

Councilmembers Present:

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

Councilmembers Absent:

None

City Staff Present:

Ryan Rapelye, City Manager
Marisa Spencer, City Secretary
Cyndi Simmons, Assistant City Secretary
Ron Eberhardt, Chief of Police
Robyn Achu, Finance/HR Director
Eric Lowman, Public Facilities Foreman
Duane Scognio, Utilities Foreman
Linda Crosland, Library Director
Dan Jones, City Attorney
Hank Crippen, City Engineer

1. CALL TO ORDER/ROLL CALL

With a quorum of the City Councilmembers present, Mayor Swint called the regular meeting of the Garden Ridge City Council to order at 6:01 p.m. on Wednesday, August 5, 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. PRESENTATIONS/PROCLAMATIONS**3.1. Introduction of Police Officers/Assistant Chief of Police.**

Chief Eberhardt introduced Assistant Chief McDonald and Officer Campos.

4. CITIZEN COMMENT PERIOD

Merrie Fox, 2224 Sur Ave, thanked City Council for their volunteer service to the City and spoke regarding Texas House District 73.

5. CONSENT AGENDA

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

5.1. Approval of Minutes for the July 1, 2026, City Council Regular Meeting.

5.2. Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – June 30, 2026.

5.3. Texas Conviction Reporting (TXCR) Interlocal Cooperation Contract between Texas Department of Public Safety (DPS) and the Municipal Court of the City of Garden Ridge.



Motion: A motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Harralson, to approve consent agenda items 5.1.-5.3. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

6. STAFF REPORTS

6.1. 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.

6.2. City Engineer Project Report.

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

7. APPROVALS AND AUTHORIZATIONS

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

7.1. Public hearing and possible action on the Development Application by Scott Felder Homes, LLC, on behalf of Bradley K and Tammara L Miller, for a zoning change (rezoning) from Agriculture and Agricultural Homestead (AG) District to Residential Estate (RE) District, for a 20.16 acre tract of land conveyed to Bradley K. Miller and Tammara L. Miller by deed recorded in Document No. 200306022245 of the Official Public Records of Comal County, Texas, out of the Vicente Micheli Survey No. 114, Abstract 383, and further located at 8474 Bindseil Lane in the City of Garden Ridge, Comal County, Texas. (Planning and Zoning Commission)

City Manager Ryan Rapelye reviewed the Development Process and spoke regarding the Development Application for a zoning change from Agriculture and Agricultural Homestead (AG) District to Residential Estate (RE) District for property located at 8474 Bindseil Lane.

Mayor Swint opened the public hearing at 6:22 p.m. and the following citizens spoke during the public hearing:

- Merrie Armstrong, 8447 Bindseil Lane
- Richard Ure, 8364 Bindseil Lane
- Ruby Montez-Wills, 8467 Bindseil Lane
- Malcolm French, 20519 Cedar Cavern
- Jannalyn Welch, 8329 Bindseil Lane
- Kimberly Schimick, 8223 Shining Elk
- Tammara Miller, 8474 Bindseil Lane
- Bruce Stanfill, 8602 Turner Ridge

City Secretary Marisa Spencer read written comments submitted by the following:

- Brian and Gwen Cobb, 20523 Cedar Cavern
- Angela Friesenhahn, 8049 Bindseil Lane
- Tegan Cornes, 8230 Shining Elk
- Lisa Richter, 9241 Garden Ridge Drive

Mayor Swint closed the public hearing at 6:52 p.m.

Chair Jacaman stated the Planning and Zoning Commission recommends approval of the Development Application for a zoning change from Agriculture and Agricultural Homestead (AG) District to Residential Estate (RE) District for property located at 8474 Bindseil Lane.

Marcus Moreno, Scott Felder Homes LLC, spoke regarding the Development Application and addressed questions from Councilmembers.

The City Council discussed the Development Application.

Motion: A motion was made by Councilmember Hunter, seconded by Councilmember Harralson, to approve the Planning and Zoning Commission's recommendation and approve the Development Application by Scott Felder Homes, LLC, on behalf of Bradley K. and Tammara L. Miller, for a zoning change (rezoning) from Agriculture and Agricultural Homestead (AG) District to Residential Estate (RE) District, for a 20.16 acre tract of land conveyed to Bradley K. Miller and Tammara L. Miller by deed recorded in Document No. 200306022245 of the Official Public Records of Comal County, Texas, out of the Vicente Micheli Survey No. 114, Abstract 383, and further located at 8474 Bindseil Lane in the City of Garden Ridge, Comal County, Texas. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

7.2. Ordinance No. 18-082026 An Ordinance of the City Council of the City of Garden Ridge, Texas, establishing regulations for the control and care of animals in the City of Garden Ridge; establishing related service fees; providing a penalty for violations of this Ordinance; providing a cumulative and savings clause; providing for severability; and declaring an effective date. (Rapelye)

City Manager Ryan Rapelye spoke regarding the proposed amendments to Ordinance No. 18 and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Reyes, seconded by Mayor Pro-Tem Smith, to approve Ordinance No. 18-082026 An Ordinance of the City Council of the City of Garden Ridge, Texas, establishing regulations for the control and care of animals in the City of Garden Ridge; establishing related service fees; providing a penalty for violations of this Ordinance; providing a cumulative and savings clause; providing for severability; and declaring an effective date. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

7.3. Ordinance No. 22-082026 An Ordinance of the City Council of the City of Garden Ridge, Texas, regulating traffic on streets, roads, and highways within the City of Garden Ridge by establishing stop sign locations and placement of traffic control devices; establishing prima facie speed limits and placement of traffic control devices; establishing through truck traffic regulations and placement of traffic control devices; establishing "no parking zones"; regulating and requiring permits for certain assemblages and processions; providing a penalty; providing for severability; and declaring an effective date. (Rapelye)

City Manager Ryan Rapelye spoke regarding the proposed amendments to Ordinance No. 22 and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Mueller, seconded by Mayor Pro-Tem Smith, to approve Ordinance No. 22-082026 An Ordinance of the City Council of the City of Garden Ridge, Texas, regulating traffic on streets, roads, and highways within the City of Garden Ridge by establishing stop sign locations and placement of traffic control devices; establishing prima facie speed limits and placement of traffic control devices; establishing through truck traffic regulations and placement of traffic control devices; establishing "no parking zones"; regulating and requiring permits for certain assemblages and processions; providing a penalty; providing for severability; and declaring an effective date. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

7.4. Request from Buckley Powder Co., for a Partial Exemption Permit to conduct blasting activities at Heidelberg Materials Servtex Quarry for the period of October 1, 2026 – September 30, 2027, and set annual permit fee. (Rapelye)

City Manager Ryan Rapelye spoke regarding the request from Buckley Powder Company for a Partial Exemption Permit to conduct blasting activities at Heidelberg Materials Servtex Quarry, including setting the annual permit fee, and addressed questions from Councilmembers.

Motion: A motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Hunter, to approve the request from Buckley Powder Company for a Partial Exemption Permit to conduct blasting activities at Heidelberg Materials Servtex Quarry for the period of October 1, 2026 – September 30, 2027, and set the annual permit fee at \$33,026.22. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

7.5. Interlocal Agreement with the City of Selma for Code Enforcement Services. (Rapelye)

City Manager Ryan Rapelye spoke regarding the Interlocal Agreement with the City of Selma for Code Enforcement Services and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Reyes, seconded by Mayor Pro-Tem Smith, to approve the Interlocal Agreement with the City of Selma for Code Enforcement Services. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

7.6. Interlocal Agreement Regarding Sewer Capacity and Wheeling Between the City of Schertz and the City of Garden Ridge. (Rapelye)

City Manager Ryan Rapelye spoke regarding the Interlocal Agreement Regarding Sewer Capacity and Wheeling Between the City of Schertz and the City of Garden Ridge and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Hunter, seconded by Mayor Pro-Tem Smith, to approve the Interlocal Agreement Regarding Sewer Capacity and Wheeling Between the City of Schertz and the City of Garden Ridge. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

7.7. Fiscal Year 2027 Proposed Budget for the City of Garden Ridge. (Rapelye)

City Manager Ryan Rapelye stated the Fiscal Year 2027 Proposed Budget was filed with the City Secretary on July 30, 2026, in compliance with Texas Local Government Code and Truth-in-Taxation Laws.

City Manager Ryan Rapelye reviewed the Fiscal Year 2027 Proposed Budget for the City of Garden Ridge and addressed questions from Councilmembers.

7.8. 2026 No-New-Revenue, Voter-Approval, and De Minimis Tax Rate Calculations/Propose a tax rate for the 2026 Tax Year. (Rapelye)

City Manager Ryan Rapelye reviewed the 2026 Property Tax Rate Calculations and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Harralson, seconded by Councilmember Mueller, to propose the voter-approval tax rate calculation of \$0.254138 per \$100 valuation for the 2026 tax year, set the required public hearing for September 2, 2026, and authorize publication of the required notices in accordance with the Texas Property Tax Code.

The City Council voted by roll call:

Place 1 Mayor Pro-Tem Smith – aye
Place 2 Councilmember Mueller – aye
Place 3 Councilmember Harralson – aye
Place 4 Councilmember Hunter – aye
Place 5 Councilmember Reyes – aye

The motion carried unanimously.

8. CITIZEN COMMENT PERIOD

Sharon Stripling, 21729 Forest Waters Circle, spoke regarding code enforcement, Coffee with a Councilmember, economic development, and oak wilt.

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.

Councilmember Reyes spoke regarding upcoming Coffee with a Councilmember events. Mayor Pro-Tem Smith spoke regarding the Tri-County Chamber of Commerce.

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.

Mayor Swint announced the City Council will recess at 8:13 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 8:31 p.m.

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.

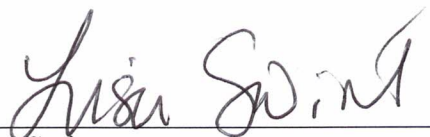
Motion: A motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Mueller, to authorize the Mayor or their designee to approve and execute a pipeline easement agreement in substantially the same form as presented to the City Council this evening in consideration of the proposed settlement amount presented to the City Council during this evening's closed session. The City Council voted for five (5) for and none (0) opposed. The motion carried unanimously.

12. ADJOURNMENT

There being no further business, the Wednesday, August 5, 2026, City Council regular meeting was adjourned at 8:32 p.m. by Mayor Swint.

ATTEST


Marisa Spencer
City Secretary


Lisa Swint
Mayor