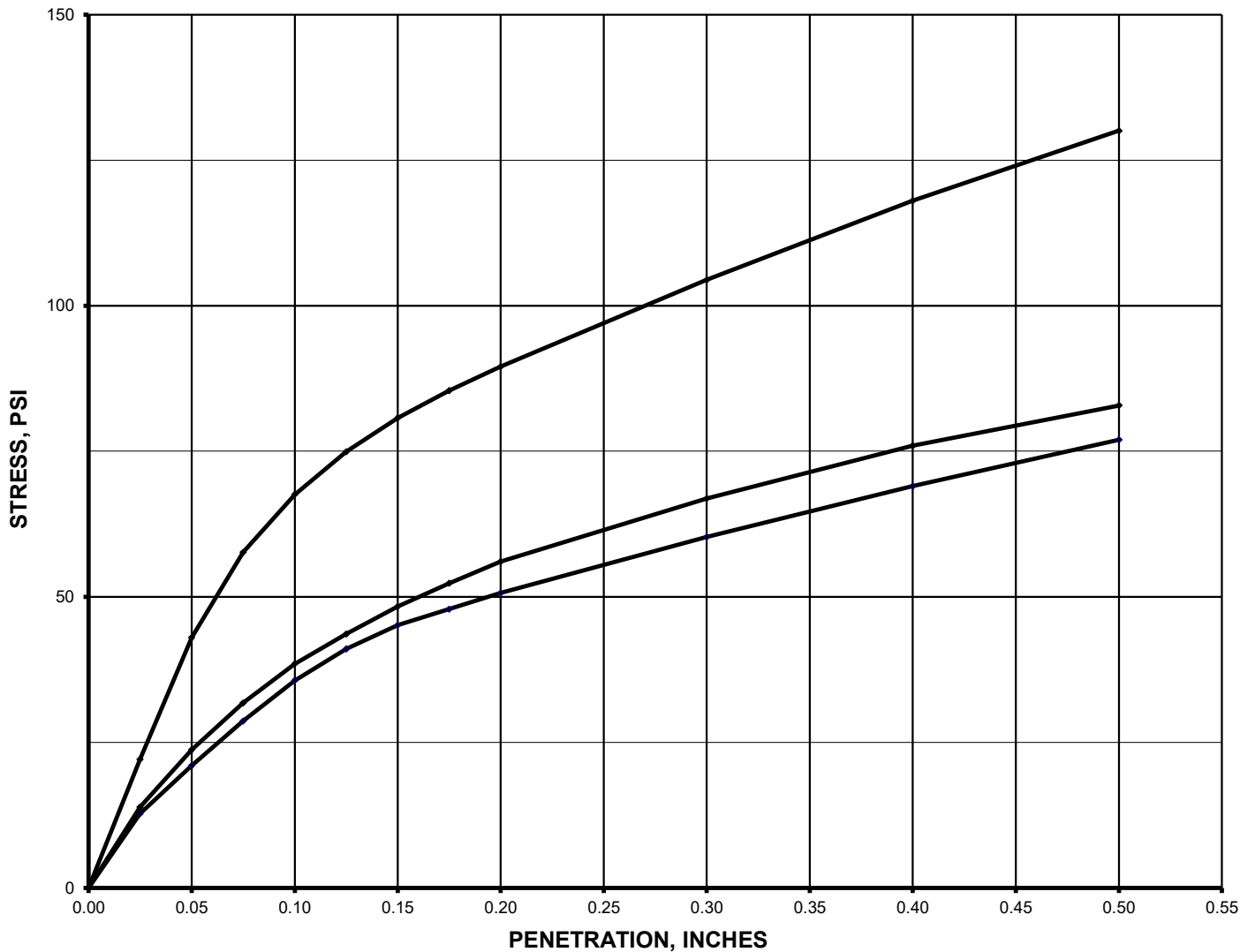
TESTED FOR: Trihydro Corporation  
Laramie, Wyoming

Percent of Maximum Density	81	89	96
CBR Value at 0.1" deflection	3.6%	3.8%	6.8%
CBR Value at 0.2" deflection	3.4%	3.7%	6.0%
Compacted Dry Density, PCF	108.1	118.6	127.9
Compacted Moisture Content	13.8%	13.6%	13.0%
Moisture Relative to Optimum	2.0	1.8	1.2

PROJECT: Garden Ridge Pavement Recommendations  
Garden Ridge, Texas

TECHNICIAN: Alex Rosales

### CBR DATA SHEET





UES Professional Solutions, LLC  
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San Antonio, Texas 78217  
Geotechnical | Construction Materials | Environmental  
www.TeamUES.com  
TBPE Firm No. 813

MATERIAL DESCRIPTION: Dark Brown Clay

CLASSIFICATION: FAT CLAY W/ SAND (CH)  
SAMPLE LOCATION: NEAR BORING B-02

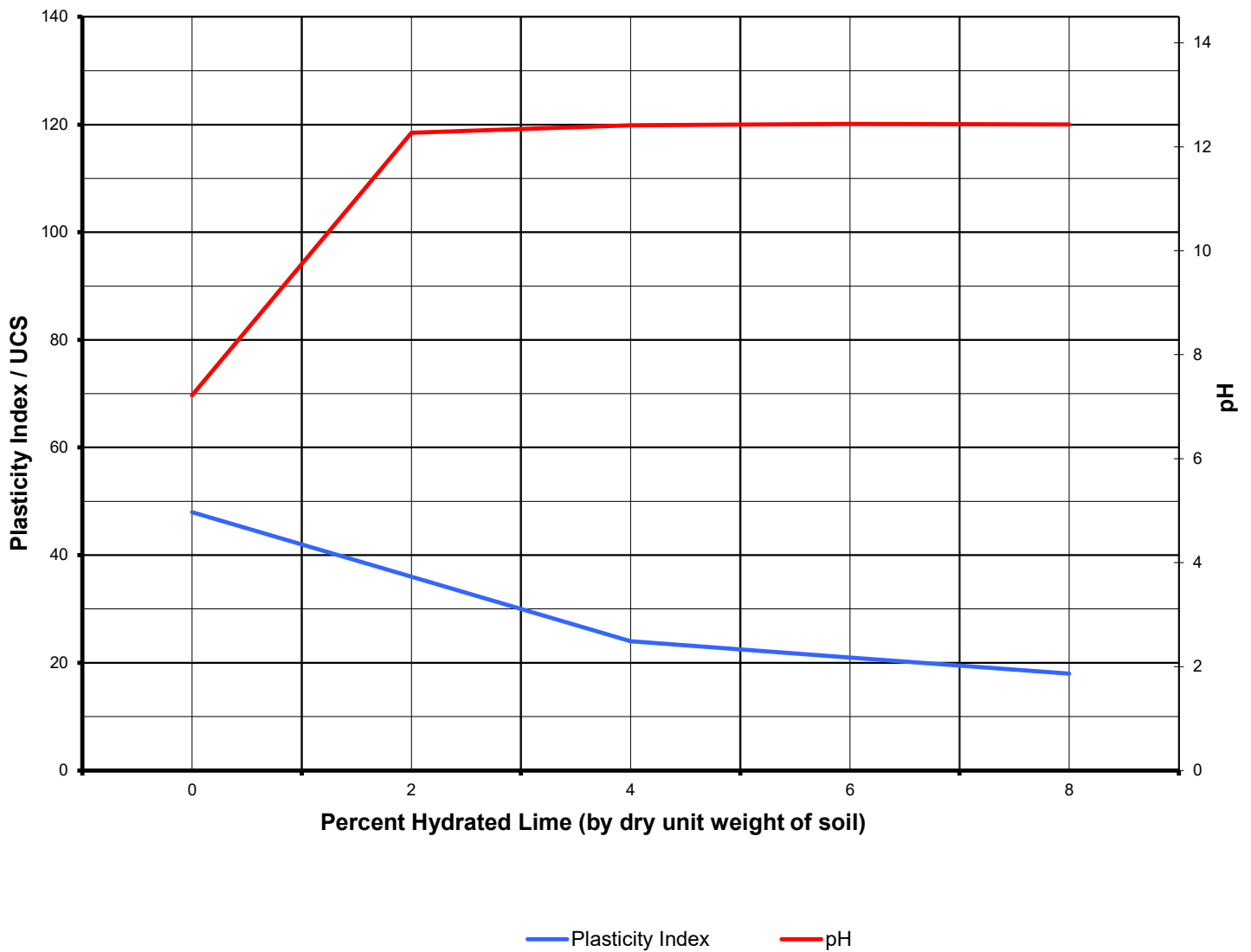
TEST METHOD: TEX-112-E  
ASTM C 977

TESTED FOR: Trihydro Corporation  
Laramie, Wyoming

PROJECT: Garden Ridge Pavement Recommendations  
Garden Ridge, Texas

TECHNICIAN: Alex Rosales

### LIME SERIES CURVES





UES Professional Solutions, LLC  
4740 Perrin Creek, Suite 480  
San Antonio, Texas 78217  
Geotechnical | Construction Materials | Environmental  
www.TeamUES.com  
TBPE Firm No. 813

MATERIAL DESCRIPTION: Light Brown Clay

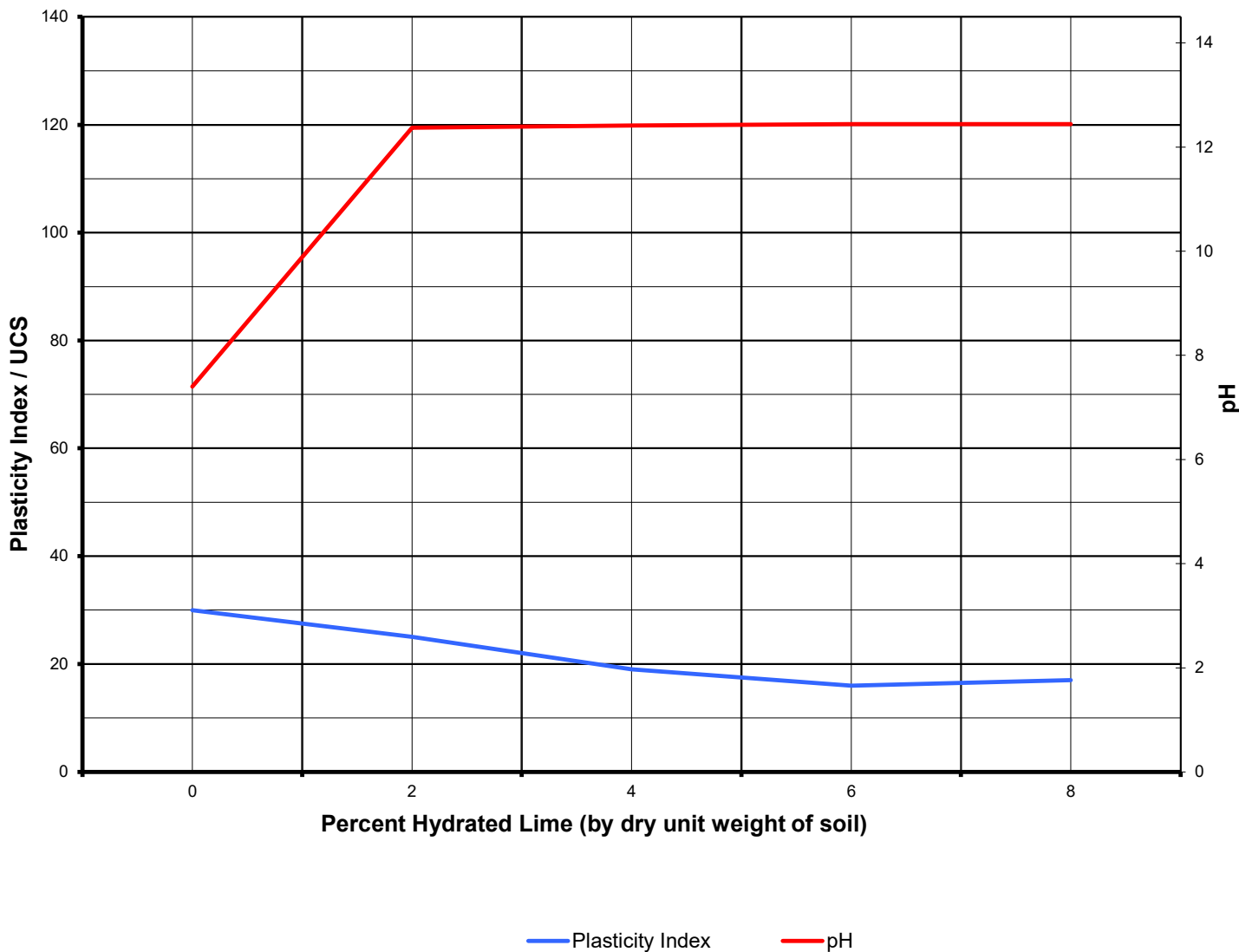
CLASSIFICATION: LEAN CLAY W/ SAND (CL)  
SAMPLE LOCATION: COMPOSITE SAMPLE NEAR BORING  
B-01 & B-04  
TEST METHOD: TEX-112-E  
ASTM C 977

TESTED FOR: Trihydro Corporation  
Laramie, Wyoming

PROJECT: Garden Ridge Pavement Recommendations  
Garden Ridge, Texas

TECHNICIAN: Alex Rosales

### LIME SERIES CURVES



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UES REPORT NO.: A260155  
DATE: 02/18/26

UES Professional Solutions, LLC  
4740 Perrin Creek  
San Antonio, Texas 78217  
Geotechnical | Construction Materials | Environmental  
www.TeamUES.com  
TBPE Firm No. 813

TEST METHOD: TEX-145-E PART II

TESTED FOR: Trihydro Corporation  
Laramie, Wyoming


























PROJECT: Garden Ridge Pavement Recommendations  
Garden Ridge, Texas

TECHNICIAN: Stephen Graves

### DETERMINING SULFATE CONTENT IN SOILS

SAMPLE NO.	SAMPLE LOCATION AND MATERIAL DESCRIPTION	SOLUBLE SULFATE CONTENT
1	DARK BROWN FAT CLAY W/ SAND (CH) NEAR BORING B-02	BELOW DETECTABLE RANGE
2	LIGHT BROWN LEAN CLAY WITH SAND (CL) COMPOSITE SAMPLE NEAR BORING B-01 & B-04	BELOW DETECTABLE RANGE

**KEY TO SOIL CLASSIFICATION AND SYMBOLS**

UNIFIED SOIL CLASSIFICATION SYSTEM			TERMS CHARACTERIZING SOIL STRUCTURE	
MAJOR DIVISIONS	SYMBOL	NAME		
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	 GW	Well Graded Gravels or Gravel-Sand mixtures, little or no fines	SLICKENSIDED - having inclined planes of weakness that are slick and glossy in appearance  FISSURED - containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical  LAMINATED (VARVED) - composed of thin layers of varying color and texture, usually grading from sand or silt at the bottom to clay at the top  CRUMBLY - cohesive soils which break into small blocks or crumbs on drying
		 GP	Poorly Graded Gravels or Gravel-Sand mixtures, little or no fines	
		 GM	Silty Gravels, Gravel-Sand-Silt mixtures	
		 GC	Clayey Gravels, Gravel-Sand-Clay Mixtures	
	SAND AND SANDY SOILS	 SW	Well Graded Sands or Gravelly Sands, little or no fines	CALCAREOUS - containing appreciable quantities of calcium carbonate, generally nodular  WELL GRADED - having wide range in grain sizes and substantial amounts of all intermediate particle sizes  POORLY GRADED - predominantly of one grain size uniformly graded) or having a range of sizes with some intermediate size missing (gap or skip graded)
		 SP	Poorly Graded Sands or Gravelly Sands, little or no fines	
		 SM	Silty Sands, Sand-Silt Mixtures	
		 SC	Clayey Sands, Sand-Clay mixtures	
SILTS AND CLAYS LL < 50	 ML	Inorganic Silts and very fine Sands, Rock Flour, Silty or Clayey fine Sands or Clayey Silts	SYMBOLS FOR TEST DATA	
	 CL	Inorganic Clays of low to medium plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays		
	 OL	Organic Silts and Organic Silt-Clays of low plasticity		
	SILTS AND CLAYS LL > 50	 MH		Inorganic Silts, Micaceous or Diatomaceous fine Sandy or Silty soils, Elastic Silts
		 CH		Inorganic Clays of high plasticity, Fat Clays
		 OH		Organic Clays of medium to high plasticity, Organic Silts
NON USCS MATERIALS	 Limestone	Limestone	 — Groundwater Level (Initial Reading)	
	 Marl/Claystone	Marl/Claystone	 — Groundwater Level (Final Reading)	
	 Sandstone	Sandstone	 — Shelby Tube Sample	
			 — SPT Samples	
			 — Auger Sample	
			 — Rock Core	
			 — Texas Cone Penetrometer	
			 — Grab Sample	

**TERMS DESCRIBING CONSISTENCY OF SOIL**

COARSE GRAINED SOILS		FINE GRAINED SOILS		
DESCRIPTIVE TERM	NO. BLOWS/FT. STANDARD PEN. TEST	DESCRIPTIVE TERM	NO. BLOWS/FT. STANDARD PEN. TEST	UNCONFINED COMPRESSION TONS PER SQ. FT.
Very Loose	0 - 4	Very Soft	< 2	< 0.25
Loose	4 - 10	Soft	2 - 4	0.25 - 0.50
Medium Dense	10 - 30	Firm	4 - 8	0.50 - 1.00
Dense	30 - 50	Stiff	8 - 15	1.00 - 2.00
Very Dense	over 50	Very Stiff	15 - 30	2.00 - 4.00
		Hard	over 30	over 4.00

Field Classification for "Consistency" of Fine Grained Soils is determined with a 0.25" diameter penetrometer



<b>AGENDA ITEM:</b>	7.4. Library Expansion Fundraising Efforts
<b>SUBMITTED BY:</b>	City Manager Ryan Rapelye
<b>DATE SUBMITTED:</b>	June 25, 2026
<b>MEETING DATE:</b>	July 1, 2026

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

Discussion and possible action on Library Expansion Fundraising Efforts.

### BACKGROUND

The proposed Garden Ridge Library Expansion Project is intended to address the current and future needs of the City's approximately 5,000 residents by expanding the existing library facility. The project supports the vision of transforming the library into a modern "Third Space" that serves as an educational, cultural, and social gathering place for residents of all ages.

The estimated total project cost is approximately \$1.2 million. Funding is expected to come from a combination of community-led fundraising efforts, private donations, and a resident commitment to fund the majority of the overall building project cost. As a municipal infrastructure improvement, the completed expansion will enhance the value and functionality of a City-owned asset.

Proposed expansion is requested due to increasing demand for library services and programs. Popular offerings such as Preschool Story Time, LEGO Robotics, Lunch and Learn, and Chair Yoga regularly reach capacity. The project will provide additional space for programming, quiet study areas, expanded technology resources, and flexible meeting rooms to better serve residents and community organizations. Enhanced public facilities also contribute to maintaining property values and improving overall quality of life.

The project represents a public-private partnership driven by community support. By securing a substantial portion of project funding through grants, fundraising, and private donations, the initiative minimizes the immediate impact on the City's general fund due to competing projects while demonstrating strong citizen investment in the future of the Garden Ridge Library.

ATTACHMENT: Library Expansion Feasibility

### REQUESTED ACTION

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

### FINANCIAL

Budgeted Item	<input type="checkbox"/>	Original Estimate/Budget:
Non-budgeted Item	<input type="checkbox"/>	Current Estimate:
Not Applicable	<input type="checkbox"/>	Amount Under/Over Budget: \$

### PROs / CONS

## **STAFF RECOMMENDATION**

Staff recommends that the City Council acknowledge and support the Garden Ridge Library Expansion Project as a community-led initiative that aligns with the City's goals of enhancing public facilities and expanding services for residents. This recommendation is limited to expressing support for the project's objectives and authorizing staff to continue collaborating with project partners as appropriate. Approval of this item does not constitute a commitment of City funds or obligate the City to provide financial participation. Any future request for City funding, design standards or financial commitment will be presented to the City Council for separate consideration and approval.



5250 Callaghan Rd, Ste 100

San Antonio, Tx 78228

210-490-4506

January 26, 2026

Mr. Ryan D. Rapelye  
City Manager  
City of Gardenridge  
9400 Municipal Way  
Gardenridge, Texas 78226

Subject: Library Expansion Feasibility

Dear Mr. Rapelye,

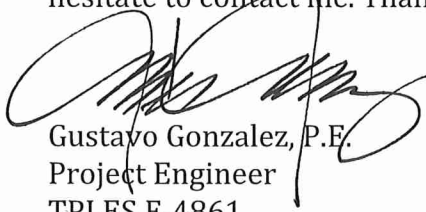
Please accept this letter, along with the attached exhibits, as our feasibility report for the proposed City of Garden Ridge Public Library expansion.

Based on our evaluation of the project scope, site conditions, location, and existing infrastructure, it is our professional opinion that the proposed library expansion is feasible from a construction standpoint. The project site and surrounding infrastructure are adequate to support the proposed improvements.

Consideration should be given to the long-term financial impact of the expansion, including projected annual operations and utility costs. Based on current information and prevailing construction costs, the probable construction cost for the project is estimated to be in the range of \$950,000 to \$1.2 million. The accuracy of this estimate will improve as the project advances toward completion of 100% construction documents.

If project schedule is a significant consideration, the City may wish to evaluate alternative procurement methods, such as a design-build delivery approach, which could reduce overall project duration and improve cost certainty earlier in the process and eliminate potential change orders.

Should you have any questions or require additional information, please do not hesitate to contact me. Thank you.



Gustavo Gonzalez, P.E.  
Project Engineer  
TPLES F-4861





## TABLE OF CONTENTS

Narrative .....

### Exhibits

Aerial Photo .....

Site Plan.....



## NARRATIVE

### 1. LOCATION

PROJECT LOCATION: Library, 9400 Municipal Way, Garden Ridge, Texas 78266

### 2. OWNERSHIP

City of Garden Ridge  
9400 Municipal Way  
Garden Ridge, Texas 78266

### 3. BACKGROUND

Over the past several years, Library Director Linda Crosland has consistently identified the need for expanded library facilities to meet growing community demand. The existing library building frequently reaches capacity during regular programming, and several well-attended events each year must be relocated to the City Council Chambers or the Community Center due to space limitations. These conditions raise ongoing concerns regarding legal occupancy limits established by the Fire Marshal. In addition, shelving capacity for both children and adult collections have been inadequate for many years, forcing staff to make difficult and undesirable choices about which materials to remove from circulation. As a result, books that should remain part of the permanent collection are routinely displaced to make room for newer titles, limiting the library's ability to maintain a comprehensive and current inventory that serves all patrons effectively.

Children's educational programming, including Lego robotics, Science Club, and similar initiatives—forms the backbone of the library's strong and engaged patron base. At the same time, popular adult programs such as Chair Yoga, Silver Gamers, Lunch-and-Learn sessions, and card-making classes cannot be accommodated adequately within the existing facility. The library lacks a dedicated meeting room, requiring programs to be set up in open areas between bookshelves. Library staff routinely relocates tables and equipment throughout the building in an effort to adapt limited space to expanding program needs, an arrangement that is neither efficient nor sustainable.

Programming opportunities for middle and high school students are virtually nonexistent due solely to space constraints. For example, a flight simulator program—well suited to a military-affiliated community such as Garden Ridge—has been identified as a potential high-interest offering; yet cannot be implemented under current conditions. Similarly, the absence of designated study rooms limits the library's ability to support students' academic needs. Compounding these challenges is the lack of dedicated office space for the Assistant Director, which further strains staff operations and efficiency.

Despite these limitations, library staff, volunteers, and the nonprofit Friends of the Library organization have dedicated countless hours to making the City of Garden Ridge Library a welcoming, vibrant, and highly regarded community asset. Patrons frequently comment on the exceptional quality of the library, often noting that it surpasses much larger libraries throughout the greater San Antonio area. A thoughtfully planned library expansion would build upon this strong foundation, allowing the library to better serve residents of all ages, enhance educational and cultural programming, and continue its tradition of excellence. Such an investment would be widely supported and warmly welcomed by the Garden Ridge community.

#### 4. PROJECT SCOPE AND GOALS

The proposed addition to the City of Garden Ridge Public Library will be a single-story steel structure comprising approximately 5,278 square feet. The existing library building is also a single-story steel structure and is approximately 3,216 square feet in size. Upon completion, the combined facility will total approximately 8,494 square feet.

New construction will be designed to match the existing building and will include a concrete slab-on-grade foundation, steel framing, prefabricated metal roof trusses, a standing-seam metal roof, a rock wainscot with stucco exterior finishes, textured and painted gypsum board interior walls on steel studs, and commercial-grade carpet flooring.

Interior renovations to the existing library are included in the scope of work and will consist of new commercial carpeting, reconfiguration of the circulation area and the Library Director's office, and interior wall painting.

The library will remain open and operate under normal business hours during construction of the addition, up to the point at which the existing exterior wall is opened to connect to the new space. This exterior wall will remain in place for as long as feasible during construction. The library will close temporarily at the appropriate time required to remove the existing exterior wall and will remain closed for the duration necessary to complete renovations to the existing interior spaces.

Furniture and book shelving for both the new addition and the renovated areas of the existing library will be procured under a separate contract from the construction work and will be administered by library staff.



## GENERAL SITE INFORMATION

### 5. SITE CONSIDERATION

Significant site excavation will be required to accommodate the library addition. A retaining wall will be required between the existing Community Center building and the library addition. The retaining wall is to be an extension of the existing landscaped area, using limestone boulders and plantings.

Construction access for the new addition will require a temporary access road from the west driveway of the existing Community Center building and around the rear. Several oak trees may be impacted.

### 6. PARKING

Parking lot is a shared between the Municipal offices and the Library. The Community Center has a dedicated parking lot and any overflows can be directed to the school parking across the street.

### 7. UTILITIES

#### ELECTRICITY:

The existing panel box in the rear may have to be altered to support the addition. The MEP engineer will make the determination.

#### WATER and SEWER:

Since the new addition will have a men's and women's restroom, water service will be extended from the existing building. Sewer is a septic system and it may require an expansion of the drain field.

#### STORMWATER:

The stormwater generated from the site will have to be diverted around the expansion to the parking lots. A french drain may be required along the backside to ensure runoff is diverted.

### 7. TREES

To meet the expansion footprint, several oak trees will have to be removed.

## 8. FINANCIAL CONSIDERATIONS

### Typical Commercial Construction Cost Range (Texas, 2025–2026)

- General commercial/office-type construction in Texas typically ranges from roughly \$180 – \$ 350+ per square foot depending on finish level, mechanical systems, and site conditions. The higher end of the range considers utility extensions, parking lots, and higher end interior finishes such as a Class A building.
- Buildings that are more basic shell construction (steel, roof, exterior finishes) are often on the lower end of that range; more polished interiors trend toward the higher end.

### Impact of Site Work/Excavation

- Because this project includes excavation — including up to 6 ft of rock excavation — site work costs can increase substantially over a typical slab. Rock removal can add significant time and equipment cost compared to ordinary dirt excavation (note: exact excavation pricing needs geotechnical testing). Standard slab alone (without significant excavation) runs roughly \$ 10 – \$12+ per sq ft for reinforced concrete.

### Budgetary Estimate

Based on these factors, a reasonable average cost per square foot for budgeting purposes would be approximately:

\$ 180 – \$ 220 per square foot

### This assumes:

- Steel frame and structural system aligned with typical commercial specs
- Stucco exterior finish and standing metal roof
- Standard interior finishes for public use (no high-end custom interior)
- HVAC/Electrical/Plumbing appropriate for a public facility
- Site preparation including rock excavation factored into the estimate

**At 5,280 sq ft, which yields a rough project budget range of:**

**\$ 950,000 – \$1.2 million (hard construction cost)**

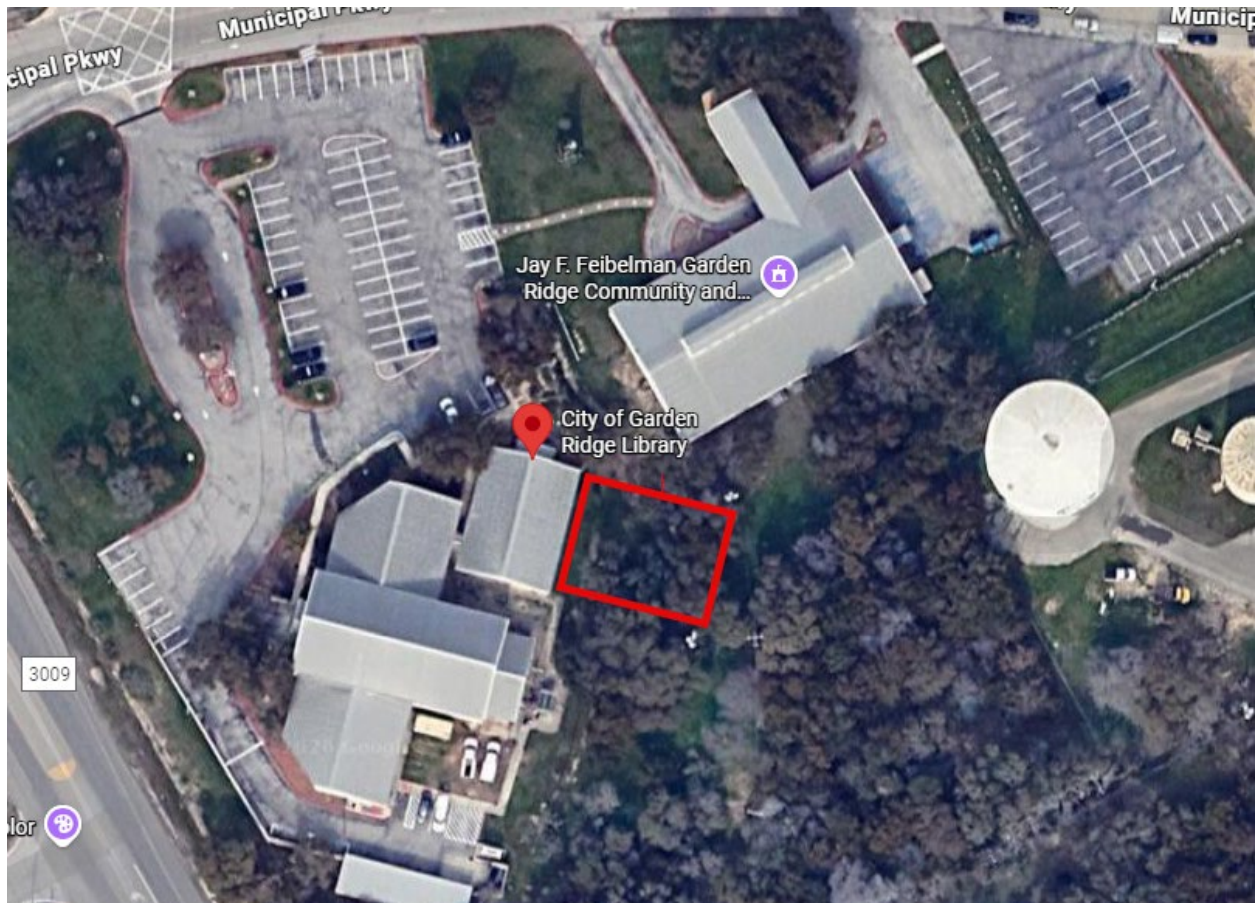
### Not Included

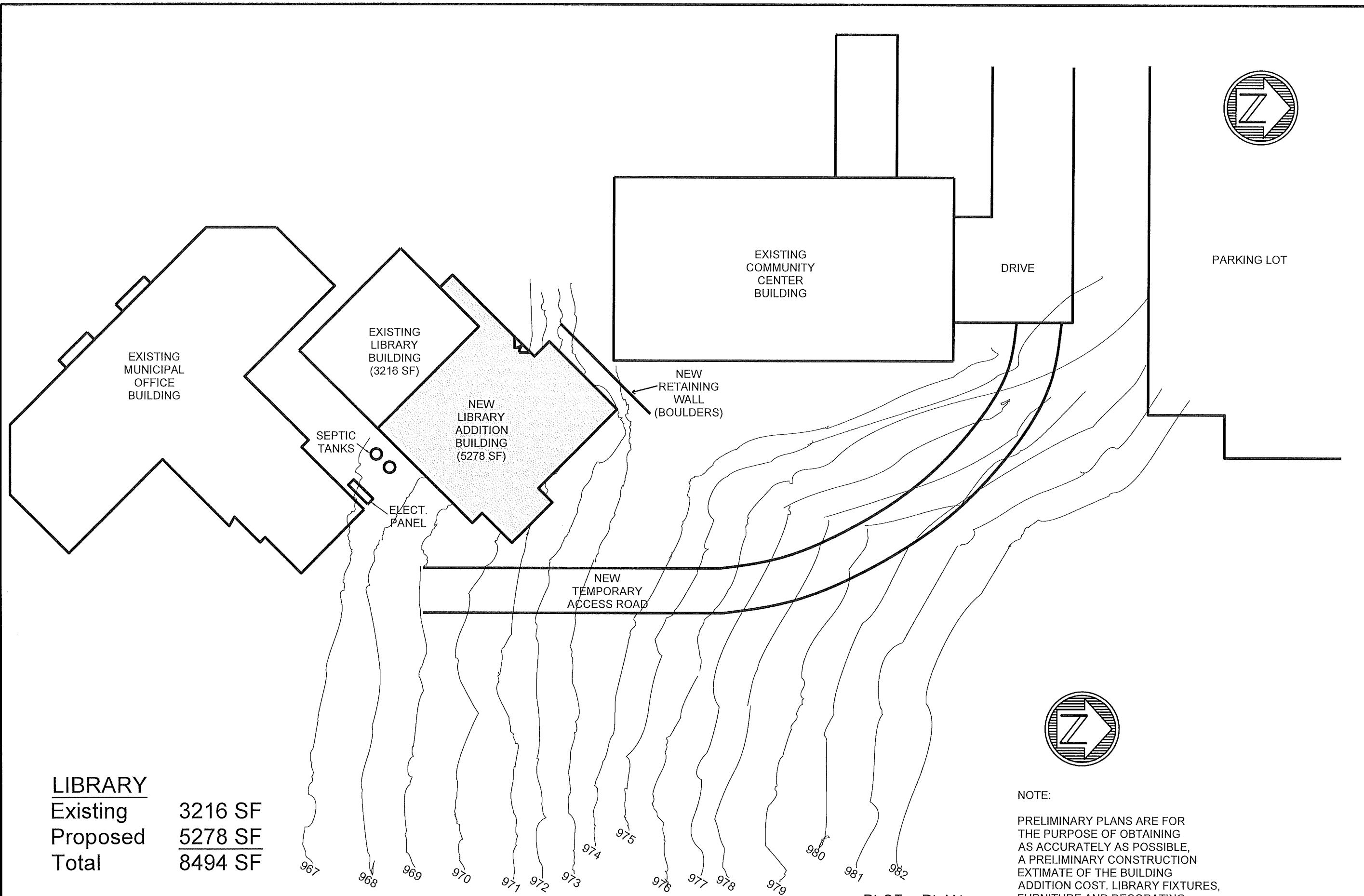
- Soft costs (architectural/engineering fees, plan review, permits, inspections) — typically 10 – 15 % of construction cost
- Furniture/Fixtures/Equipment (FF&E)
- Moving Expenses
- Contingency reserves (typically 5 – 10 %)
- Annual maintenance, janitorial and utility costs



Aerial Photo of the City Complex and Proposed Addition in Red

9400 Municipal Way , City of Gardenridge





<u>LIBRARY</u>	
Existing	3216 SF
Proposed	5278 SF
Total	8494 SF

**PRELIMINARY**

PLOT PLAN  
SCALE N.T.S.

NOTE:  
PRELIMINARY PLANS ARE FOR THE PURPOSE OF OBTAINING AS ACCURATELY AS POSSIBLE, A PRELIMINARY CONSTRUCTION EXTIMATE OF THE BUILDING ADDITION COST. LIBRARY FIXTURES, FURNITURE AND DECORATING ARE NOT TO BE INCLUDED AND WILL BE A SEPARATE CONTRACT.

SHEET A-1

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**CITY OF GARDEN RIDGE  
LIBRARY ADDITION**

**C R O S L A N D  
D E S I G N**  
25807 LEWIS RANCH ROAD, NEW BRAUNFELS, TX 78132  
830-632-5622, mcrosland.com, mcrosland@mcrosland.com  
ALL RIGHTS RESERVED

DATE  
9-17-25  
DRAWN BY  
MHC  
PLAN #  
GRLA001P  
REVISIONS



<b>AGENDA ITEM:</b>	7.5. Strategic Plan Workshop
<b>SUBMITTED BY:</b>	City Manager Ryan Rapelye
<b>DATE SUBMITTED:</b>	June 25, 2026
<b>MEETING DATE:</b>	July 1, 2026

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

Discussion and possible action on holding a Strategic Plan Workshop.

### BACKGROUND

Staff requests City Council authorization to conduct a Strategic Planning Workshop facilitated by Clear Career Professionals. The workshop is designed to prepare the Council for the development of a comprehensive Strategic Plan by establishing a shared vision, defining priorities, and creating a framework for future decision-making.

A strategic plan provides the City Council with a long-term roadmap for governing the community and making consistent, transparent decisions. Rather than reacting to issues as they arise, a strategic plan establishes shared priorities that guide policy, budgeting, and resource allocation over a multi-year period.

The half-day facilitated session will provide Council with an opportunity to discuss the purpose and value of strategic planning, develop a common vision and mission, define expectations for community engagement, review a phased approach to implementation, and discuss how the Strategic Plan will be integrated into budgeting, performance evaluations, and policy decisions.

Facilitated by former local government professionals, the workshop is intended to provide a collaborative and customized process that reflects the City's goals and governance priorities. At the conclusion of the session, the Council will have a clear understanding of the strategic planning process, a shared vision for moving forward, and a practical roadmap for developing a Strategic Plan that serves as an active guide for City operations and decision-making rather than a document that remains unused.

This workshop is for planning and governance purposes only. No formal policy decisions or strategic plan adoption will occur during the workshop. Any future Strategic Plan will be presented to the City Council for review and consideration at a subsequent public meeting.

ATTACHMENTS: Proposal for Council Strategic Planning Retreat

### REQUESTED ACTION

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

### FINANCIAL

- |                                            |                              |
|--------------------------------------------|------------------------------|
| Budgeted Item <input type="checkbox"/>     | Original Estimate/Budget:    |
| Non-budgeted Item <input type="checkbox"/> | Current Estimate:            |
| Not Applicable <input type="checkbox"/>    | Amount Under/Over Budget: \$ |

### PROs / CONs

## **STAFF RECOMMENDATION**

Staff recommends that the City Council approve conducting a Strategic Planning Workshop facilitated by Clear Career Professionals. Including the need to determine a future date. The workshop will assist the Council in developing a shared vision, establishing priorities, and preparing for the development of the City's Strategic Plan.

# Clear Career Professionals, LLC

Proposal for Council Strategic Planning Retreat

City of Garden Ridge, Texas



Kelly Kuenstler, Senior Vice President

3000 Custer Rd #270191

Plano, TX. 75075

(214) 550-2850 Ext. 6

[kelly@clearcareerpro.com](mailto:kelly@clearcareerpro.com)

# WHY CHOOSE US?

## KELLY KUENSTLER, M.P.A

Kelly's passion for public service led her to serve as a county manager, city manager, and director of a statewide agency. Texas city manager of the year in 2020, Kelly has over 25 years of executive experience.

## BRAD STAFFORD, CPM

With over 30 years of municipal leadership experience, including 15 years as City Manager of Navasota, Brad has overseen all aspects of local government operations. He has also served in leadership roles with the Texas City Management Association, including as President.

## KENT MYERS, PH.D.

Dr. Kent Myers has more than 45 years of experience in city management, having served as City Manager in multiple municipalities across Texas and the United States, including ten years in Fredericksburg, Texas.

## Approach

Clear Career Professionals (Clear) is customer service-oriented and committed to working with the Mayor, City Council, and its boards to empower the governing body by providing training on policy implementation, strategy, and community relations. Our approach is collaborative, customized, and relationship-based. As former city managers and local government professionals, we understand the impact your leadership will have on the community. We are passionate about working with you to achieve your goals.

## Process

The City of Garden Ridge Council Strategic Planning Retreat will be facilitated by Kelly Kuenstler. This half-day session is designed to prepare the Council for the strategic planning process. The proposed agenda is as follows:

**Introductions & Welcome** (15 minutes)

**Why a Strategic Plan? Building a Plan That Drives Real Change vs. Sitting on the Shelf** (30 minutes)

**Defining the Council's Vision & Mission** (45 minutes)

**Community Engagement: Defining How the Council Wants the Community Engaged** (30 minutes)

**Break**

**Following a Phased Approach** (45 minutes)

**Integrating the Strategic Plan into Budget Requests, Performance Evaluations & the Decision-Making Process** (45 minutes)

**Next Steps: A Clear Vision and a Workable Plan to Proceed** (30 minutes)

### The ultimate goals for this session are that the Council:

1. Has a clear vision for how to proceed
2. Develops a workable plan for "next steps"
3. Understands the importance of a Strategic Plan that drives real change vs. sitting on the shelf



## **AGREEMENT TO USE CITY CONTRACT**

We can provide our standard engagement agreement or execute a standard contract form provided by the City if preferred. Clear Career Professionals further acknowledges that our firm maintains, or will acquire, the minimum or greater of the insurance limits required.

---

## **OVERALL COST AND VALUE OF PROJECT**

### **CLEAR CAREER PROFESSIONALS PROPOSES THE FACILITATION OF A HALF-DAY COUNCIL STRATEGIC PLANNING RETREAT**

Clear Career Professionals offers a firm, fixed fee of \$3,300.00 which includes all of our expenses and costs.

The only thing you will pay Clear Career Professionals is the agreed upon fee. This includes costs and consultant travel and expenses.

The advantage to you is you know exactly what you will pay and do not have to worry about reviewing costs associated with the project.

**Cost:**

- **\$3,300.00**





## Education

---

Bachelor of Arts in Criminal  
Justice/Sociology  
New Mexico State University

Master of Public Administration  
New Mexico State University

## Professional Affiliations

---

TCMA, ICMA, Texas Women  
Leading Government, American  
Cancer Society

# Kelly Kuenstler, MPA

## Senior Vice President

Kelly brings a wealth of experience and a deep-seated passion for public service to her role as Vice President of Training Services at Clear Career Professionals. With a diverse background that includes serving as Director of the Administrative Office of the District Attorneys, County Manager, and City Manager, Kelly has honed her expertise in leadership and management. She holds a master's degree in Public Administration from New Mexico State University and boasts over 25 years of involvement in board appointments, guest lectures, and professional development committees.

Born in Cotulla, Texas, and raised primarily in New Mexico, Kelly's commitment to public service has garnered statewide recognition, earning her prestigious awards in both states. Notably, she was named Employee of the Year for the State of New Mexico in 2002 and City Manager of the Year in Texas in 2020. From 2019 through 2020 Kelly was TCMA region 8 president. Kelly's dedication extends beyond accolades, as evidenced by her active participation in numerous boards and associations, including the New Mexico Association of Counties, the Texas Municipal League, and the Texas City Management Association.

Kelly's commitment to excellence in management extends to her role at the University of Texas, San Antonio, where she served as an adjunct instructor and contributed to the Public Administration Advisory Board. She is deeply invested in nurturing the next generation of government leaders, serving as a coach and advocate for graduate students pursuing careers in government management.

With her unwavering dedication to responsible and ethical government practices, Kelly is a valuable addition to the Clear Career Professionals team, embodying the values of integrity, professionalism, and quality management.



## Education

---

Bachelor of Science in  
Recreation and Parks  
Administration  
Texas Tech University

Certified Public Manager

## Professional Affiliations

---

TCMA (Past President), TCMA  
Board of Directors, TCMA Region  
7 (Past President)

# Brad Stafford, CPM

## Vice President

Brad Stafford, CPM brings over 30 years of proven municipal leadership to his work with Clear Career Professionals. He served as City Manager of Navasota for 15 years, where he oversaw all municipal operations, including finance, utilities, public safety, and economic development.

Earlier in his career, Brad led the cities of Sundown and Morton as City Administrator and City Manager/City Secretary, managing diverse services from infrastructure and utilities to police, fire, and EMS.

In addition to his city management experience, Brad has worked in the private sector as Client Services Director for Bleyl Engineering, supporting municipalities with infrastructure planning and recruitment, and recently retired from serving as the Director of Parks, Recreation & Facilities for the City of Bryan, Texas.

Brad has been an active leader in the Texas City Management Association (TCMA), serving as President in 2020-2021, on the TCMA Board of Directors from 2013-2015, and as Region 7 President in 2010-2011.

He is a Certified Public Manager and holds a B.S. in Recreation and Parks Administration from Texas Tech University and an A.S. from South Plains College.

Brad's career reflects a lifelong commitment to public service, organizational leadership, and professional development, making him a trusted advisor and consultant for municipalities across Texas.



## Kent Myers, Ph.D.

### Senior Vice President

Dr. Kent Myers is a seasoned professional with over 45 years in city management, bringing unmatched experience and leadership to municipal organizations. His career began as the first City Manager in Converse, Texas, and has included serving as City Manager in Casa Grande, Arizona; Hot Springs, Arkansas; Port Angeles, Washington; and Fredericksburg, Texas, where he led for a decade.

Dr. Myers has also guided major projects of national significance, including supporting SpaceX in the creation of Starbase, Texas, and he now serves as the first City Administrator of Starbase through Clear Career Professionals. In addition to his leadership roles, he has actively contributed to the profession as Past-President of the Texas Public Power Association (TPPA) and as a mentor and educator. He served seven years as Manager in Residence at the University of Texas at San Antonio, received the TCMA Mentor of the Year Award, and earned a Ph.D. in Leadership Studies in 2021.

As Vice President of Recruitment for Clear Career Professionals, Dr. Myers has led numerous executive searches, including City Manager placements in Kerrville, Murphy, Kemah, and others. Known for his strategic vision and commitment to mentorship, Dr. Myers continues to make a positive impact on local governance and leadership development across Texas and beyond.

### Education

Bachelors in Criminal Justice  
University of Texas Arlington, Tx

Master of Public Administration  
Texas Christian University, Ft.  
Worth, Texas

Ph.D. Leadership Studies  
Our Lady of the Lake University,  
San Antonio, Texas

### Professional Affiliations

ICMA, TCMA, ICMA Taskforce on  
job hunting handbook, TCMA  
Public Policy Committee, TCMA  
Ethics Trainer, TPPA Past  
President, Arkansas Municipal  
League



<b>AGENDA ITEM:</b>	7.6. Fiscal Year 2027 Budget Workshop
<b>SUBMITTED BY:</b>	City Manager Ryan Rapelye
<b>DATE SUBMITTED:</b>	June 25, 2026
<b>MEETING DATE:</b>	July 1, 2026

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

Fiscal Year 2027 Budget Workshop. (Rapelye)

### BACKGROUND

As part of the development of the FY 27 Budget, City Council will receive a presentation related to General and Water Funds including City department requests.

ATTACHMENTS:

### REQUESTED ACTION

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

### FINANCIAL

Budgeted Item <input type="checkbox"/>	Original Estimate/Budget:
Non-budgeted Item <input type="checkbox"/>	Current Estimate:
Not Applicable <input type="checkbox"/>	Amount Under/Over Budget: \$

### PROs / CONS

### STAFF RECOMMENDATION