



City of Garden Ridge

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

AGENDA CITY COUNCIL REGULAR MEETING WEDNESDAY, NOVEMBER 4, 2020, 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, November 4, 2020, at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted providing time, place, date, and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Eagle Scout Certificates of Recognition**

- a) Jake Hogue
- b) Travis Zipp
- c) Tristan Arvidson
- d) Marshall Lavash

5. **City/Employee Recognitions/Employee Introductions**

- a) Thank you note from Forest of Garden Ridge Homeowners Association to Commissioner Jim Mueller.
- b) Thank you note from David and Hope Cowart to Front Office Staff.
- c) Recognition of Employee Service Years with the City of Garden Ridge.

6. **Citizen Comment Period – limited to 30 minutes total**

Rules for Citizens' Participation: The City Council welcomes citizen participation and comments at all City Council Meetings. If you speak, you must follow these guidelines:

- a) Respect and courtesy:
 - 1. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
 - 2. Show the City Council the same respect that you would like to be shown.
 - 3. End your speaking at the time allotted below.
- b) Speaking:
 - 1. First citizen comment period.
 - 1.1. You are required to sign up to speak and you are limited to one 3-minute period.
 - 2. Second citizen comment period.
 - 2.1. You are not required to sign up and you are limited to one 2-minute period.
 - 3. State your name and address before your comments begin.
 - 4. You are only allowed to speak once per topic, unless also speaking during a posted Public Hearing.

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the City Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.

7. **Consent Agenda**

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

- a) Approval of Minutes for the October 7, 2020, City Council Regular Meeting.

- b) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – September 30, 2020.
- c) Destruction of City Records in accordance with City of Garden Ridge Records Retention Plan.
- d) Approval of the Certification of Tax Levy for the Tax Year 2020 for the City of Garden Ridge.

8. Staff Reports

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

- a) City Administrator Monthly Activity Report.
 - Community and Event Center usage/financial report, Building Permits issued to date for residential, commercial, and minor construction projects, City Council ideas/suggestions, communication efforts, citizen concern/input, upcoming events, personnel updates, and continuity of operations.
- b) Finance/HR Monthly Activity Report.
 - Financial reporting, audits, employee benefits, communication efforts, upcoming events, personnel updates, and continuity of operations.
- c) City Secretary Monthly Activity Report.
 - Administrative operations and projects, communication efforts, citizen concern/input, upcoming events, personnel updates, and continuity of operations.
- d) Police Department Monthly Activity Report.
 - Traffic/code compliance enforcement, criminal activity, upcoming events, and continuity of operations.
- e) Public Works Monthly Activity Report.
 - Street and right-of-way maintenance, drainage facility and easement maintenance, City parking lots and facility maintenance, Animal Services (domestic and wild), projects, and continuity of operations.
- f) Water Department Monthly Activity Report.
 - Water pumping/usage from City wells, water system infrastructure maintenance/repairs/projects, leak adjustments, water and/or drought management (current watering stage), and continuity of operations.
- g) Library Monthly Activity Report.
 - Upcoming events and continuity of operations.

9. City Engineer Projects Status Reports

- a) FM 2252 TxDOT Project.
- b) FM 2252 Wastewater Project.

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

- a) Planning and Zoning Commission:
 - 1. Planning and Zoning Commission Place 7 Vacancy (term expiring September 30, 2022).
 - 1.1. Receive recommendation for the appointment of Art Porter.
 - 1.2. Take action on recommendation.
 - 2. Petition by Shawn Willis on behalf of Vaquero Grande, LLC, for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of a 4.23 acre tract of land lying in Section 96, Abstract 120, of the George M. Dolson Survey, Comal County, Texas, being all of a remaining portion of a 4.402 acre tract of land described to Vaquero Grande, LLC, a Texas Limited Liability Company, recorded in Document 201906028430 of the Official Public Records of Comal County, Texas. The property is further located on the east side of F.M. 2252 across from Hickory Bend in Garden Ridge, Texas.
 - 2.1. Receive recommendation from Planning and Zoning Commission.
 - 2.2. Hold a public hearing.
 - 2.3. Take action on petition.
 - 3. Receive monthly activity update as applicable.

- b) Quarry Commission:
 - 1. Receive monthly activity update as applicable.
- c) Water Commission:
 - 1. Request for water leak adjustment for 19810 Brandywine Cove for the billing period of June 22, 2020 – July 23, 2020.
 - 1.1. Receive recommendation from the Water Commission.
 - 1.2. Take action on recommendation.
 - 2. Water Rate Structure.
 - 2.1. Receive recommendation regarding water rates.
 - 2.2. Take action on recommendation.
 - 3. Receive monthly activity update as applicable.
- d) Wildlife Management Advisory Commission:
 - 1. Receive monthly activity update as applicable.
- e) Parks Committee:
 - 1. Receive monthly activity update as applicable.
- f) *Volunteer Garden Ridge!*
 - 1. Receive monthly activity update as applicable.

11. Approvals/Authorizations

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

- a) COVID-19.
 - 1. Discuss status, updates, response, and matters related to the COVID-19 Virus.
 - 2. Discuss funding and expenditures from the Coronavirus Aid, Relief, and Economic Security Act.
 - 3. Take possible action on matters related to the COVID-19 Virus, including Christmas Tree Lighting Event.

12. Updates

- a) City Administrator Reports.
 - 1. Update on Oak Wilt.
- b) City Council Projects.
 - 1. New Resident Package (Swint and Bower).
 - 2. Wildlife Management Issues/Concerns (Lantzy and McCaw).
- c) Mayor's Projects.
 - 1. Communication Report.
 - 2. Citizen Contact Report.

13. Discussion of Future Agenda Items

14. Citizen Comment Period – limited to 20 minutes total

See "Rules for Citizens' Participation" under Item 6.

15. Reports and Comments from Mayor and City Councilmembers

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

Alamo Area Metropolitan Planning Organization
Boy Scouts and/or Girl Scouts

City of Garden Ridge sponsored events and outreach efforts
Comal ISD (Garden Ridge Elementary School/Danville Middle School/Davenport High School)
Counties (Bexar/Comal/Guadalupe)
Garden Ridge Lions Club
Garden Ridge Citizen Police Academy Alumni Association/Citizen Patrol
Garden Ridge Women's Club
Greater Bexar County Council of Cities
Northeast Partnership

16. Executive Session

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

- a) Pursuant to Texas Government Code Section 551.071 – Consultation with Attorney and 551.072 – Deliberations About Real Property.
 1. To seek legal advice, if needed, in connection with deliberating the purchase, lease, exchange, or value of real property and regarding related negotiations for City building projects, and wastewater utility projects.
 2. To seek legal advice regarding requirements for Comal County Emergency Services and authority to contract for such services through an interlocal agreement and discuss any related liability issues.

17. Business Items

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

18. Adjournment

AGENDA NOTICES:

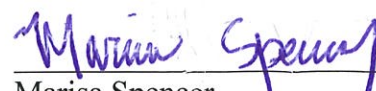
Decorum Required: Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Council Authorized: The Council may vote or act upon any item within this Agenda. The Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Title 5, Chapter 551, of the Texas Government Code.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance By Other Elected or Appointed Officials: It is anticipated that members of the other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council, other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action are specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

This is to certify that I, Marisa Spencer, posted this Agenda at 10:30 a.m. on October 29, 2020, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary

CERTIFICATE OF RECOGNITION

This certificate is presented to

JAKE HOGUE

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



November 4, 2020

Date

A handwritten signature in blue ink, appearing to be "J. Hogue", is written over a horizontal line.

Mayor

CERTIFICATE OF RECOGNITION

This certificate is presented to

TRAVIS ZIPP

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



November 4, 2020

Date

A handwritten signature in blue ink, likely of the Mayor, is written over a horizontal line.

Mayor

CERTIFICATE OF RECOGNITION

This certificate is presented to

TRISTAN ARVIDSON

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



November 4, 2020

Date

A handwritten signature in blue ink, appearing to be "A. Arvidson", is written over a horizontal line.

Mayor

CERTIFICATE OF RECOGNITION

This certificate is presented to

MARSHALL LAVASH

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



November 4, 2020

Date

A handwritten signature in blue ink, likely of the Mayor, is written over a horizontal line.

Mayor

City Administrator

From: Rod Chamberlain
Sent: Thursday, October 1, 2020 3:06 PM
To: City Administrator
Cc: Bob Martin; Wanda Foltz; Cindy Gedraitis
Subject: [EXTERNAL] Commissioner Mueller - Water Commission

Importance: High

Nancy,

I wanted to extend our "THANKS" to the Water Commission for authorizing one of their commissioners - Mr. Jim Mueller to speak at this year's annual HOA Meeting for "The Forest of Garden Ridge" HOA.

Overall the group was very interested in hearing about the upcoming enhancements for monitoring, tracking and reporting on water consumption for their home.

Commissioner Mueller also indicated every homeowner in Garden Ridge should receive more information about the new system (AMI) with this month's water bill. He also recommended we can now go directly to the city's website and click on the link to the Water Department Home page and then click on the link titled "Advanced Metering Infrastructure (AMI)" located on the left side of the screen for the latest and most comprehensive information about the new solution.

Once again, thank you for giving us an opportunity to "hear it first" during our annual HOA meeting.

Respectfully,

The Forest of Garden Ridge Homeowners Association
Board of Directors

Rod Chamberlain, Bob Martin, Wanda Foltz and Cindy Gedraitis

City Secretary

From: City Administrator
Sent: Wednesday, October 21, 2020 2:29 PM
To: City Secretary
Subject: FW: compliment

For Nov. Council agenda.

From: Building Inspections <buildinginspections@ci.garden-ridge.tx.us>
Sent: Wednesday, October 21, 2020 1:44 PM
To: City Administrator <administrator@ci.garden-ridge.tx.us>
Subject: compliment

Nancy,

On October 20, 2020 I did a final fence inspection at 9015 Cinnabar Ct. The owners of the property David & Hope Cowart ask me to convey their appreciation for the office personal in the front office. They said they are always friendly and helpful. They used to live in Schertz and couldn't believe the difference. Hope told me that when she called Schertz to find out how to discard of some old paint the lady in the office did not know and gave her a 1-800 number to call. Now that she lives in Garden Ridge she called the office and talked to Michell about discarding some paint. Michell told her exactly what to do. What a difference she said. David and Hope said all the ladies are equally helpful and friendly.

Wilbert Lenz
Building Inspector
City of Garden Ridge



City of Garden Ridge

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

MINUTES CITY COUNCIL REGULAR MEETING WEDNESDAY, OCTOBER 7, 2020, 6:00 P.M.

Councilmembers Present:

Mayor Larry Thompson
Mayor Pro-Tem John McCaw
Councilmember Bryan Lantzy
Councilmember Kay Bower
Councilmember Todd Arvidson

Councilmembers Absent:

Councilmember Lisa Swint

City Staff Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary
Shannon Del Toro, Municipal Court Clerk
Karen Ford, Finance/HR
Ron Eberhardt, Police Chief
Chris Graef, Water Operator
Steven Steinmetz, Public Works Director
Linda Crosland, Librarian
Cynthia Trevino, City Attorney

City Commission Representatives Present:

Dr. Jim Miller, Chair, Planning and Zoning Commission
Johnell Holly, Chair, Quarry Commission
Jesse Valdez, Chair, Water Commission
Ken Kneupper, Vice-Chair, Wildlife Management Advisory Commission

1. Call to Order

With a quorum of the City Councilmembers present, Mayor Thompson called the regular meeting of the Garden Ridge City Council to order at 6:00 p.m. on Wednesday, October 7, 2020, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call: See above.

3. Pledge of Allegiance: Mayor Thompson led the Pledge of Allegiance and the Texas Pledge.

4. Proclamations

a) Domestic Violence Awareness Month.

Mayor Thompson presented a proclamation to Ellie Truan and Stacy Hill, Crisis Center of Comal County, declaring October 2020 as Domestic Violence Awareness Month in the City of Garden Ridge.

Ellie Truan, Crisis Center of Comal County, thanked Mayor Thompson, City Council, and the City of Garden Ridge for raising awareness about domestic violence and spoke regarding the services and resources provided by the Crisis Center of Comal County.

b) Hill Country Night Sky Month.

Mayor Thompson presented a proclamation to Larry Wells, Comal County Friends of the Night Sky, declaring October 2020 as Hill Country Night Sky Month in the City of Garden Ridge.

Larry Wells, President of Comal County Friends of the Night Sky, thanked Mayor Thompson, City Council, and the City of Garden Ridge for raising awareness about night sky friendly lighting and spoke regarding Comal County Friends of the Night Sky initiatives.

5. City/Employee Recognitions/Employee Introductions

a) Thank you note from Thomas Elvir to Chief Eberhardt and the Garden Ridge Police Department.

Nancy Cain, City Administrator, stated a thank you note was received from Thomas Elvir to Chief Eberhardt and the Garden Ridge Police Department for their efforts to keep law and order in the community while providing high quality service.

b) Thank you note from Ben Henderson to Librarian Linda Crosland and the Garden Ridge Library.

Nancy Cain, City Administrator, stated a thank you note was received from Ben Henderson to Librarian Linda Crosland and the Garden Ridge Library for offering a variety of programs and activities at the Library.

c) Thank you note from The Forest of Garden Ridge Homeowners Association to Lt. Bellinger.

Nancy Cain, City Administrator, stated a thank you note was received from The Forest of Garden Ridge Homeowners Association to Lt. Bellinger for his efforts to ensure the safety of the community and sharing information with homeowners at their meeting.

d) Introduction of Officer McKenzie.

Chief Eberhardt introduced Officer McKenzie and spoke regarding his background and professional experience. Mayor Thompson and Councilmembers welcomed him to the City of Garden Ridge.

e) Introduction of Officer Slowik.

Chief Eberhardt stated Officer Slowik submitted his resignation over the weekend to seek other opportunities.

f) Recognition of Employee Service Years with the City of Garden Ridge.

Nancy Cain, City Administrator, recognized employees with anniversary dates in the month of October for their hard work, dedication, and tenure with the City. This recognition included: Brian Horne-4 years of service, Marisa Spencer-5 years of service, Duane Scognio-7 years of service, Stanley Georg-10 years of service, Manuel Troncoso-12 years of service, and Linda Crosland-13 years of service.

6. Citizen Comment Period: No one signed up to speak.

7. Consent Agenda

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a) Approval of Minutes for the August 26, 2020, City Council Special Meeting.

b) Approval of Minutes for the September 2, 2020, City Council Regular Meeting.

c) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – August 31, 2020.

d) Resolution No. 469-102020 A Resolution of the City Council of the City of Garden Ridge, Texas, designating the New Braunfels Herald-Zeitung as the official newspaper for the City of Garden Ridge.

e) Interlocal Cooperation Agreement between Comal County and the City of Garden Ridge for Fire Code Enforcement.

f) Destruction of City Records in accordance with City of Garden Ridge Records Retention Plan.

Motion: A motion was made by Councilmember Bower, seconded by Mayor Pro-Tem McCaw, to approve Consent Agenda items a)-f). The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

8. Staff Reports

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

a) City Administrator Monthly Activity Report.

Nancy Cain, City Administrator, spoke regarding Early Voting and Election Day being held at the Community and Event Center in order to maintain adequate social distancing.

Karen Ford, Finance/HR, spoke regarding continuity of operations related to Finance and Human Resources and provided City Council with an update on the Accounting Assistant part-time position and scheduling flu shots.

Marisa Spencer, City Secretary, spoke regarding continuity of operations related to the Administrative Department and precautionary public health measures implemented at City Hall. She provided City Council with an update regarding the ability to conduct telephonic and videoconference meetings.

b) Police Department Monthly Activity Report.

Chief Eberhardt reviewed the monthly activity report and spoke regarding continuity of operations related to the Police Department. He addressed questions from Councilmembers.

c) Public Works Monthly Activity Report.

Steven Steinmetz, Public Works Director, reviewed the monthly activity report and spoke regarding continuity of operations related to the Public Works Department. He addressed questions from Councilmembers.

d) Water Department Monthly Activity Report.

Chris Graef, Water Operator, reviewed the monthly activity report and spoke regarding continuity of operations related to the Water Department.

Kat Balbi, Assistant City Secretary, provided City Council with an update on the Advanced Metering Infrastructure (AMI) and Meter Data Management System (MDMS) Rollout Plan.

e) Library Monthly Activity Report.

Linda Crosland, Librarian, spoke regarding upcoming events and continuity of operations related to the Library. She thanked Officer McKenzie for reading at the Library last month, stating the children really enjoyed it.

9. City Engineer Projects Status Reports

Pat Lackey, City Engineer, reviewed the Trihydro Corporation Engineering Report for October 2020 and addressed questions from Councilmembers. The topics of discussion included the FM 2252 TxDOT Project and FM 2252 Wastewater Project.

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

a) Planning and Zoning Commission:

1. Expiring terms (September 30, 2020) of Commissioners.

1.1. Receive recommendation for the reappointment of Commissioner Diaz and Commissioner Jacaman to serve another term (term expiring September 30, 2022).

Chair Dr. Miller stated the Commissioners expressed desire to continue serving and the Commission recommends reappointing Commissioner Diaz and Commissioner Jacaman to serve another term.

1.2. Take action on recommendation.

Motion: A motion was made by Councilmember Bower, seconded by Mayor Pro-Tem McCaw, to approve the Planning and Zoning Commission's recommendation and reappoint Commissioner Diaz and Commissioner Jacaman to serve another term with term expiring September 30, 2022. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Mayor Thompson and Councilmembers thanked the Commissioners for their service on the Commission.

2. **Petition by Richard R. Winkler for rezoning from Residence-Agriculture (RA) District to Light Industrial (L1) District of 4.761 acres of a 7.141 acre tract of land situated in the Vicente Micheli Survey 114, Abstract 383, the City of Garden Ridge, Comal County, Texas, and 11.178 acres of a 12.79 acre tract of land situated in the City of Garden Ridge, Texas, out of the Vicente Micheli Survey No. 114, Comal County, Texas; both tracts being out of the remainder of that certain 27.594 acre tract described in instrument to Versielene Buehring recorded in Volume 242, Page 143, of the Comal County Deed Records. The property is further located at the southwest corner of the intersection of Nacogdoches Road (FM 2252) and Nacogdoches Loop Road, Garden Ridge, Texas.**

- 2.1. **Receive recommendation from Planning and Zoning Commission.**

Chair Dr. Miller spoke regarding the petition for rezoning from Residence-Agriculture (RA) District to Light Industrial (L1) District of the property detailed above. He stated the Commission recommends denial of the petition by Richard Winkler due to the request not being compliant with the City's Comprehensive Plan.

- 2.2. **Hold a public hearing.**

Mayor Thompson opened the public hearing at 6:54 p.m.

One (1) citizen spoke regarding the petition and Marisa Spencer, City Secretary, read a written comment received from one (1) citizen (see attached).

Mayor Thompson closed the public hearing at 6:59 p.m.

- 2.3. **Take action on petition.**

The City Council discussed the Commission's recommendation and the petition for rezoning, including the proposed use and the City's Comprehensive Plan.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Bower, to approve the Planning and Zoning Commission's recommendation and deny the petition by Richard Winkler for rezoning from Residence-Agriculture (RA) District to Light Industrial (L1) District of 4.761 acres of a 7.141 acre tract of land and 11.178 acres of a 12.79 acre tract of land out of the Vicente Micheli Survey No. 114 in the City of Garden Ridge. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

3. **Petition by Scott Smith for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of 1.734 acres out of the George M. Dolson Survey 96, Abstract 120, Comal County, Texas and also being out of a 49.850 acre tract described in Volume 194, Page 138, of the Deed Records of Comal County, Texas. The property is further located on the southside of F.M. 2252 across from 19295 and 19269 F.M. 2252 in Garden Ridge, Texas.**

- 3.1. **Receive recommendation from Planning and Zoning Commission.**

Chair Dr. Miller spoke regarding the petition for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of the property detailed above. He stated the Commission recommends approval of the petition contingent upon receipt of proof of purchasing the property within thirty (30) days.

- 3.2. **Hold a public hearing.**

Mayor Thompson opened the public hearing at 7:12 p.m.

No one wished to speak and Marisa Spencer, City Secretary, stated no written comments were submitted.

Mayor Thompson closed the public hearing at 7:13 p.m.

- 3.3. **Take action on petition.**

The City Council discussed the Commission's recommendation and the petition for rezoning, including the proposed use and the City's Comprehensive Plan.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Arvidson, to approve the Planning and Zoning Commission's recommendation and authorize the City Administrator to approve the petition by Scott Smith for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of 1.734 acres out of the George M. Dolson Survey 96, Abstract 120, Comal County, Texas, and also being out of a 49.850 acre tract described in Volume 194, Page 138, of the Deed Records of Comal County, contingent upon Mr. Smith providing proof of purchasing the property to the City Administrator within thirty (30) days from October 7, 2020. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

4. Receive monthly activity update as applicable.

Chair Dr. Miller provided City Council with an update on the topics discussed at the Commission's September meeting and spoke regarding zoning petitions and the Draft Zoning Ordinance. He addressed questions from Councilmembers.

b) Quarry Commission:

1. Expiring terms (September 30, 2020) of Commissioners.

1.1. Receive recommendation and take action on the reappointment of Commissioner Barucky to serve another term (term expiring September 30, 2022).

Chair Holly stated Commissioner Barucky expressed desire to continue serving and the Commission recommends reappointing Commissioner Barucky to serve another term.

Motion: A motion was made by Mayor Pro-Tem McCaw, seconded by Councilmember Bower, to approve the Quarry Commission's recommendation and reappoint Commissioner Barucky to serve another term with term expiring September 30, 2022. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

1.2. Receive recommendation and take action on the reappointment of Commissioner Holly to serve another term (term expiring September 30, 2022) as specified in Ordinance No. 210-022018 Section III. E. for the purpose of good cause.

Chair Holly expressed desire to continue serving and stated the Commission recommends granting a waiver for his reappointment to serve another term for the purpose of good cause due to the lack of qualified candidates interested in serving on the Commission.

Motion: A motion was made by Councilmember Bower, seconded by Councilmember Arvidson, to approve the Quarry Commission's recommendation and grant a waiver for the reappointment of Commissioner Holly to serve another term with term expiring September 30, 2022, for the purpose of good cause due to the lack of qualified candidates interested in serving on the Commission. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Mayor Thompson and Councilmembers thanked the Commissioners for their service on the Commission.

2. Request from Buckley Powder Co., for a Partial Exemption Permit to conduct blasting activities at the Hanson Quarry for the period of October 1, 2020-September 30, 2021.

2.1. Receive recommendation from Quarry Commission.

Chair Holly stated the request is consistent with prior years and the Commission recommends approval of the Partial Exemption Permit for Buckley Powder Co., to conduct blasting activities at the Hanson Quarry.

2.2. Take action on recommendation.

Motion: A motion was made by Councilmember Lantzy, seconded by Mayor Pro-Tem McCaw, to approve the Quarry Commission's recommendation and approve the request from Buckley Powder Co., for a Partial Exemption Permit to conduct blasting activities at the Hanson Quarry for the period of October 1, 2020-September 30, 2021. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

2.3. Receive recommendation from the City Administrator regarding an annual fee for the Partial Exemption Permit.

Nancy Cain, City Administrator, stated the assessed permit fee in fiscal year 2020 was \$24,700.70 and recommended the permit fee for fiscal year 2021 be increased by ten (10) percent, equating to a permit fee of \$27,170.77, to offset administrative costs incurred by the City.

2.4. Take action on recommendation.

Motion: A motion was made by Councilmember Arvidson, seconded by Councilmember Bower, to approve the City Administrator's recommendation and set the Partial Exemption Permit fee at \$27,170.77 for the period of October 1, 2020-September 30, 2021. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

3. Receive monthly activity update as applicable.

Chair Holly provided City Council with an update on the topics discussed at the Commission's September meeting and spoke regarding blasting data, educational materials, and Commission vacancies. He addressed questions from Councilmembers.

Councilmember Lantzy spoke regarding truck traffic within the City and thanked the Hanson Quarry Plant Manager for his cooperation and professionalism.

c) Water Commission:

1. Expiring terms (September 30, 2020) of Commissioners.

1.1. Receive recommendation for the reappointment of Commissioner Valdez, Commissioner Bullard, and Commissioner Haltaman to serve another term (term expiring September 30, 2022).

Chair Valdez stated the Commissioners expressed desire to continue serving and the Commission recommends reappointing himself, Commissioner Bullard, and Commissioner Haltaman to serve another term.

1.2. Take action on recommendation.

Motion: A motion was made by Mayor Pro-Tem McCaw, seconded by Councilmember Lantzy, to approve the Water Commission's recommendation and reappoint Commissioner Valdez, Commissioner Bullard, and Commissioner Haltaman to serve another term with term expiring September 30, 2022. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Mayor Thompson and Councilmembers thanked the Commissioners for their service on the Commission.

2. Receive monthly activity update as applicable.

Chair Valdez provided City Council with an update on topics discussed at the Commission's September meeting and spoke regarding ordinance revisions, water leases, water rates, and rescheduling the Commission's November and December meetings due to holidays. He addressed questions from Councilmembers.

d) Wildlife Management Advisory Commission:

1. Expiring terms (September 30, 2020) of Commissioners.

1.1. Receive recommendation for the reappointment of Commissioner Dr. Miner-Williams, Commissioner Bippert, and Commissioner Drichta to serve another term (term expiring September 30, 2022).

Vice-Chair Kneupper stated the Commissioners expressed desire to continue serving and the Commission recommends reappointing Commissioner Dr. Miner-Williams, Commissioner Bippert, and Commissioner Drichta to serve another term.

1.2. Take action on recommendation.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Bower, to approve the Wildlife Management Advisory Commission's recommendation and reappoint Commissioner Dr. Miner-Williams, Commissioner Bippert, and Commissioner Drichta to serve another term with term expiring September 30, 2022. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Mayor Thompson and Councilmembers thanked the Commissioners for their service on the Commission.

2. Feral Hog Management.

2.1. Receive recommendation regarding purchasing equipment for hog traps.

Vice-Chair Kneupper spoke regarding feral hog management and purchasing equipment for hog traps. He stated the Commission recommends authorization of expenditures related to feral hog management, including purchasing hog trap doors, batteries, and game cameras with a recurring monthly data plan fee.

2.2. Take action on recommendation.

Motion: A motion was made by Mayor Pro-Tem McCaw, seconded by Councilmember Arvidson, to approve the Wildlife Management Advisory Commission's recommendation and authorize expenditures related to feral hog management, including purchasing hog trap doors, batteries, and game cameras with a recurring monthly data plan fee. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

3. Deer Population Summary and Deer Management Program.

3.1. Receive recommendation from Wildlife Management Advisory Commission.

Vice-Chair Kneupper spoke regarding the deer management program and the 2020 Deer Population Summary provided by TPWD Biologist Ben Olsen. He stated the Commission recommends continuation of the deer management program and reducing the deer herd by approximately one hundred (100) deer, contingent upon trapping locations, with the intention of applying for the Trap, Transport, and Transplant (TTT) Permit Program.

3.2. Take action on recommendation.

Motion: A motion was made by Councilmember Arvidson, seconded by Councilmember Lantzy, to approve the Wildlife Management Advisory Commission's recommendation for continuation of the deer management program and reducing the deer herd by approximately one hundred (100) deer, contingent upon trapping locations, with the intention of applying for the Trap, Transport, and Transplant (TTT) Permit Program. The City Council voted three (3) for and one (1) opposed (Councilmember Bower). The motion passed by a vote of 3-1.

Mayor Thompson provided Councilmember Bower the opportunity to discuss her opposition and provide any additional information regarding this matter. Councilmember Bower spoke regarding the estimated deer density over time, noting that although the estimates do not indicate the goal of five (5) acres per deer, she is willing to assess data for another year and feels that reducing the deer herd at this time is premature.

4. Receive monthly activity update as applicable.

Vice-Chair Kneupper provided City Council with an update on topics discussed at the Commission's September meeting and spoke regarding wildlife incidents and Commissioner projects. He addressed questions from Councilmembers.

e) Parks Committee:

Rod Chamberlain, Parks Committee, provided City Council with an update on the Committee's efforts and projects. He spoke regarding park facilities, pocket parks, committee membership, and ordinance revisions.

Mayor Thompson and Councilmembers thanked Rod Chamberlain and the Parks Committee for their hard work.

f) Volunteer Garden Ridge!

Nancy Cain, City Administrator, stated *Volunteer Garden Ridge!* reported 137 hours for the month of September, despite the necessary COVID restrictions.

11. Approvals/Authorizations

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

- a) Ordinance No. 143-012020 An Ordinance of the City Council of the City of Garden Ridge, Texas, granting an exclusive franchise agreement between the City of Garden Ridge, Texas, and BFI Waste Services of Texas, LP/DBA/Republic Services of San Antonio for the collection and disposal of solid waste and recycling service; authorizing the Mayor to execute the contract; 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.

Mayor Thompson stated Ordinance No. 143 allows for an annual rate adjustment for CPI (Water, Sewer, and Trash Index); however, a rate increase for commercial accounts has not been assessed since Republic Services acquired Bexar Waste in 2017. Mayor Thompson spoke regarding the 3.17% price increase for commercial accounts from Republic Services.

1. Take action on CPI rate increase and direct City Staff to update Exhibit A to reflect price change dictated by the rate increase.

Motion: A motion was made by Councilmember Lantzy, seconded by Mayor Pro-Tem McCaw, to approve the CPI rate increase effective November 1, 2020, and direct City Staff to update Exhibit A to reflect price changes dictated by the rate increase. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Mayor Thompson thanked Mr. Armstrong, Republic Services, for his continued assistance while maintaining open communication with the City.

b) COVID-19.

1. Discuss status, updates, response, and matters related to the COVID-19 Virus.

Mayor Thompson provided City Council with an update on the status and actions taken at the federal, state, and local level in response to COVID-19. He spoke regarding Governor Abbott's disaster declaration, Executive Orders GA-31 and GA-32, continuity of operations, and waivers for approved outdoor public gatherings.

2. Discuss funding and expenditures from the Coronavirus Aid, Relief, and Economic Security Act.

Karen Ford, Finance/HR, provided City Council with an update on funding and expenditures from the Coronavirus Aid, Relief, and Economic Security Act.

Steven Steinmetz, Public Works Director, provided City Council with an update on touchless appliances and features being installed within City facilities.

3. Take possible action on matters related to the COVID-19 Virus, including Trunk or Treat, Veterans Day Celebration, Texas Arbor Day Landscaping Project, and Christmas Tree Lighting Event.

Mayor Thompson spoke regarding upcoming events involving City resources. He stated Librarian Linda Crosland will provide information related to Trunk or Treat and Veterans Day Celebration, and the Parks Committee will provide information related to Texas Arbor Day Landscaping Project and Christmas Tree Lighting Event.

Linda Crosland, Librarian, spoke regarding Trunk or Treat scheduled for October 31, 2020, in the City Hall parking lot. The City Council agreed by consensus to support conducting Trunk or Treat.

Linda Crosland, Librarian, spoke regarding the Veterans Day Celebration scheduled for November 10, 2020, at the Community and Event Center. The City Council agreed by consensus to support conducting the Veterans Day Celebration.

Rod Chamberlain, Parks Committee, spoke regarding the Texas Arbor Day Landscaping Project scheduled for November 7, 2020, at Paul Davis Park. The City Council agreed by consensus to support conducting the Texas Arbor Day Landscaping Project.

Rod Chamberlain, Parks Committee, spoke regarding the Christmas Tree Lighting Event scheduled for December 4, 2020, and provided an overview of conducting this as a drive-through event in the Municipal Complex. The City Council agreed by consensus to support the Parks Committee moving forward with planning the Christmas Tree Lighting Event and providing City Council with a detailed plan next month.

12. Updates

a) City Administrator Reports.

1. Update on Oak Wilt.

Steven Steinmetz, Public Works Director, provided City Council with an update on Oak Wilt within the City of Garden Ridge, including containment and treatment efforts.

b) City Council Projects.

1. Code Compliance (Lantzy).

Councilmember Lantzy requested a discussion regarding compliance and enforcement efforts related to City ordinance violations. Mayor Thompson and Chief Eberhardt detailed the Police Department's enforcement process as it relates to code compliance within the City of Garden Ridge. Councilmember Bower spoke regarding proactive measures to ensure new residents are aware of certain City ordinances, and particularly aware of specific circumstances or building improvements which require a permit. Councilmember Lantzy thanked Mayor Thompson and Councilmembers for the discussion and indicated the Police Department has implemented an organized code compliance process.

c) Mayor's Projects.

1. Communication Report.

Mayor Thompson spoke regarding the 2020 Census, stating the response rate for City of Garden Ridge is currently ranked as #2 in Texas and on average, the City of Garden Ridge has remained ranked in the top 100 of cities in the nation.

Mayor Thompson spoke regarding options for relocating the City sign on FM 2252 as well as looking into options regarding electronic signage within the City.

Mayor Thompson spoke regarding communication outreach efforts, including messages on the City sign, citizens watching City Council and Commission meetings online, and participating in recognizing teachers on World Teachers Day.

Mayor Thompson spoke regarding recent media communications related to a video showing theft of a political sign in the City of Garden Ridge.

2. Citizen Contact Report.

Mayor Thompson spoke regarding citizens contacting him and the City Administrator about renting the ball field at Paul Davis Park.

Mayor Thompson spoke regarding citizen contacts while attending various recent events, including a JROTC 9/11 commemorative event at the high school, a ribbon cutting event at the Club at Garden Ridge, and a ribbon cutting event at the Crisis Center of Comal County.

Mayor Thompson provided City Council with an update on distributing the allocated funds from Northeast Partnership and stated the checks were presented to the businesses that City Council agreed upon last month.

13. Discussion of Future Agenda Items

Councilmember Lantzy and Mayor Pro-Tem McCaw requested to discuss information regarding intimidation of property owners related to deer management at the November City Council Regular Meeting.

14. Citizen Comment Period

Mayor Thompson reviewed the Rules for Citizens' Participation.

Ken Kneupper, 8891 Schoenthal Road, spoke regarding Davenport High School sporting events.

Rod Chamberlain, 8807 Cherokee Path, spoke regarding FM 2252 and TxDOT communications.

15. Reports and Comments from Mayor and City Councilmembers

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

Alamo Area Metropolitan Planning Organization, Boy Scouts and/or Girl Scouts, City of Garden Ridge sponsored events and outreach efforts, Comal ISD (Garden Ridge Elementary/Danville Middle School/Davenport High School), Counties (Bexar/Comal/Guadalupe), Garden Ridge Lions Club, Garden Ridge Citizen Police Academy Alumni Association/Citizen Patrol, Garden Ridge Women's Club, Greater Bexar County Council of Cities, Northeast Partnership.

None at this time.

16. Executive Session

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

a) Pursuant to Texas Government Code Section 551.071 – Consultation with Attorney.

1. To seek legal advice in connection with deliberating the purchase, lease, exchange, or value of real property and regarding related negotiations for City building projects, and utility projects.
2. To seek legal advice regarding requirements for Comal County Emergency Services and authority to contract for such services through an interlocal agreement.

Mayor Thompson announced the City Council will recess at 9:41 p.m. and reconvene into Executive Session at 9:50 p.m., in accordance with Texas Government Code Section 551.071 – Consultation with Attorney to discuss and seek legal advice on the items stated above.

Mayor Thompson adjourned the Executive Session and reconvened back into Regular Session at 10:30 p.m.

17. Business Items

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

Mayor Thompson asked if any Councilmembers wanted to recall any items posted for Executive Session to allow for any action they wanted to take. Receiving no responses from Councilmembers, Mayor Thompson closed Business Items.

18. Adjournment

Motion: A motion was made by Councilmember Arvidson, seconded by Councilmember Bower, to adjourn. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Wednesday, October 7, 2020, City Council regular meeting was adjourned at 10:30 p.m. by Mayor Thompson.

ATTEST

Larry Thompson
Mayor

Marisa Spencer
City Secretary

OCTOBER 7, 2020, CITY COUNCIL REGULAR MEETING

PUBLIC HEARING – Winkler Rezoning Request

PLEASE WRITE YOUR NAME AND ADDRESS.

1. Richard Winkler 19080 Nalogdoches Loop

2.

3. The City Secretary read a comment submitted by the following citizen:

④ Ronald Travis, President and owner of RATCO LC, 154 Manchester Way

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OCTOBER 7, 2020
CITY COUNCIL REGULAR MEETING
SECOND CITIZEN COMMENT PERIOD

NAME	ADDRESS	SUBJECT
1. <u>REN KNEPPER</u>	<u>8891 SCHUENTHAL RD</u>	<u>H/SCHOOL</u>
2. <u>ROD CHAMBERLAIN</u>	<u>8807 CHEROKEE PATH</u>	<u>FM 2252 UPDATE</u>
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CITY OF GARDEN RIDGE

MONTHLY ACCOUNT BALANCES & INTEREST RATES

PERIOD ENDED AS OF 09/30/2020

CITY FUNDS	BALANCE	CURRENT INTEREST RATE
GF OPERATING ACCOUNT	\$ 211,399.88	0.00%
GF MONEY MARKET	2,750,887.58	0.55%
PEG CAPITAL FEES	41,520.06	0.50%
TEXPOOL INVESTMENTS	6,599.94	0.15%
2017 I&S	2,104.88	0.45%
2012 I&S	10,953.25	0.50%
2012 REFI	15,538.11	0.50%
2015 I&S	9,724.30	0.45%
TEXPOOL WATER IMPACT FEES	170,499.19	0.15%
TEXPOOL STREET IMPACT FEES	59,006.55	0.15%
CONSTRUCTION BOND	139,373.66	0.55%
ASSET/FORFEITURE - STATE	98.13	0.04%
ASSET/FORFEITURE - FED	236,500.43	0.55%
TOTAL CITY FUNDS	\$ 3,654,205.96	

WATER FUNDS	BALANCE	CURRENT INTEREST RATE
TEXPOOL WATER INVEST	\$ 2,235.43	0.15%
WATER SURCHARGE	147,996.31	0.55%
OPERATING ACCOUNT	2,014,475.92	0.55%
TOTAL WATER FUNDS	\$ 2,164,707.66	

TOTAL ALL ACCOUNTS	\$ 5,818,913.62	
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CITY OF GARDEN RIDGE
CASH & INVESTMENTS STATEMENT
CURRENT AND YEAR TO DATE AS OF 09/30/2020

GENERAL FUND	BALANCE
GF Operational Checking	\$ 211,399.88
GF Money Market	2,750,887.58
TexPool Investments	6,599.94
Restricted Amounts	(351,830.37)
TOTAL AVAILABLE FUNDS	\$ 2,617,057.03

WATER FUND	BALANCE
Operational Checking	\$ 2,014,475.92
TexPool Water Invest	2,235.43
Water Surcharge	147,996.31
Restricted Amounts	(224,804.87)
TOTAL AVAILABLE FUNDS	\$ 1,939,902.79

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES
CURRENT AND YEAR TO DATE AS OF 09/30/2020

GENERAL FUND	Sep-20	YTD	FY 2020 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 303,743.58	\$ 3,356,231.74	\$ 3,025,717.00	110.9%	\$ (330,514.74)
EXPENDITURES					
ADMINISTRATION	102,552.22	813,094.84	809,632.00	100.4%	(3,462.84)
COURT	5,766.98	82,861.21	86,865.00	95.4%	4,003.79
POLICE	107,219.59	1,181,596.19	1,186,449.00	99.6%	4,852.81
PUBLIC FACILITIES	87,912.38	546,365.93	628,869.00	86.9%	82,503.07
COMMUNITY CENTER	2,755.83	47,651.82	54,469.00	87.5%	6,817.18
LIBRARY	1,880.91	86,260.50	90,814.00	95.0%	4,553.50
FARMERS MARKET	-	6,499.37	-		(6,499.37)
FUND CHANGES/XFER	-	-	-	0.0%	-
TOTAL EXPENDITURES	308,087.91	2,764,329.86	2,857,098.00	96.8%	92,768.14
REVENUE +/- EXPENDITURES	<u>\$ (4,344.33)</u>	<u>\$ 591,901.88</u>	<u>\$ 168,619.00</u>		<u>\$ (423,282.88)</u>

WATER FUND	Sep-20	YTD	FY 2020 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 166,151.91	\$ 1,891,578.66	\$ 1,781,866.00	106.2%	\$ (109,712.66)
EXPENDITURES	103,888.05	1,323,497.48	1,323,084.00	100.0%	(413.48)
REVENUE +/- EXPENDITURES	<u>62,263.86</u>	<u>568,081.18</u>	<u>458,782.00</u>		<u>(109,299.18)</u>

OTHER CASH OUTFLOWS	Jul-20	YTD	FY 2020 BUDGET	% OF BUDGET	BUDGET BALANCE
BOND PRINCIPLE PAYMENTS	-	441,200.00	441,200.00		-
TOTAL OTHER CASH OUTFLOWS	<u>\$ -</u>	<u>\$ 441,200.00</u>	<u>\$ 441,200.00</u>		<u>\$ -</u>

CITY OF GARDEN RIDGE

STATEMENT OF ACTIVITIES - COMMUNITY CENTER

PERIOD ENDED AS OF 09/30/2020

REVENUES	YTD	Budget
RENTALS	\$ 21,995.00	22,500.00
DEPOSITS	8,500.00	9,100.00
CLEAN-UP FEES	1,500.00	1,950.00
DEPOSITS REFUNDED	(15,030.00)	(16,000.00)
DONATIONS	-	-
TOTAL REVENUES	16,965.00	17,550.00
EXPENDITURES		
PAYROLL/TAXES/RETIREMENT	1,041.07	1,452.00
MANAGER FEES	13,376.37	15,000.00
COMPUTER/INTERNET	1,734.50	1,753.00
TELEPHONE	564.00	564.00
UTILITIES	7,460.42	8,500.00
MAINTENANCE	4,496.00	5,900.00
SUPPLIES	293.92	1,000.00
CLEANING	3,350.53	3,800.00
EQUIPMENT	305.01	500.00
MARKETING	-	-
DONATION EXPENDITURES	-	-
FACILITY ENHANCEMENTS	-	-
TOTAL EXPENDITURES	32,621.82	38,469.00
NET POSITION	\$ (15,656.82)	\$ (20,919.00)

Management's Discussion and Analysis of Results of Operations – September 2020

GENERAL FUND

Cash

The September 30th Unrestricted Fund Balance is \$2,617.10k.

Revenue

Ad Valorem Tax collections for September total (\$1.1k). YTD collections total \$1,677.0k or 101.6% of the \$1,650k budgeted for FY20.

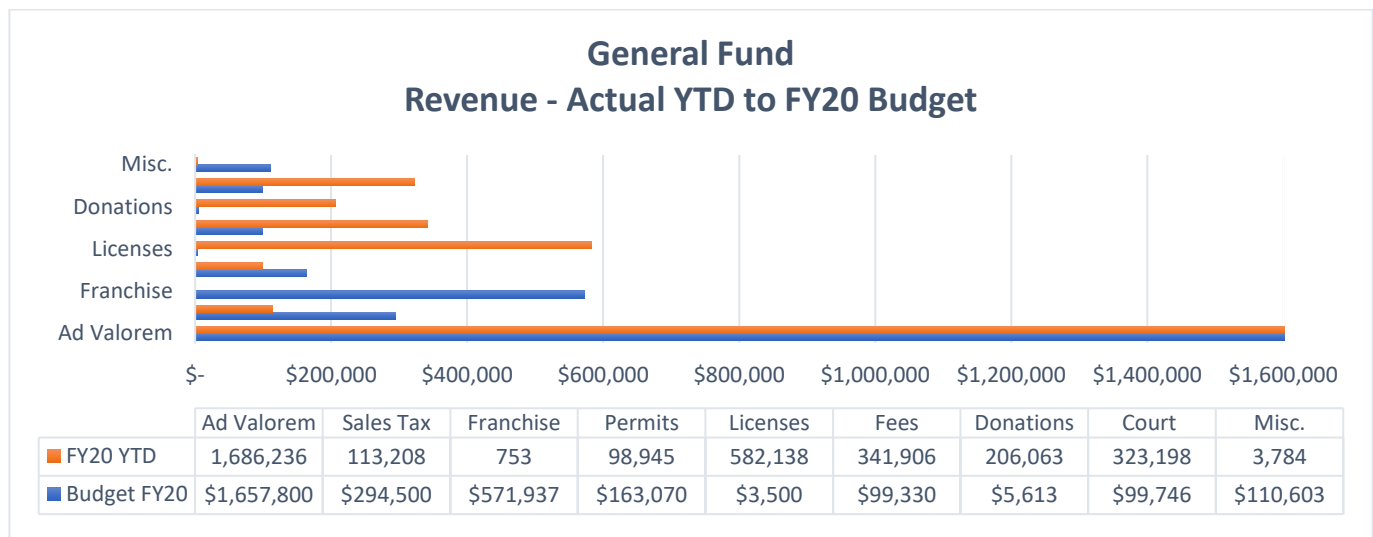
YTD Sales Tax collections total \$323.2k or 109.7% of the budgeted \$294.5k. YTD Sales Tax only reflects 11 months. Sep revenue will not be received until after the start of the audit and will be posted as an audit entry.

Building Permits YTD are currently at 127.2% or \$203.4k of the \$160k budgeted.

Trash Collections total 102.9% of the FY budget of \$80k. YOY collections are \$81.7k compared to \$80.1k for the previous year.

Covid Relief Funds (CRF) of \$226,655 has been received in full.

Franchise Fees for Jul-Sep 2020 revenue will not be received until after the start of the audit and will be posted as an audit entry.

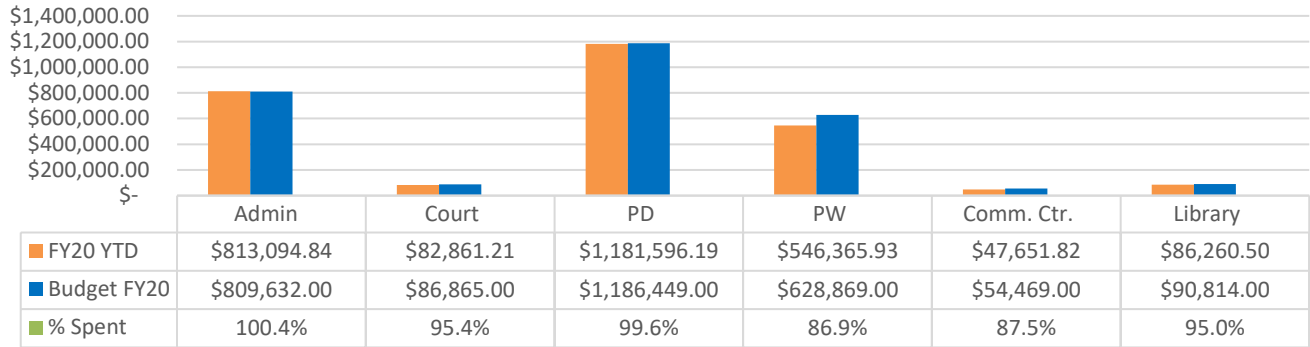


Expenditures

In total all departments are operating within the FY20 budget however, the following are worth noting.

- Engineering fees exceed the FY20 budget of \$158k by \$26.7k. This is due to billing dated back to Jan that were not included with the amended budget process.
- Public works purchased and received a new Bobcat totaling \$39.5k. This purchase was less than the budget amount of \$49.2k.

General Fund Expenditures - Actual YTD to FY19 Budget



WATER FUND

Meters

Current meters for September 2020 total 1664 vs 1637 for September 2019.

Cash

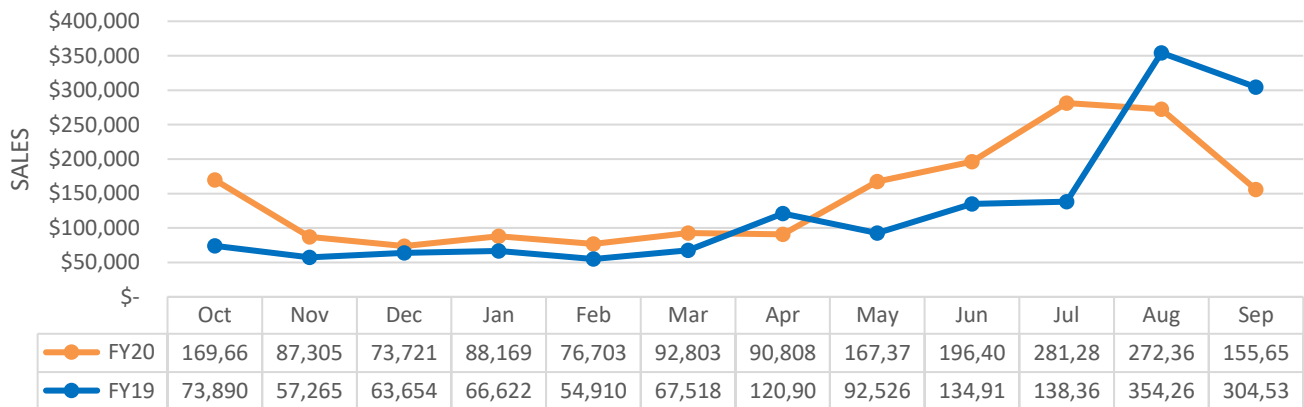
The September 30th Unrestricted Fund Balance is \$1,939.9k.

Revenue

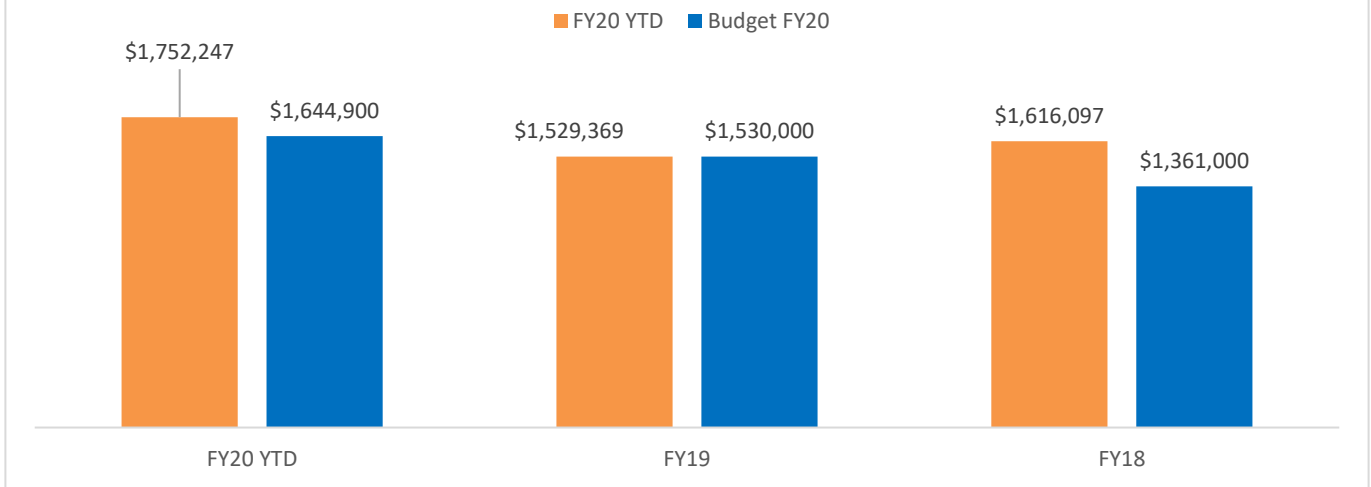
Currently YTD Total Revenue are at \$1,891.6k vs the previous year at \$1,684.8k. Total Revenue is 106.2% of the \$1.781.9k budgeted for FY20.

Water Sales YTD totals \$1,752.2k or 106.5% of the \$1,644.9k FY20 budget, compared to the same period last year which was 100% of the \$1.530k FY19 budget or \$1,529.4k.

WATER SALES - FY20 VS FY19 VARIANCE \$



Water Sales Actual vs Budget



Meter Installations to date total \$25.2k vs \$45.3k for the same period of FY19.

Expenditures

The Water department is operating within the FY20 budget however, the following are worth noting.

- Engineering fees exceed the FY20 budget of \$57k by \$126.8k. This is due to billing for 2252 Utility Locations dated back to Jan and Water Meter Evaluation billing dated back to April. Neither were properly accounted for with the amended budget process.

Water Expenditures- Actual YTD vs FY20 Budget



	Water
FY20 YTD	1,323,497
FY20 Budget	1,323,084
% Spent	100.0%

Interest & Sinking Fund

Revenue

Ad Valorem Tax collections YTD total \$724.7k of the \$724k budget for FY20.

Expenditures

The I&S fund had no expenditures during September. Next bond payments are due in February 2021.

Capital Improvements Fund

Cash Balance

Water Impact Fee Balance is \$170.5K.

Street Impact Balance is \$59k.

Revenue

Total YTD Interest earned for all CIF accounts is \$2.26k.

Asset Seizure Fund**Cash Balance**

The Restricted Fund Balance is \$236.6k.

Revenue

YTD revenue received totals \$42.7k.

Expenditures

No expenditures were made during September. Total expenditures YTD were \$42.2k.

Summary

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

REQUEST FOR AUTHORITY TO DESTROY AND CERTIFICATION OF DESTRUCTION

DATE: 10/30/2020

REQUESTED BY: Public Works

DEPARTMENT NAME


SIGNATURE OF DEPARTMENT HEAD

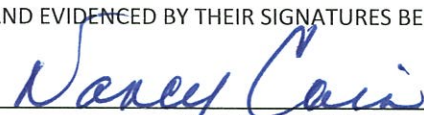
HEREBY REQUEST DESTRUCTION OF THE RECORDS CORRECTLY LISTED BELOW. THE RECORDS WERE REVIEWED FOR HISTORICAL SIGNIFICANCE AND ANY FOUND HAVE BEEN TURNED OVER THE TO THERECORDS MANAGEMENT OFFICE.

☒ THE RECORDS HAVE EXCEEDED THE REQUIRED RETENTION PERIOD STIPULATED BY THE DEPARTMENT'S RECORDS RETENTION SCHEDULE AND DO NOT NEED ADDITIONAL RETENTION.

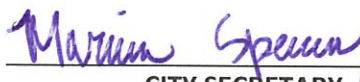
☒ THE RECORDS HAVE BEEN PRESERVED IN ACCORDANCE WITH LOCAL GOVERNMENT CODE, CHAPTER 204, AND THE RULES ADOPTED UNDER IT.

TRACKING #	RECORD SERIES #	RETENTION PERIOD	DESCRIPTION	DESTRUCTION DATE
Misc.	HR4850-01	1 year	2004-2016 Animal Service Monthly Reports/Logs	11/23/2020
Misc.	HR4850-10	Date of Issuance + 5 years.	2008 - 2015 Rabies Certificate and Pet Tag Information	11/23/2020
Misc.	GR1000-25	Cancellation, Denial + 2 years.	2014 Animal Trap Rental	11/23/2020
Misc.	HR4850-02	3 years	2008 - 2016 Animal Bite Records	11/23/2020

APPROVAL OF THE RECORDS MANAGEMENT COMMITTEE, FOR THE DESTRUCTION OF THESE RECORDS HAS BEEN RECEIVED THIS DATE **10/30/2020** AND EVIDENCED BY THEIR SIGNATURES BELOW:


CITY ADMINISTRATOR


CHIEF OF POLICE


CITY SECRETARY

MAYOR

DATE APPROVED BY CITY COUNCIL

REQUEST FOR AUTHORITY TO DESTROY AND CERTIFICATION OF DESTRUCTION

DATE: 10/30/2020

REQUESTED BY: Police Department
DEPARTMENT NAME

R. Ell #100
SIGNATURE OF DEPARTMENT HEAD

HEREBY REQUEST DESTRUCTION OF THE RECORDS CORRECTLY LISTED BELOW. THE RECORDS WERE REVIEWED FOR HISTORICAL SIGNIFICANCE AND ANY FOUND HAVE BEEN TURNED OVER THE TO THERECORDS MANAGEMENT OFFICE.

☒ THE RECORDS HAVE EXCEEDED THE REQUIRED RETENTION PERIOD STIPULATED BY THE DEPARTMENT'S RECORDS RETENTION SCHEDULE AND DO NOT NEED ADDITIONAL RETENTION.

☒ THE RECORDS HAVE BEEN PRESERVED IN ACCORDANCE WITH LOCAL GOVERNMENT CODE, CHAPTER 204, AND THE RULES ADOPTED UNDER IT.

TRACKING #	RECORD SERIES #	RETENTION PERIOD	DESCRIPTION	DESTRUCTION DATE
Misc.	PS4025-02	1 year	2005-2013 Daily Bulletin and Shift Duty Information	11/30/2020
Misc.	PS4025-03a	3 years	General Orders and Related Documentation	11/30/2020
Misc.	PS4125-02	1 year	2012-2013 Daily Activity Logs	11/30/2020
Misc.	PS4150-01b	AV	2013-2013 Copies of CR3 Reports	11/30/2020

APPROVAL OF THE RECORDS MANAGEMENT COMMITTEE, FOR THE DESTRUCTION OF THESE RECORDS HAS BEEN RECEIVED THIS DATE 10/30/2020 AND EVIDENCED BY THEIR SIGNATURES BELOW:

Nancy Cain
CITY ADMINISTRATOR

R. Ell #100
CHIEF OF POLICE

Marvin Sperry
CITY SECRETARY

MAYOR

DATE APPROVED BY CITY COUNCIL

REQUEST FOR AUTHORITY TO DESTROY AND CERTIFICATION OF DESTRUCTION

DATE: 10/29/2020

REQUESTED BY: Finance

DEPARTMENT NAME



SIGNATURE OF DEPARTMENT HEAD

HEREBY REQUEST DESTRUCTION OF THE RECORDS CORRECTLY LISTED BELOW. THE RECORDS WERE REVIEWED FOR HISTORICAL SIGNIFICANCE AND ANY FOUND HAVE BEEN TURNED OVER THE TO THERECORDS MANAGEMENT OFFICE.

☒ X

THE RECORDS HAVE EXCEEDED THE REQUIRED RETENTION PERIOD STIPULATED BY THE DEPARTMENT'S RECORDS RETENTION SCHEDULE AND DO NOT NEED ADDITIONAL RETENTION.

☒ X

THE RECORDS HAVE BEEN PRESERVED IN ACCORDANCE WITH LOCAL GOVERNMENT CODE, CHAPTER 204, AND THE RULES ADOPTED UNDER IT.

<u>TRACKING #</u>	<u>RECORD SERIES #</u>	<u>RETENTION PERIOD</u>	<u>DESCRIPTION</u>	<u>DESTRUCTION DATE</u>
MISC	GR1025-05c	US + 3	Cap Asset - Inventories Description from 1987-98	11/23/2020
MISC	GR1025-28	FE + 5 year	FY15 Bank and Statement Records	11/23/2020
MISC	GR1050-52a & 56	4 Years	FY16 PR/Timesheets	11/23/2020
MISC	GR1025-30a	FE + 5 year	FY15 AP Journal Entries	11/23/2020

APPROVAL OF THE RECORDS MANAGEMENT COMMITTEE, FOR THE DESTRUCTION OF THESE RECORDS HAS BEEN RECEIVED THIS DATE 11/02/2020

AND EVIDENCED BY THEIR SIGNATURES BELOW:


CITY ADMINISTRATOR
CHIEF OF POLICE
CITY SECRETARY

MAYOR

DATE APPROVED BY CITY COUNCIL



City of Garden Ridge

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

October 26, 2020

To: Mayor Thompson and City Council

From: City Administrator Cain

The Comal County Tax Assessor-Collector has submitted the Certification of Tax Levy for the 2020 Tax Year for the City of Garden Ridge for approval. The tax levy is determined by applying the City's adopted tax rate of \$0.321106 per \$100 to the City's total taxable value of \$788,252,358. The total Ad Valorem Tax Levy for the 2020 tax year is \$2,531,125.62. City Council approval of the tax levy constitutes the City's tax roll.

It is recommended that the Certification of the Tax Levy for the Tax Year 2020 for the City of Garden Ridge be approved.

**CERTIFICATION OF TAX LEVY FOR THE TAX YEAR 2020
CITY OF GARDEN RIDGE**

Total Appraised Value @ 100% of Market Value	\$ 944,080,667
Less: Ag-Use account value loss	<u>(\$ 15,237,594)</u>
Total Net Appraised Value	\$ 928,843,073
Assessment Ratio	97.84 %
Total Taxable Value	\$ 788,252,358
2020 Adopted Tax Rate per \$100 assess value	<u>.321106</u>
2020 Ad Valorem Tax Levy	\$ 2,531,125.62
Less: Over-65 Homestead Frozen Levy Loss	<u>(.34)</u>
2020 Total Ad Valorem Tax Levy	<u>\$ 2,531,125.96</u>

Submission of the Tax Levy for 2020 for approval by the City of Garden Ridge in accordance with Section 26.09(e) of the Texas Property Tax Code.


Cathy C. Talcott, PCAC, PCC, CTOP
Comal County
Tax Assessor-Collector

Council Ideas/Suggestions List by Category

Updated: October 28, 2020

Ongoing Items	Status	Completed / Council Approval
Electronic Water Billing (Mayor Thompson)	Software upgrade on May 19 Include in FY 2017 Budget Begin implementation. FY 2017. Full implementation TBD. Online water bill payments active September 14, 2016. Online Court payments active October 2016 Electronic utility billing being researched for implementation during 2018 Fiscal Year Software purchase with Incode placed in the proposed FY2018 Budget. Utility billing staff will begin work towards. Software will be installed first week in September. Training in late October. Implementation in November. E-Bill information and sign up form being sent with water bills to be received in October 2019. 130 water customer have signed up for electronic billing. Electronic billing will be tested on 4 customers during this billing period. 220 customers have signed up for electronic water billing. Testing of electronic billing for 4 select customers is ongoing. 265 customers have signed up for electronic water billing and will begin receiving water bills electronically on January 1, 2020. Staff encountered some program issues with the electronic billing for bills in January but have worked to resolve them. Over 250 electronic water bills have been sent out to customers for delivery by February 1, 2020. 262 water customers received water bills electronically on February 28, 2020. City staff continues to promote electronic water billing. There has not been an increase in the number of water customers signing up for electronic bills. Since COVID-19 has come to the forefront there has been an increase in the number of water customers signing up for auto-draft. The City continues to promote electronic bilings and auto-draft. Water billing late fees and cut-offs have been waived through April 30, 2020. Efforts continue to promote the use of electronic water billing as well as the use of auto-draft for utility payments. There are 282 water customers signed up for electronic water billing and 660 for Auto-Draft. We have experienced some software issues that resulted in last months e-bills haveing to be mailed to customers as well as some delay in sending out this month's e-bills. City staff continues working with our software provider to resolve the issues. Software issues have been resolved and e-bills were sent out timely.	Software upgrade completed for online utility and court payments
Video stream Council Meetings (Mayor Thompson)	Discuss with legal. Sound system in Council room can be planned for future streaming capabilities. Requires additional technology upgrades and equipment. Budget impact. Video streaming of Council meetings will be studied during the fiscal year. Mayor and City Staff researching process and equipment for video streaming Council and Commission meetings. Audio and video equipment in the City Council Chambers is being evaluated for video streaming capabilities and sound improvement. City is awaiting proposals for audio and video upgrades for Council room and large conference room from 3 vendors. Proposals received being reviewed. Proposals are being reviewed with vendors. The evaluation of proposals with vendors continues City Council will receive an update on the status of the project in November. Evaluation of proposals for the project and evaluation of third-party vendors for streaming of meetings are in the final processes. Project pricing is being negotiated and finalized with vendors. Project contracts being reviewed and adjusted with City Attorney recommendations. Scheduling of work for the project being coordinated. Finalizing project work schedule for possible completion of project in February 2019. Installation of audio and video equipment other than the encoder for streaming of meeting are expected to be completed for the March 6, 2019 City Council meeting. Upgrades to the audio and video equipment are near completion. Awaiting shipment and installation of encoder for streaming. Awaiting installation of encoder for streaming and a few minor adjustments to the new audio/visual system. Awaiting training on the BrightSign software for the Lobby monitor. Additional cabling run to connect streaming equipment and lobby monitor to network server Awaiting coordinated onsite work by CIT and DDS-AV to complete connection to network server. Lobby monitor is projecting information about the City. Streaming equipment is connected to the City network. Council meetings are being streamed on the City's YouTube channel. Vendor for software has changed from lcompass to CivicClerk. Training on agenda indexing and template development to be completed in September. Staff continues training on agenda indexing for City Council meeting streaming. City Commission meetings began being streamed on October 21, 2019. Staff continues work on indexing of agendas for City Council meetings and will begin utilizing the minutes section of module. Streaming of Commission meetings continues. Staff is working with Civic Plus to move all archived streammed meetings to Civic Plus. Staff continues to work on agenda templates for Commission meetings. City staff continues working on agenda templates for City Commissions. City Council meeting agenda templates have been completed. Staff continues working on creating agenda templates for Commission meetings. Commission meetings are being streamed. City staff continues working on templates for City Commission meetings. Staff continues to learn other aspects of Civic Plus for full utilization of system.	All City Council and Commission meetings are being streamed, bookmarked, and archived.

Videos for website (Mayor Thompson)	Maybe prepared by GRES or students to increase civic involvement. <i>Volunteer Garden Ridge!</i> Coordinator Shelby Trial has been filming videos that have been placed on City Website and NextDoor. City Secretary Goodwin is working on a YouTube channel for the City. The City's YouTube channel is up and videos have been posted to it. New videos have been added to the website. Mayor Thompson recorded and posted a video on March 25, 2020 to update residents on the City's response and actions concerning COVID-19. Staff continues to update the City's website with current COVID-19 information.	
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Pending Items	Status	Completed / Council Approval
Annual or semi-annual inspection of buildings and other City facilities (Mayor Thompson)	To be implemented semi-annually	Implemented Monthly
Disaster recovery plan for City (Mayor Thompson)	Discuss at future Council meeting to determine the scope of recovery plan To be incorporated into the Emergency Management Plan for the City	
Disaster recovery plan for Water Department (Mayor Thompson)	Discuss at future Council meeting to determine the scope of recovery plan To be incorporated into the Emergency Management Plan for the City	
Business outreach by Council - walk businesses (Mayor Thompson)	Discuss at future Council meeting	

Major Permits

<u>Permit #</u>	<u>Address</u>	<u>Builder</u>	<u>Sq. Ft.</u>	<u>Value \$</u>	<u>Permit Fees</u>
Total			0	\$ -	\$ -

Minor Permits

<u>Permit #</u>	<u>Address</u>	<u>Builder</u>	<u>Project</u>	<u>Permit Fees</u>
1269	-20 9162 Garden Ridge Dr.	North East A/C	Minor HVAC	\$ 100.00
1271	-20 9816 Bode Circle	All Servicecs A/C	Minor HVAC	\$ 100.00
1909	-20 9015 Cinnabar Court	David Cowart	Fence	\$ 125.00
1910	-20 20890 Misty Arbor	Feedom Solar	Minor Electric	\$ 125.00
1911	-20 19923 Lloyds Park	PMG Plumbing	Minor Plumbing	\$ 100.00
1912	-20 9916 Trophy Oaks Dr.	Johnell Holly	Minor Electric	\$ 125.00
1913	-20 8287 Apache Forest	Chesmar Homes	Steps	\$ 125.00
1914	-20 9915 Michelle Hill	Paradise Decks & Spa	Deck	\$ 179.20
1915	-20 8306 Apache Forest	Keith Zars Pools	Pool, Spa, Deck	\$ 684.28
1916	-20 8211 Shining Elk	Absolute Power Electric	Minor Electric	\$ 125.00
1917	-20 21935 Bat Cave Rd.	Jim Bragdon	Outbuilding	\$ 100.00
1918	-20 20744 Wahl Lane	Aramendia Plumbing	Minor Plumbing	\$ 100.00
1273	-20 8908 Bent Brook Dr.	ABC Home Services	Minor HVAC	\$ 100.00
1279	-20 9742 Trophy Oaks Dr.	Champion A/C	Minor HVAC	\$ 100.00
1280	-20 21917 Senna Hills	Gunn A/C & Heating	Minor HVAC	\$ 100.00
1282	-20 9608 Kurre Way	Patrick Beyer	Minor HVAC	\$ 100.00
1919	-20 22034 Cristobal Dr.	Keith Zars Pools	Pool, Spa, Deck	\$ 575.00
1284	-20 9392 Garden Ridge Dr.	Airtron	Minor HVAC	\$ 100.00
1920	-20 19808 Regency Run	Frank Dava	Outbuilding	\$ 115.20
1285	-20 21246 Stams Circle	Beyer A/C and Heating	Minor HVAC	\$ 100.00
1286	-20 19431 Arrowood Place	Will's All Pro	Minor Electric (water heater)	\$ -
1290	-20 21450 Water Wood Dr.	Champion A/C	Minor HVAC	\$ 100.00
1921	-20 22125 Paseo Corto Dr.	Chambliss Plumbing	Minor Plumbing	\$ 100.00
1922	-20 8284 Eskimo Forest	Doug Meiske	Fence	\$ 125.00
1293	-20 9610 Trophy Oaks Dr.	AireSmith Inc	Minor HVAC	\$ 100.00
1923	-20 19831 FM 2252	G L Hunt Foundation	Foundation Repair	\$ 125.00
1924	-20 19423 Arrowood Pl.	AAA Fence Pros	Fence	\$ 125.00
1925	-20 8215 Garden Arbor	Robert Evans	Fence	\$ 125.00
TOTAL				\$ 4,078.68

Total Major Fees for the month	\$ -
Total Minor Fees for the month	\$ 4,078.68
TOTAL	\$ 4,078.68

Fiscal Year 2021

Total major projects value	\$ -
Total major projects sq. ft.	0
Total major permit fees	\$ -
Total minor permit fees	\$ 4,078.68
Total permit fees	\$ 4,078.68

Garden Ridge Community and Event Center
Monthly Report
October 1st thru October 31st 2020

Utilization (by Days)

FY 20-21 (Current Month)	FY 19-20 (Current Month)	FY 20-21 (Year to Date)	FY 19-20 (Year to Date)
24	28	24	176

Wildflower (Booked Current Month)

20

Bluebonnet (Booked Current Month)

4

Category Count (by Events)

(Current Month)

(Year to Date)

1. Resident / Non-Resident	0	0
2. City Chartered Non-Profit Organizations	1	1
3. Non-Residents Service Organizations	2	2
4. Non-Profit Associations	1	1
5. City Use	20	20



POLICE DEPARTMENT MONTHLY BREAKDOWN

October 1 to October 31, 2020

Calls for Service

Dispatched: 122 City Ordinance: 13 Total: 135 False Alarms: 18

Arrests

*1 – Traffic Arrest Warrant or Other

Traffic Enforcement

Crashes: 3 Citations: 32 Warnings: 43 Total: 65

Training / Certifications

*All Officers completed online training on various topics this month. Courses included VATX Sovereign Citizens, Interview & Interrogation and Emotional & Psychological Disorders.

*All Officers completed Departmental Training for Less Lethal Electronic Control Device Updates, Less Lethal Impact Weapons (Bean Bag).

Outreach Efforts

* Assisting Crisis Center of Comal County with new facility fundraising campaign

* GRCPAAA Citizens on Patrol has commenced patrols again

Administrative Comments

* Traffic enforcement is being increased

* Received new traffic survey equipment / was recently deployed for data

* Several applications in process

Challenges

* Department still has 2 open positions / Academies have been closed during Covid



City of Garden Ridge

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

MONTHLY PUBLIC WORKS REPORT

October, 2020

Activities for the month

Streets

- Potholes repaired: 1.
- Signs repaired: 2.
- Right of ways mowed: 1.
- Pre cut Sumac Cove for containment trench line locating.

Storm water Drainage Facility and Easement Maintenance

- Inspected 11 outfalls.
- Inspected 18 detention ponds.
- Stormwater public outreach: 2 message displayed on FM 2252 sign.
- Drainages mowed: 1.
- Trash removed from Right of ways: 2 large sofas removed from Nacogdoches loop.
- Rainfall amount for the month: Trace.

Parks Maintenance

- Paul Davis Park: Mowed 1 time.
Daily sanitizing of facilities.
Continue park trail upgrades around pavilion 3.
Dug out trench for security camera cable replacement.
Replaced electric wire supplying pavilion 1.
Located electric line by the concession stand.
Pre cut sidewalks for containment trench.
- Park Lane Park: Mowed 1 time.
Delivered mulch for flower beds.

City Facility/Property Maintenance

- City Hall: Daily cleaning.
Installed 3 automatic faucet.
- Community Center: Mowed 1 time.
- Public Works Offices: Daily deep clean.
- Rental property: Replaced some A/C ducts.
Replaced ceiling tiles.
Changed out light bulbs.

Oak Wilt

The prep work for the oak wilt containment trench has started. Lines are being located at Paul Davis Park, Sumac Cove and on the private properties involved. The locating of utility lines and sprinkler lines has slowed up the progress some because of limestone and having to dig them up by hand. Mr. Edmondson with the Texas Forest Service was out on October 27 to look at a suspicious tree at 9010 Sumac Cove, He was not able to determine if it was infected but wanted to move the trench a little more out on the same property just to be safe. Due to the digging delays we were able to get an extension from the state for the approved \$ 3,000 trench reimbursement funds.

Reports Submitted

Wildlife Management Advisory Commission Report.

Events/Conducted Education to residents

- Set up for Trunk or Treat.

Future Projects or Needs

- Increase office space at the Public Works building.
- Construct Covered vehicle and equipment storage.

Steven Steinmetz
Public Works
Director

Eric Lowman
Deputy Public
Works Director

Stanley Georg
Brian Horn
Manuel Troncoso
Ryan Furgason

Ongoing Responsibilities

- Parks
maintenance
- Facilities
maintenance
- Streets
- All public
facilities grass
and right-of-
way's
- Storm water
Drainage
- Oak Wilt
monitoring

Upcoming Events

Nov. 7th & 8th
Dumpster Weekend

Nov. 14th & 15th
Dumpster Weekend

Nov. 21st & 22nd
Dumpster Weekend

Nov. 28th & 29th
Dumpster Weekend

Animal Services Monthly Activities

- 22 deer carcasses were disposed of, which makes for the year 127.
- 0 wild hog was donated this month to Hunters for the Hungry, the year-to-date combined totals for wild hogs and deer donated are 7.
- 2 live traps loaned out this month, traps loaned out year-to-date 13.
- 238 registered/reregistered animals for the year.
- 0 nuisance complaints received.
- 0 animal reported bites.

Adoptions

- 0 dogs; 2 year-to-date.
- 0 cats; 5 year-to-date.

Returned to owners

- 6 dogs; 39 year-to-date.
- 0 cats; 0 year-to-date.

Transferred to other agencies

- 1 dogs for month; 4 year-to-date.
- 4 cats for month; 8 year-to-date.

Currently in City care

- 1 dogs; cats 3.

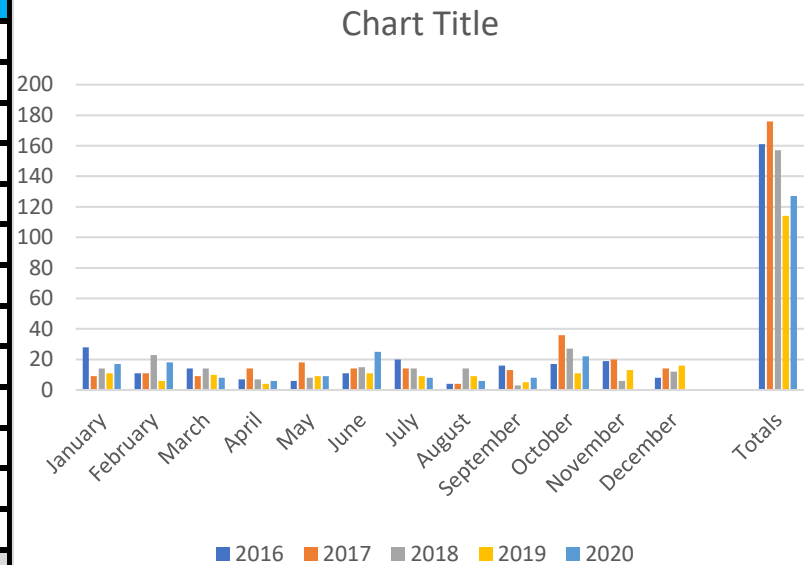


Year to Date Wildlife Report

	Jan	Feb.	Mar	Apr.	May	Jun	Jul	Aug.	Sep.	Oct	Nov	Dec.	Total
Deer	17	18	8	6	9	25	8	6	8	22			127
Raccoons	6	9	14	6	5	5	14	3	8	11			81
Opossums	5	8	5	8	5	8	3	11	2	7			62
Skunks	4	6	0	0	2	0	3	1	5	3			24
Wild hogs	7	5	0	0	0	3	2	1	1	0			19
Turtles	0	0	0	1	0	0	1	0	0	0			2
Squirrels	4	6	2	6	3	13	7	5	3	0			49
Foxes	0	0	0	0	2	0	2	0	4	0			8
Armadillos	7	6	2	0	0	3	0	1	3	1			23
Hawks	0	0	0	0	0	2	0	0	0	0			2
Bats	0	0	0	0	0	0	4	1	0	0			5
Coyotes	0	0	0	0	1	0	0	0	0	0			1
Buzzards	1	2	0	1	0	1	0	0	0	1			6
Ringtails	0	0	0	0	0	0	0	0	2	1			3
Snakes	0	0	1	2	0	0	0	0	2	4			9
Bobcat	0	0	0	0	0	0	0	0	1	0			1
Porcupine	0	0	0	0	0	0	0	0	1	0			1
Bird	0	0	0	0	0	0	0	0	1	0			1
Total	51	60	32	30	27	60	44	29	41	50			424

Deer Carcass Removal Totals for 2016-2020

	2016	2017	2018	2019	2020
January	28	9	14	11	17
February	11	11	23	6	18
March	14	9	14	10	8
April	7	14	7	4	6
May	6	18	8	9	9
June	11	14	15	11	25
July	20	14	14	9	8
August	4	4	14	9	6
September	16	13	3	5	8
October	17	36	27	11	22
November	19	20	6	13	
December	8	14	12	16	
Totals	161	176	157	114	127

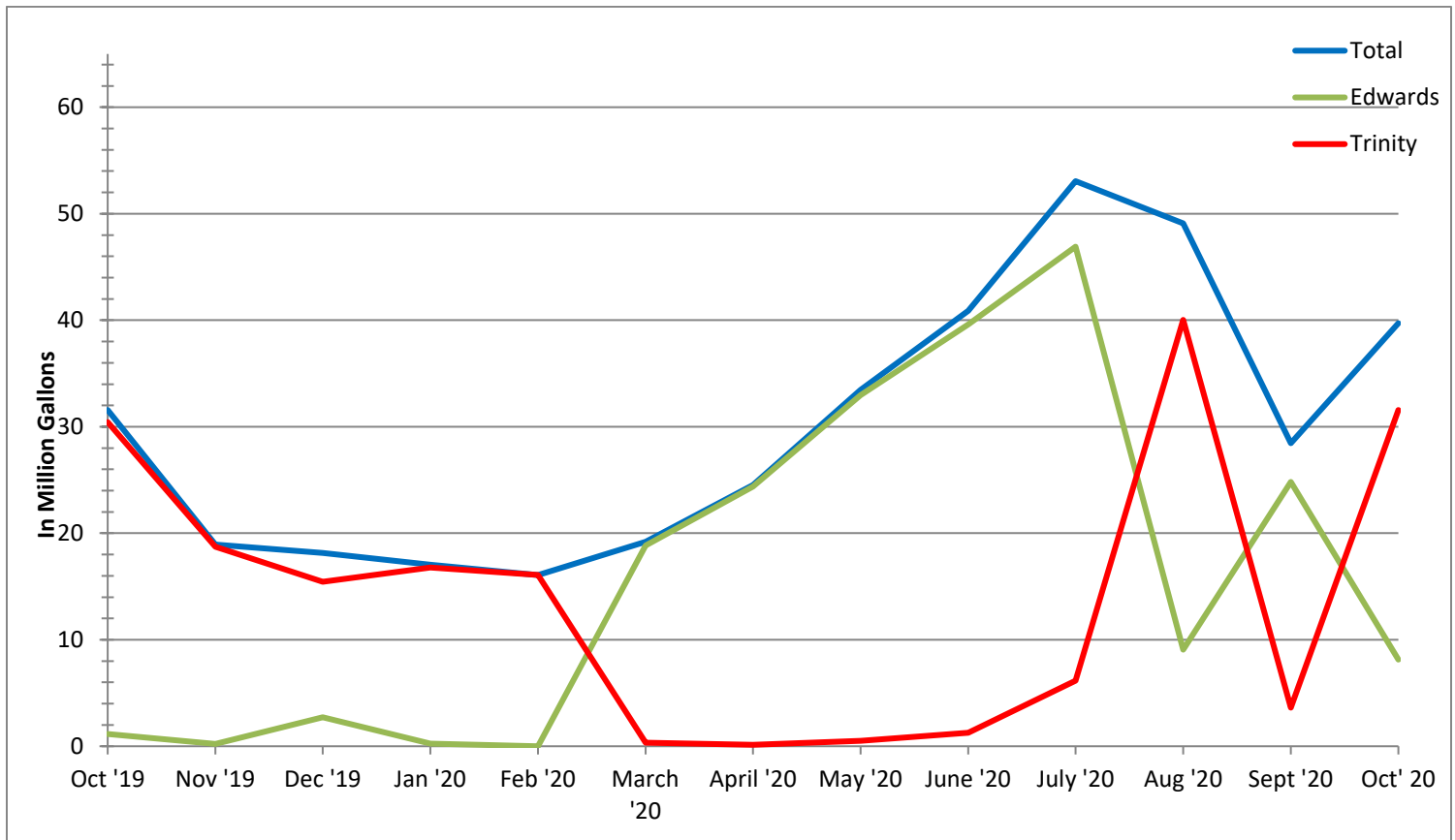




Water Department Report

As of October 31, 2020

City of Garden Ridge Aquifer Usage

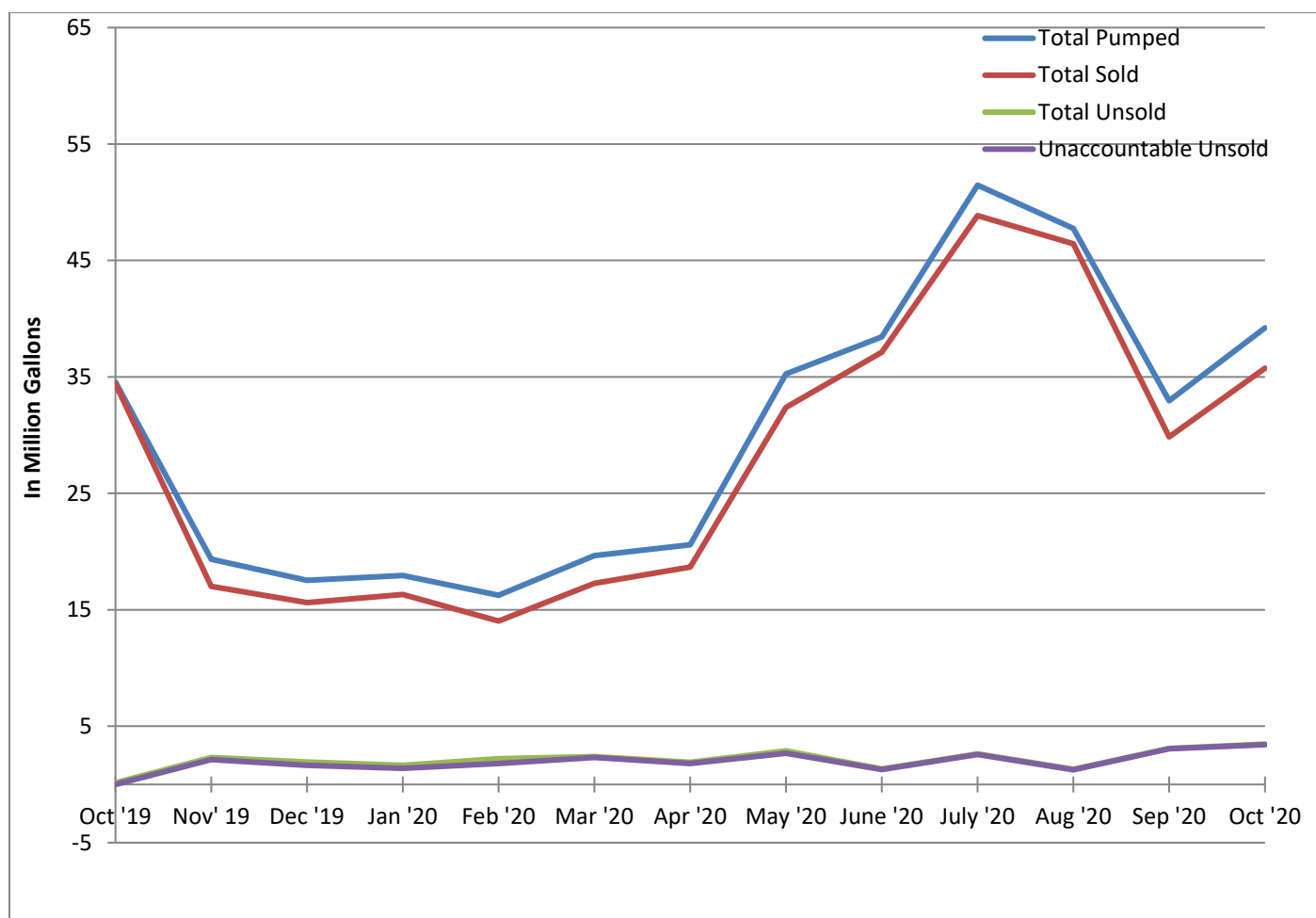


	Month:	Year:	Available:	Stage:
Edwards Well Usage AC/FT:	24.97	627.73	55.87	0
Trinity Well Usage AC/FT:	96.88	357.47	N/A	0

Water Quality

Backteriological Samples	Due:	Missed:	Passed:	Failed:
Distribution Samples:	6	0	6	0
Raw Water Samples:	4	0	4	0
Chlorine Residual Test:	31	0	31	0

2019 – 2020 Pumping Report



	Total Pumped (Thousands)	Total Sold (Thousands)	Total Unsold (Thousands)	Unaccountable Unsold (Thousands)	Unaccountable Unsold %
Oct '19 *	34,551	34,405	146	0	0.0%
Nov '19	19,344	17,022	2,322	2,149	11.1%
Dec '19	17,527	15,610	1,917	1,657	9.5%
Jan '20	17,956	16,308	1,648	1,388	7.7%
Feb '20	16,250	14,032	2,218	1,806	11.1%
March '20	19,658	17,270	2,388	2,308	11.7%
April '20	20,579	18,682	1,897	1,795	8.7%
May '20	35,266	32,385	2,881	2,668	7.6%
June '20	38,442	37,110	1,332	1,286	3.3%
July '20	51,469	48,851	2,618	2,574	5.0%
Aug '20	48,799	46,446	2,333	2,286	4.7%
Sept '20	32,959	29,855	3,104	3,057	9.3%
Oct '20	39,216	35,752	3,464	3,418	8.7%

* October water loss is off due to inaccuracy of the Schoenthal well master meter.

Water Department Monthly Activities:

New Meter Installs	0	Work Orders	278
Meter Replacements	5	Locates	47
City Owned Leaks	0	Irrigations Permits Issued	8
Meters Read	1677	Total Rebates	1
Meter Tests	2	Laptop Readings	16

Leak Adjustments

New Requests	10	Waiting for Customer	10	Approved	5	Amount Approved	\$1154.71	Denied	5	Sent to Water Commission	3
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Projects:

- Whispering Oaks Project is Ongoing
- Workflow Management System Implementation Ongoing
- AMI Meters have been ordered and we are developing educational material for our customers
- FM 2252 Wastewater Project Ongoing
- FM 2252 TxDOT Water Line Ongoing

COVID-19 Pandemic

The Water Department is continuing to be vigilant to keep our staff and infrastructure safe from the spread of the Coronavirus. We are still cleaning facilities, vehicles, and equipment daily to ensure our staff and water system stay safe. Our team members have a positive outlook. We are keeping a close eye on the situation and can increase or decrease our continuity of operations if and when necessary.



Garden Ridge Library

Volume IV, Issue 2
November 4, 2020

Monthly Library Update

By Linda Crosland, Library Director

For leisure, for learning, for life!

Upcoming Activities for November

Children's Activities

Tuesdays, Lego Robotics Class, 3:15 pm

Wednesdays, Lego Club, 3:15 pm , use regular Legos to build projects

Thursdays, Coding, "Learning *Scratch* from Scratch," 3:15 pm

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

Adults' Activities

Thursdays, Adult Coloring, 1:00 pm

2nd Tuesdays*, Crafternoon, 1:00 pm

***Except this month, Crafternoon will be on Nov. 3 due to Veterans Day on Nov. 10**

3rd Tuesdays, Card-making Class, 1:00 pm

Tuesday, November 10, 10:30 am, Veterans Day Celebration. Help us celebrate our military.



As we celebrate our liberties, freedoms, and the many things we have to be thankful for, we remember and support those who protect them—our military, police departments, and fire departments.

Department Statistics for October

Visits to the Library	1,449*
Items Checked Out	2,422*
New Patrons Added	13
New Items Added to the Collection	52
Volunteer Hours	134

*We have begun adding **electronic checkouts** to both visits and items checked out.

Activity Statistics

Children's Preschool Storytime	148
Children's Lego Robotics, Coding, Regular Legos	74
Adult Classes	30
Trunk or Treat	516

Activity Total 768





memorandum



To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Administrator, City of Garden Ridge
Date: October 28, 2020
Re: Engineering Report for November 2020 Council Meeting

1. FM 2252 TxDOT Project

- Trihydro has completed “conflict matrix” evaluation of Garden Ridge’s water conflicts with TxDOT’s FM 2252 project. Our initial conflicts have been reduced to five (5) areas of concern. Preliminary design of conflict resolutions have been prepared and final coordination meeting with TxDOT to discuss is scheduled.
- Next step is to prepare bid documents for proposed water utility relocation, finalize project budget, solicit construction bids, and finalize TxDOT approval.

2. FM 2252 Wastewater Project

- Trihydro continues to gather information about potential wastewater clients. Preferred system routing and line sizing are complete. Plan review for WW lines A & B are under City review. Proposed rates and tariff schedule development is ongoing.
- Bids for Wastewater Grinder Stations/On-Call Services, WW Pump, Haul & Disposal Services and Force Main Installation were received on Friday, August 21, 2020. Contract documents are being finalized for WW Pumps and Force Main Installations. Rebid for Pump, Haul & Disposal is underway.

Print

City Commission Volunteer Interest Form - Submission #2284

Date Submitted: 9/5/2020



City of Garden Ridge

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

City Commission

Volunteer Interest Form

First Name*

Art

Last Name

Porter

Address*

8410 Wild Wind Park

Phone Number

Email Address

Date of Birth*

Voter Unique Identifier (VUID)

Qualifications from Ordinance No. 210*

Please check all the boxes that apply to you.

- ☒ A registered voter in Garden Ridge, TX
- ☒ Has resided in the City for at least six (6) months
- ☒ Has not been convicted of a felony
- ☒ Has not been found mentally incompetent by a final judgment of a court

Occupation

Retired professional urban planner (AICP)

Please check which of the following Commission you have a desire to serve on:

☒ Planning and Zoning Commission

☐ Wildlife Management Advisory Commission

☐ Quarry Commission

☐ Any City Commission

☐ Water Commission

Tell us why you desire to serve on a City Commission.

Give back to my community and to make use of 45 years of experience.

List any Boards, Commissions or Committees you have previously served on in Garden Ridge or other entities.

P & Z Commission of Bulverde approximately 1998 to 2001.

Please attach your resume or a bio.*

Donald Arthur Porter profile 3apr18.docx

Date

mm/dd/yyyy



A resume or a bio is required to be submitted with Volunteer Interest Form.

Donald Arthur Porter, AICP

R&K Solutions, Roanoke, VA, President, July 2012 to present (ESOP shares)

R&K Solutions, San Antonio, TX, Director, June 1993 to July 2012 (ESOP Shares 2006 on)

R&K Engineering, Roanoke, VA, Planner, February 1990 to May 1993

RMS Corporation, Hilliard, OH, President, April 1977 to January 1990 (40% owner)

All State Company, Columbus, OH, Planner, January 1973 to April 1977

Bachelor of Arts, The Ohio State University, 1971

Professional Certification, American Institute of Certified Planners, 1997 to present



City of Garden Ridge

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

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

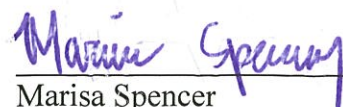
The City Council of the City of Garden Ridge, Texas, will conduct a public hearing on Wednesday, November 4, 2020, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider a petition by Shawn Willis on behalf of Vaquero Grande, LLC, for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of a 4.23 acre tract of land lying in Section 96, Abstract 120, of the George M. Dolson Survey, Comal County, Texas, being all of a remaining portion of a 4.402 acre tract of land described to Vaquero Grande, LLC, a Texas Limited Liability Company, recorded in Document 201906028430 of the Official Public Records of Comal County, Texas. The property is further located on the east side of F.M. 2252 across from Hickory Bend in Garden Ridge, Texas.

The public is invited and welcome to attend the public hearing in person and may submit oral comments on this matter. Alternatively, written comments on this matter may be submitted in accordance with the ***City of Garden Ridge Notice of Procedures for Written Comments during Public Hearings*** posted on the City's Website and on the bulletin board located at the entrance to the Garden Ridge City Hall.

The meeting can be viewed live on the City's 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 October 14, 2020, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Marisa Spencer
City Secretary

Planning and Zoning Form 1
APPLICATION FOR CHANGE OF ZONING
(Type or Print)

1. Date: 09/14/2020 Case #: _____
2. Applicant Name: Shawn Willis
(First) (Middle) (Last)
3. Mailing Address: 10223 McAllister Fwy., Suite 205
(Street)
San Antonio, TX 78216
(City) (State) (Zip)
Phone: (210-829-1600)
4. Applicant's relationship to property to be rezoned:
Sole owner () Part owner () Other: Architect
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
5. Property location: 4.23 Acre tract on FM 2252 across from Hickory Bend Road
(Street address or street property front)
6. Legal description: Property is not currently platted, A-120 SUR- 96 G M DOLSON, ACRES 4.2313
Plat: Lot(s) _____ Block(s) _____
Subdivision: _____
Acreage: 4.23 (If acreage, provide separate metes and bounds description as attachment 2.)
Instrument 201906028430 and 202006018060
Property Deed recorded in Comal County Volume # _____ Page # _____
7. Existing use of property: Residence-Agriculture (RA) District - Vacant Tract
8. Proposed use of property: Development of multi-building mixed use retail and office complex.
9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.
10. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property to be rezoned, on another map of larger scale, as attachment 5.
11. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: _____
No deed restrictions are applicable.

12. Reason for requesting zoning change (attach additional sheet if needed): _____

Development of multi-building mixed use retail and office complex to fit within the City's
Master Land Use Plan.

13. The undersigned hereby requests that the property identified in this application be reclassified from: Residence-Agriculture (RA) District district to: Neighborhood Services District (B-1) district, in accordance with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand that the information provided herein will be used by the City of Garden Ridge for sending required notices to adjacent property owners. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

14. Applicant Signature: She Willis

____ Attachments:

1. Owner(s) letters of authorization, if applicable
2. Metes and Bounds description of property, if applicable
3. Map of property
4. List of adjacent property owners
5. Site plan
6. Check for zoning change fee per Garden Ridge City Ordinance 11.

----- CITY USE ONLY -----
CHANGE OF ZONING

		Date
City Admin.:	Application received	_____
	Application verified	_____
	Fee received \$_____ Check #_____	_____
	Application sent to P&Z	_____
P&Z:	Owners' acceptance of application	_____
	Notice to adjoining property owners'	_____
	Notice of public hearing	_____
	Public hearing conducted	_____
	P&Z decision on rezoning	_____
City Council:	P&Z recommendation to City Council	_____
	Notice to adjoining property owners'	_____
	Notice of public hearing	_____
City Admin.:	Public hearing conducted	_____
	Applicant notified of Council Decision	_____
	Zoning ordinance change published	_____

OWNER AGENT AUTHORIZATION

10223 McAllister Fwy, Ste 205
San Antonio, Texas 78216

210 829 1600 P
210 829 1603 F.

September 16, 2020



Nancy Cain, City Administrator
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, Texas 78266

Re: Vaquero Grande, LLC
19243 FM 2252, Ste. 300,
Garden Ridge, TX 78266
4.23 Acre Tract on FM 2252, Garden Ridge, Texas 78266

Dear Ms. Cain:

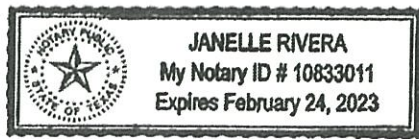
Please be advised that Shawn Willis of Acuform Architecture is hereby authorized to act as my agent in matters pertaining zoning, platting, and building regulatory efforts for the above referenced project. Please don't hesitate to contact me should you have any further questions or concerns.

Respectfully,

Dean Salyer
Vaquero Grande, LLC

STATE OF TEXAS §
COUNTY OF BEXAR §

On this the 16th day of September, 2020, Dean Salyer of Vaquero Grande, LLC, personally appeared before me and executed this document.



Notary Public in and for the State of Texas

Notary Public Printed or Typed Name



Attachment 2

4.23 ACRES
184,386 SQUARE FEET

EXHIBIT "A"

BEING a 4.23 acres (184,386 square feet) tract of land lying in Section 96, Abstract 120, of the George M. Dolson Survey, Comal County, Texas, being all of a remaining portion of a 4.402 acre tract of land described to Vaquero Grande, LLC, a Texas Limited Liability Company, recorded in Document 201906028430, of the Official Public Records of Comal County, Texas, same being described by a drawing (120110_V_PLAT.DWG, dated September 11, 2020) attached to and made part hereof and more particularly described as follows:

BEGINNING at a found 1/2" iron rod with blue cap stamped "KFW SURVEYING", lying in the existing South right-of-way line of F.M. Road 2252 (Nacogdoches Road-variable width right-of-way), for the Northeast corner of the aforementioned remaining portion of a 4.402 acre tract, the Northwest corner of a 2.080 acre tract of land described to Sahota Holdings, LLC, a Texas Limited Liability Company, recorded in Document 201506045605, of the Official Public Records of Comal County, Texas, and the Northeast corner of the herein described 4.23 acre tract of land;

THENCE South 30°38'15" East (Record – S30°37'49"E), a distance of 430.09 feet, leaving the existing South right-of-way line of the aforementioned F.M. Road 2252, along the East line of the aforementioned remaining portion of a 4.402 acre tract and the West line of the aforementioned 2.080 acre tract, to a found 1/2" iron rod, lying in the existing North right-of-way line of Old F.M. road 2252 (Old Nacogdoches Road-variable width right-of-way), for the Southeast corner of said remaining portion of a 4.402 acre tract, the Southwest corner of said 2.080 acre tract, and the Southeast corner of the herein described 4.23 acre tract of land;

THENCE South 61°21'53" West, (Record – S61°22'08"W), a distance of 154.26 feet, along the existing North right-of-way line of the aforementioned Old F.M. Road 2252, to a found 1/2" iron rod, for a point of curvature of the herein described 4.402 acre tract of land;

THENCE Southwesterly along a curve to the left having a radius of 1,945.09 feet, an arc length of 251.78 feet, a delta angle 07°25'00", and a chord which bears South 57°14'53" West (Record – S57°15'09"W), a distance of 251.60 feet, continuing along the existing North right-of-way line of the aforementioned Old F.M. Road 2252 and the South line of the aforementioned remaining portion of a 4.402 acre tract, to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX.", for the Southwest corner of said 4.402 acre tract, the Southeast corner of a 2.672 acre tract of land described to B.R.C.E. Properties, recorded in Document 201706054702, of the Official Public Records of Comal County, Texas, and for the Southwest corner of the herein described 4.23 acre tract of land;

4.23 ACRES
184,386 SQUARE FEET

THENCE North $18^{\circ}02'20''$ West (Record – N $18^{\circ}02'11''$ W), a distance of 655.18 feet, leaving the existing North right-of-way line of the aforementioned Old F.M. Road 2252, along the West line of the aforementioned remaining portion of a 4.402 acre tract, the East line of the aforementioned 2.672 acre tract, and the East line of a remaining portion of a 1.734 acre tract of land described to Gonzo properties, LLC, recorded in Document 201406013130, of the Official Public Record of Comal County, Texas, to a found TxDOT Type III Monument, lying in the existing South right-of-way line of the aforementioned F.M. Road 2252, for the Northwest corner of said remaining portion of a 4.402 acre tract, the Northeast corner of the aforementioned 1.734 acre tract, and the Northwest corner of the herein described 4.23 acre tract of land,

THENCE along the existing South right-of-way line of the aforementioned F.M. Road 2252 and the North line of the aforementioned 4.402 acre tract, the following three (3) calls:

South $74^{\circ}55'18''$ East, a distance of 85.81 feet, to a found TxDOT Type III Monument, for an angle corner of the herein described 4.23 acre tract of land;

North $86^{\circ}30'08''$ East, a distance of 140.08 feet, to a found TxDOT Type III Monument, for an angle corner of the herein described 4.23 acre tract of land;

4.23 ACRES
184,386 SQUARE FEET

South 74°55'18" East (Record – S74°55'15"E), a distance of 111.88 feet, to the **PLACE OF BEGINNING** and containing 4.23 acre tract of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD83(2011), EPOCH: 2010, Texas South Central Zone (4204).

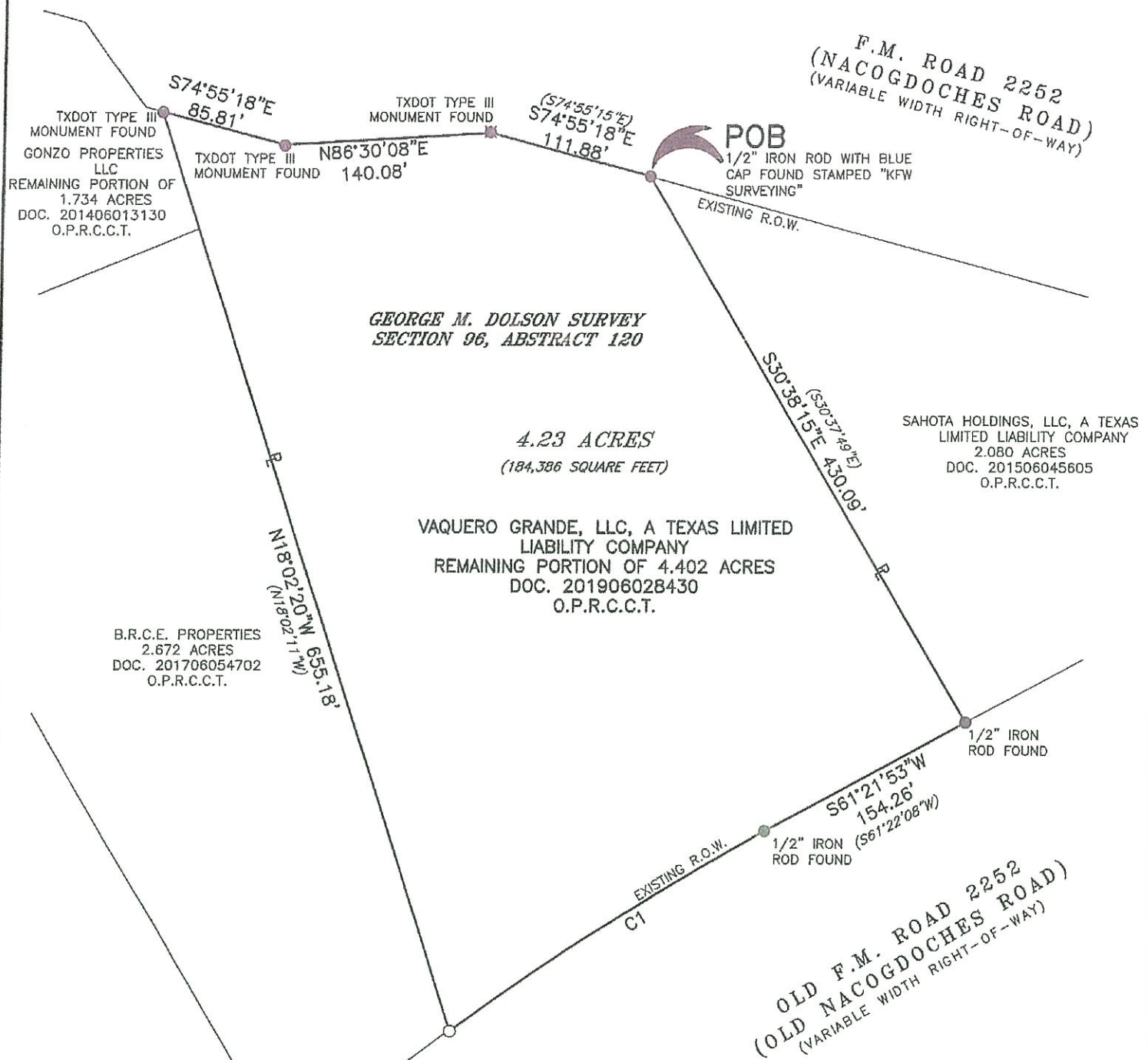
THE STATE OF TEXAS X
 X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR X

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in June 2020

Date 11 day of SEPTEMBER 2020 A.D.



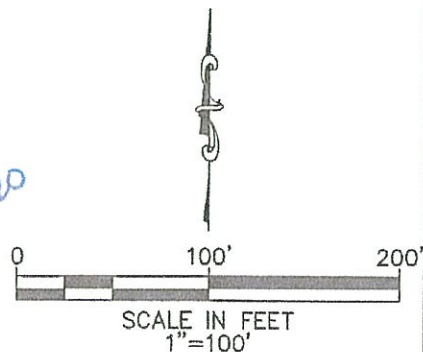

Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas



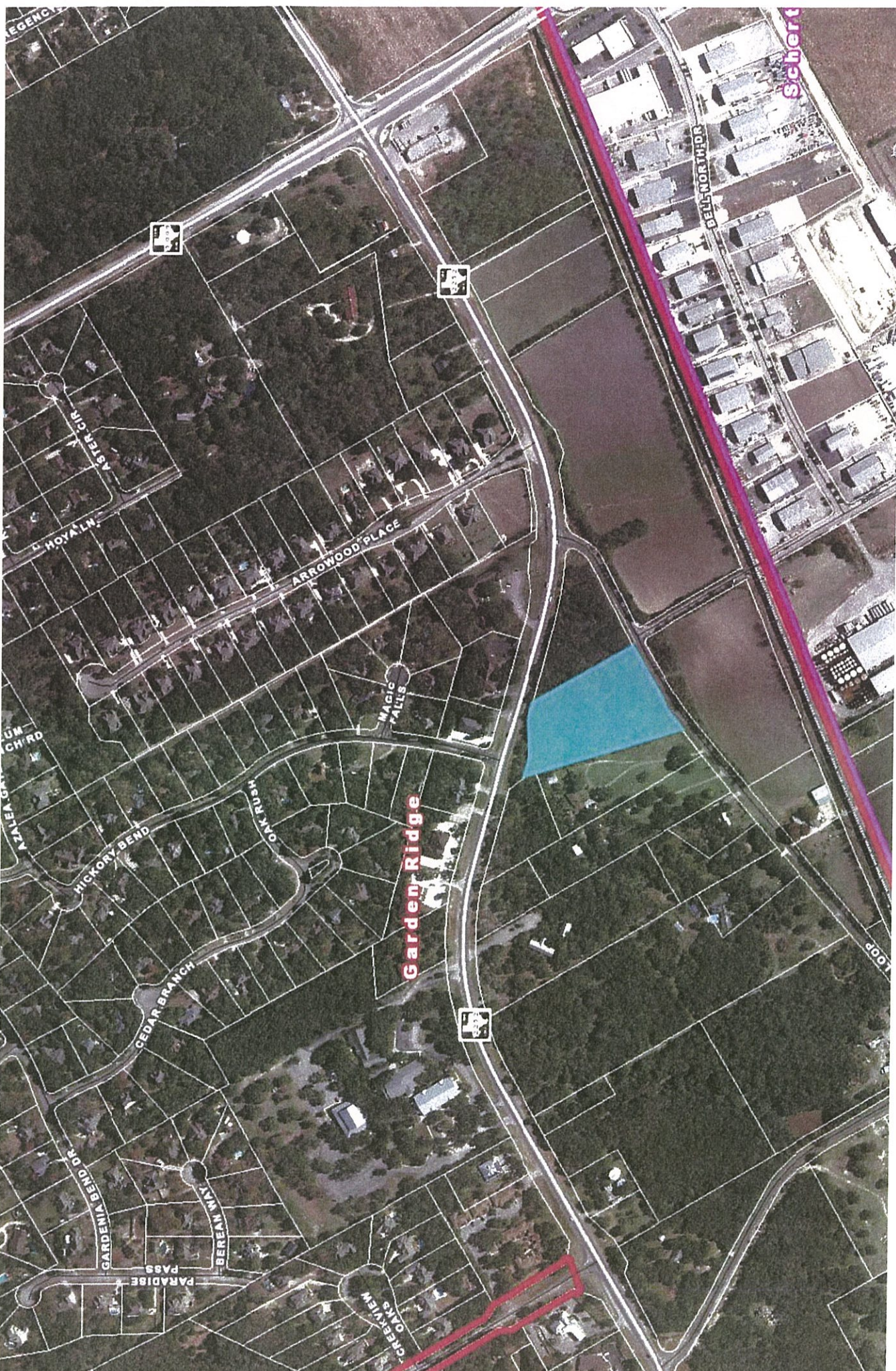
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1,945.09'	251.78'	07°25'00"	S57°14'53"W (RECORD-S57°15'09"W)	251.60'

LEGEND

- — 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CDS/MUERY S.A. TX."
- — FOUND MONUMENTATION
- POB — PLACE OF BEGINNING
- POC — PLACE OF COMMENCEMENT
- ℙ — PROPERTY LINES
- ℙ — SURVEY LINES
- R.O.W. — RIGHT-OF-WAY
- D.R.C.C.T. — DEED RECORDS OF COMAL COUNTY, TEXAS
- O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- (RECORD) — RECORD CALL TAKEN FROM DOCUMENT
201906028430, O.P.R.C.C.T.



Pg. 4 of 4



Area Map

NOT TO SCALE

Attachment 4

NAME & ADDRESS OF OWNERS WITHIN 300' OF SUBJECT PARCEL

The names, addresses and zip codes listed below are those listed on the latest adopted ad valorem tax rolls as reflected by Comal Appraisal District for the current tax year.

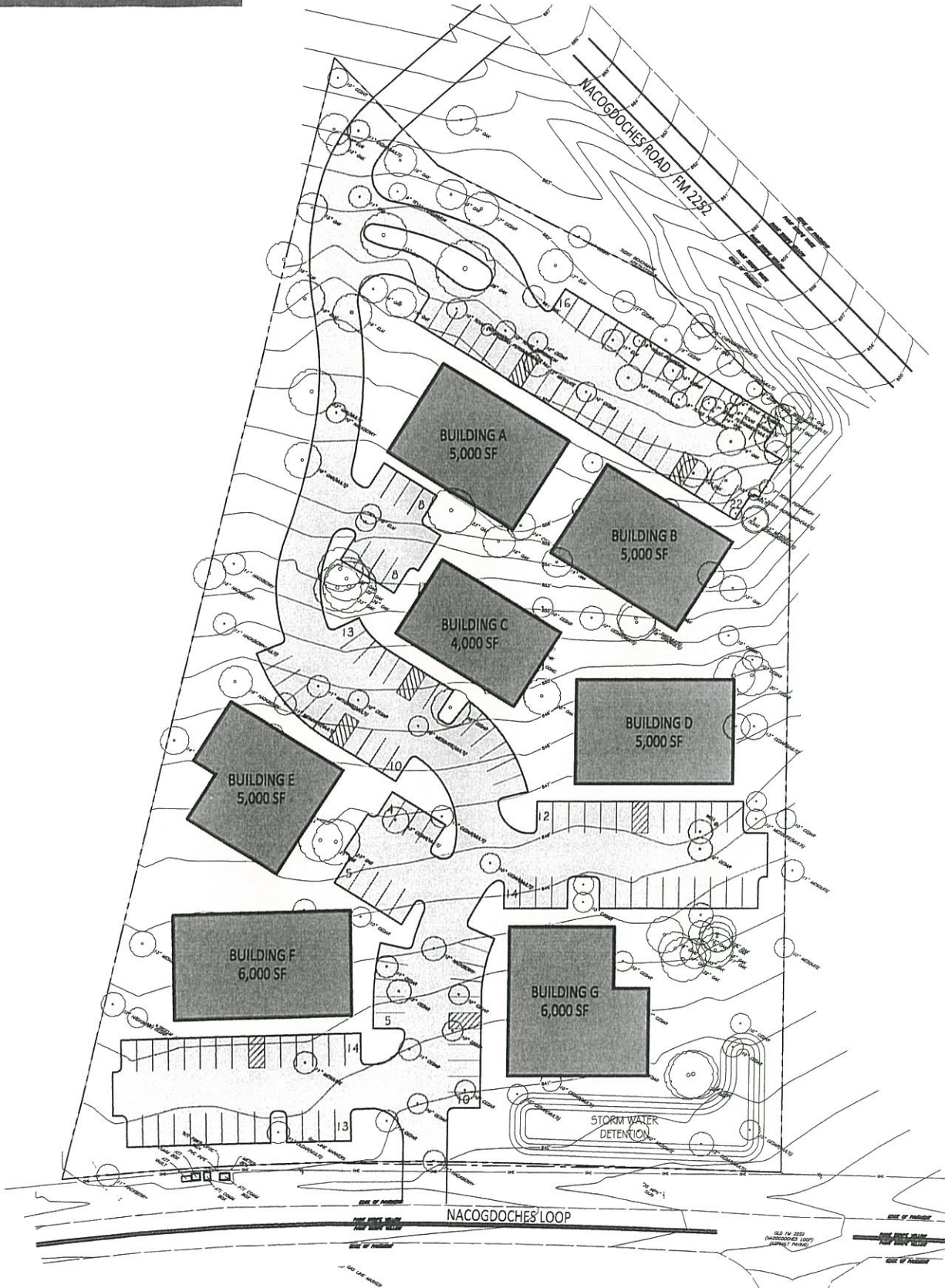
- | | | |
|---|--|--|
| 1 | NAME AND ADDRESS OF OWNER
NAME: GONZO PROPERTIES LLC
ADDRESS: 2310 N LOOP 1604 W # 4
CITY, STATE: SAN ANTONIO, TX ZIP: 78248-4512 | PROPERTY IDENTIFICATION #
74426
A-120 SUR- 96 G M DOLSON, ACRES 1.734 |
| 2 | NAME AND ADDRESS OF OWNER
NAME: WMMT VENTURES LLC
ADDRESS: 19269 FM 2252 STE 200
CITY, STATE: GARDEN RIDGE, TX ZIP: 78266-2579 | PROPERTY IDENTIFICATION #
101075
HOWELL PARK, BLOCK 1, LOT 2 |
| 3 | NAME AND ADDRESS OF OWNER
NAME: HOWELL MARK P
ADDRESS: 19295 FM 2252
CITY, STATE: GARDEN RIDGE, TX ZIP: 78266-2926 | PROPERTY IDENTIFICATION #
101074
HOWELL PARK, BLOCK 1, LOT 1 |
| 4 | NAME AND ADDRESS OF OWNER
NAME: VOELLER PROPERTIES LLC
ADDRESS: 19311 FM 2252
CITY, STATE: GARDEN RIDGE, TX ZIP: 78266-2984 | PROPERTY IDENTIFICATION #
106270
FASHLEY OAKS EXECUTIVE CENTER, LOT 1-A |
| 5 | NAME AND ADDRESS OF OWNER
NAME: REUNION PARTNERS LLC
ADDRESS: PO BOX 311323
CITY, STATE: NEW BRAUNFELS, TX ZIP: 78131-1323 | PROPERTY IDENTIFICATION #
106269
ASHLEY OAKS EXECUTIVE CENTER, LOT 2 |
| 6 | NAME AND ADDRESS OF OWNER
NAME: FINDERS REAL ESTATE LLC
ADDRESS: 1001 PAT BOOKER RD, SUITE 100
CITY, STATE: UNIVERSAL CITY, TX ZIP: 78148-4147 | PROPERTY IDENTIFICATION #
106271
ASHLEY OAKS EXECUTIVE CENTER, LOT 3 |
| 7 | NAME AND ADDRESS OF OWNER
NAME: SAHOTA HOLDINGS LLC
ADDRESS: PO BOX 592233
CITY, STATE: SAN ANTONIO, TX ZIP: 78259-0161 | PROPERTY IDENTIFICATION #
74432
A-120 SUR- 96 G M DOLSON, ACRES 2.075 |

8	NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
	NAME:	WMMT VENTURES LLC	74441
	ADDRESS:	19269 FM 2252 STE 200	A-120 SUR- 96 G M DOLSON, ACRES 14.0836
	CITY, STATE:	GARDEN RIDGE, TX ZIP: 78266-2579	

9	NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
	NAME:	LADSHAW PARTNERSHIP LTD ET AL	74430
	ADDRESS:	393 LANDA ST	A-120 SUR- 96 G M DOLSON, ACRES 6.494
	CITY, STATE:	NEW BRAUNFELS, TX ZIP: 78130-5407	

10	NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
	NAME:	GALLEGOS SALVADOR & DAMARIS	74447
	ADDRESS:	19195 NACOGDOCHES LOOP	A-120 SUR- 96 G M DOLSON, ACRES 3.319
	CITY, STATE:	GARDEN RIDGE, TX ZIP: 78266-2737	

11	NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
	NAME:	B C R E PROPERTIES INC	74450
	ADDRESS:	1126 W COMMERCE ST	A-120 SUR- 96 G M DOLSON, ACRES 2.672
	CITY, STATE:	SAN ANTONIO, TX ZIP: 78207-4447	



1 CONCEPTUAL SITE PLAN (v3.0)

SCALE: 1" = 50'

0 50 100 150 200



Water Commission Recommendation and Possible Action

For City Council November 4, 2020

Request for water leak adjustment for **19810 Brandywine Cove** for the billing period of June 22, 2020 – August 24, 2020. (John & Karen Sparrow)

- a. After receiving high water bill for June 22nd to July 23rd billing period homeowners inspected their yard and found standing water. City Water Technician went to the residence and turned off the water until repairs were made. All American Irrigation repaired several leaks in their irrigation system. They also found a malfunction of their automatic pool fill system resulting in highwater usage. City Water Technician informed the homeowners that both the irrigation system and automatic pool filler had been problems to the previous homeowner who elect to shutoff both systems. This information was not disclosed in the sale of the home.
- b. Upon request from the Water Manager, homeowner inspected their pool equipment and found that they had a cross connection between a hose spicket and pool auto fill value without a backflow preventer. Since the automatic pool fill system has been a source of highwater usage the homeowner decided to remove the cross connection and manually fill the pool.
- c. The Water Department determined a 206,000-gallon leak due to several leaks over a two billing periods. The second leak was due the automatic pool fill. The automatic pool fill did not have a backflow prevention device, so the cross connection was removed.
- d. The Water Commission voted 4-0 to recommend the Water Manager's proposal of a credit of **\$2,807.21** for approval by City Council. This is based on calculating the cost of water leaked at the lowest tier rate (see calculation below).

Leak from 6/22 to 7/23 => 61,296 gals				
A	Water Bill (water portion only)	119k		\$1,417.68
B	Leak value at the lowest tier rate (\$2.74/kgal)	61k	\$ 167.14	
C	Customer Consumption at standard rates (15k minimum)	58k	\$ 390.24	
D	Paid by Customer (D=B+C)			\$ 557.38
E	Credit to Customer (E=A-D)			\$ 860.30

Leak from 7/24 to 8/21 => 145,393 gals				
A	Water Bill (water portion only)	172k		\$2,454.89
B	Leak value at the lowest tier rate (\$2.74/kgal)	145k	\$ 397.30	
C	Customer Consumption at standard rates (15k minimum)	13k	\$ 110.68	
D	Paid by Customer (D=B+C)			\$ 507.98
E	Credit to Customer (E=A-D)			\$1,946.91

	Total Paid by Customer			\$1,065.36
	Total Credit to Customer			\$2,807.21



City of Garden Ridge

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

RECEIVED
AUG 07 2020
BY: Kat

APPENDIX "F"

For Office Use Only

2020 - 33 W

WATER LEAK ADJUSTMENT REQUEST

To Be Completed By Customer

Name: John & Karen Sparrow

Phone: 210-238-9229

Address: 19810 Brandywine Cove

Billing Period: 6/22/20-7/23/20

Bill Amount: 1455.99

Email Address: _____

Please explain circumstances of the higher bill: Received high bill. Went outside, found standing water.
Called AAIS to fix leak. City water technician came by the house and turned off the water. He stated the meter
stopped running at that point and confirmed a large quantity of water was previously running through meter.
AAIS confirmed leak and fixed multiple leaks. All receipts and pictures attached for review.

Do you suspect criminal activity?

Circle:

YES

NO

If yes, please submit a copy of your Police Report.

What corrective measures/repairs have been made? Please provide documentation/receipts.

NO criminal Activity.

Irrigation company came out and fixed leaks.

What are you specifically requesting of the Water Department? Would like to have the high water
bill credited as we didn't know we had a leak. City water technician stated
new software is coming available that would monitor leaks from happening
in advance. I would like to utilize this software once its available for future.

Karen Sparrow
Signature

8/7/2020

Date

Please attach supporting documentation to this page.



City of Garden Ridge

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

To Be Completed By Water Department

Bill Amount: \$1423.68 Average Bill Amount: \$270.31

Date Received: 08/07/2020 Received By: Kat Balbi

Historic Usage and Analysis: Please see attached.

Customer History of Requests: None.

Water Manager Review and Comments: After reviewing the laptop reading at 19810 Brandywine Cove we found a 206,000 gallon leak over two billing periods. There were some irregular readings but determining that it was due to the pool fill, the customer removed the line to that device. We have verified that the leaks have stopped and all the paperwork has been turned in.

Additional information requested: Yes

Date Requested: 9-10-2020

Additional Information submitted: Yes

Date Received: 9-11-2020

Amount Approved: _____

Disapproved: _____

Referred to Water Commission: \$2807.21

Jacob Parsons
Water Manager or Designee Signature

9-22-2020
Date



City of Garden Ridge Water Department
9400 Municipal Parkway
Garden Ridge, Texas 78266
(210)-651-6831
Fax (210)-651-9638
www.ci.garden-ridge.tx.us



** AUTO SORT CRRT R164
JOHN/KAREN SPARROW
19810 BRANDYWINE CV
GARDEN RIDGE TX 78266-2166



Pay online at www.municipalonlinepayments.com/gardenridgetx/utilities

Pay by phone at 866-285-1323

Please return this portion with your payment. When paying in person please bring both portions of this bill.

Account Number	Amount Due
	\$ 1,455.99
Due Date	After Due Date Pay
08/15/2020	PAID BY DRAFT
Service Address	
19810 BRANDYWINE COVE	

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

City of Garden Ridge Water Department
9400 Municipal Parkway
Garden Ridge, Texas 78266
(210)-651-6831
Fax (210)-651-9638
www.ci.garden-ridge.tx.us

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name			Service Address			Account Number
JOHN/KAREN SPARROW			19810 BRANDYWINE COVE			
Status	Service Dates		Number of Days	Bill Date	Penalty Date	Due Date
	From	To				
ACTIVE	06/22/2020	07/23/2020	31	07/31/2020	08/16/2020	08/15/2020

PREVIOUS BALANCE 181.76
PAYMENTS 181.76 -

CURRENT PREVIOUS
READING READING USAGE
2090 1971 119000

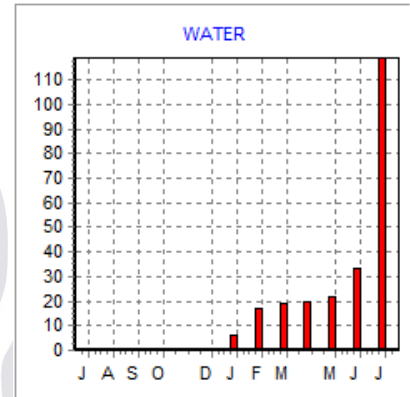
CURRENT BALANCE	\$ 0.00
WATER	1,423.68
GARBAGE	26.00
EAA FEE	3.03
CTG FEE	0.60
HAZ WASTE	0.53
SALES TAX	2.15

CURRENT BILL \$1,455.99

AMOUNT DUE \$1,455.99

* DO NOT PAY - PAID BY DRAFT *

GARDEN RIDGE BLOOD DRIVE ON AUG 29, 9AM-3PM
AFTER HOURS CONTACT 210-651-6831
FOR WATER AND LOST/FOUND PETS.





City of Garden Ridge Water Department
9400 Municipal Parkway
Garden Ridge, Texas 78266
(210)-651-6831
Fax (210)-651-9638
www.ci.garden-ridge.tx.us



** AUTO SORT CRRT R164
JOHN/KAREN SPARROW
19810 BRANDYWINE CV
GARDEN RIDGE TX 78266-2166



Pay online at www.municipalonlinepayments.com/gardenridgetx/utilities

Pay by phone at 866-285-1323

Please return this portion with your payment. When paying in person please bring both portions of this bill.

Account Number	Amount Due
	\$ 3,749.19
Due Date	After Due Date Pay
09/15/2020	PAID BY DRAFT
Service Address	
19810 BRANDYWINE COVE	

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

City of Garden Ridge Water Department
9400 Municipal Parkway
Garden Ridge, Texas 78266
(210)-651-6831
Fax (210)-651-9638
www.ci.garden-ridge.tx.us

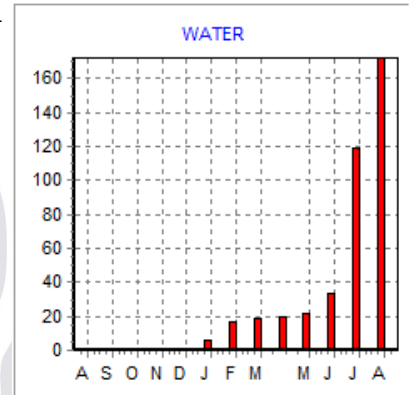
CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name			Service Address			Account Number
JOHN/KAREN SPARROW			19810 BRANDYWINE COVE			
Status	Service Dates		Number of Days	Bill Date	Penalty Date	Due Date
	From	To				
ACTIVE	07/23/2020	08/24/2020	32	08/31/2020	09/16/2020	09/15/2020

PREVIOUS BALANCE	1,455.99
PAYMENTS	200.00

CURRENT	PREVIOUS
READING	READING
2262	2090
USAGE	172000
PAST DUE AMOUNT	\$1,255.99
WATER	2,460.89
GARBAGE	26.00
EAA FEE	3.03
CTG FEE	0.60
HAZ WASTE	0.53
SALES TAX	2.15

CURRENT BILL	\$2,493.20
AMOUNT DUE	\$3,749.19
* DO NOT PAY - PAID BY DRAFT *	



BULK DUMPSTERS AVAILABLE FROM 8AM TO 5PM ON
5 - 6, 12 - 13, 19 - 20, & 26 - 27.
CITY HALL AND LIBRARY CLOSED SEPTEMBER 7.
AFTER HOURS CONTACT 210-651-6831
FOR WATER AND LOST/FOUND PETS.

Account Number: SPARROW, JOHN/KAREN

		Service		# of		Demand				Fuel	Demand	
Bill Date	Tno	From	To	Days	Consumption	Consu...	Total Bill	Bill Amount	Tax	Adju...	Amount	Tax
08/31/2020	984	07/23/2020	08/24/2020	32	172	0.0000	2,460.89	2,460.89	0.00	0.00	0.00	0.00
07/31/2020	986	06/22/2020	07/23/2020	31	119	0.0000	1,423.68	1,423.68	0.00	0.00	0.00	0.00
06/30/2020	988	05/21/2020	06/22/2020	32	33	0.0000	149.62	149.62	0.00	0.00	0.00	0.00
05/31/2020	990	04/23/2020	05/21/2020	28	22	0.0000	84.11	84.11	0.00	0.00	0.00	0.00
05/01/2020	992	03/23/2020	04/23/2020	31	20	0.0000	75.05	75.05	0.00	0.00	0.00	0.00
03/31/2020	994	02/20/2020	03/23/2020	32	19	0.0000	70.52	70.52	0.00	0.00	0.00	0.00
02/28/2020	996	01/21/2020	02/20/2020	30	17	0.0000	61.46	61.46	0.00	0.00	0.00	0.00
01/31/2020	998	01/09/2020	01/21/2020	12	6	0.0000	27.74	27.74	0.00	0.00	0.00	0.00
					Avg 51	Avg 0.00	Avg 544.13	Avg 544.13	Avg 0.0	Avg 0.	Avg 0.00	Avg 0.00

Receipt from All American Irrigation

From: All American Irrigation (notifications@housecallpro.com)

To:

Date: Thursday, August 6, 2020, 04:52 PM CDT



Your receipt from All American Irrigation

Invoice Number: 1150
Service Date: Aug 06, 2020
Invoice Date: Aug 06, 2020
Customer Name: Karen Sparrow
Service Address: 19810 Brandywine Cove Garden Ridge, TX 78266

Services

AAIS Service Call - Residential Service Call Per Hour	\$237.50
Residential Service Call Per Hour	

Materials

Irrigation Parts - 1" Electric Valve Rebuild	\$85.00
1" Electric Valve Rebuild Including Bonnet, Diaphragm and Solenoid	

Subtotal	\$322.50
Sales Tax	\$7.01

Amount Paid

\$329.51

Payment Method

August 06, 2020
4:52pm

Topped out valve that controlled zone 5 and switched back yard drip system from brown hose, to black hose customer already has present. It is recommended that zone #6 be extended to cover all trees and become the

primary drip zone for that area. Leak in zone 5, leak in zone 6, and valve stuck open in zone 5 contributed to a significant amount of water waste. Leak has been repaired.

Thank you for choosing All American irrigation Systems , Feel free to contact us if you have any questions, our payment portal link is below. Thank you!

Sincerely,
All American Irrigation Systems
<https://sanantoniosprinklers.com/pay-invoice/>

Irrigation in Texas is regulated by the:
Texas Commission of Environmental Quality
P.O. Box 13087, Austin, TX 78711

(210) 826-6474 | aaissprinklers@gmail.com

www.sanantoniosprinklers.com

28 Sun Valley Dr
Spring Branch, TX 78070

[Terms & Conditions](#)

Powered by
 **Housecall Pro**













City Secretary

From: Water Manager
Sent: Tuesday, September 22, 2020 4:47 PM
To: 'Karen Sparrow'
Subject: RE: [EXTERNAL] 19810 Brandywine 8-25-20 74779436 (L).xlsx

Mrs. Sparrow,

I have looked at your request and will be sending it to the Water Commission next month for them to review and make a recommendation to the City Council.

From: Karen Sparrow
Sent: Monday, September 21, 2020 6:26 AM
To: Water Manager <WaterManager@ci.garden-ridge.tx.us>
Subject: Fwd: [EXTERNAL] 19810 Brandywine 8-25-20 74779436 (L).xlsx

Good morning Jacob,
I just wanted to touch base and make sure you have everything you need for our water leak adjustment? Chris came out and took photos of the capped off pool filler as well.

Thank you for all of your help on this.

Karen Sparrow

Begin forwarded message:

From: John Sparrow Intertek
Date: September 14, 2020 at 11:23:15 AM CDT
To: Water Manager <WaterManager@ci.garden-ridge.tx.us>
Cc: Karen Sparrow
Subject: RE: [EXTERNAL] 19810 Brandywine 8-25-20 74779436 (L).xlsx

Hello Jacob – absolutely.

Over the weekend, Karen & I looked for the back-flow prevention valve on the pool filler system but could not find one.

Since it was a source of a previous leak anyways, we disabled and capped off the system. We'll just fill the pool manually from now on.

I have attached "before" and "after" pictures for your reference. Please let me know if you need anything else from us on this matter.

Thanks for the help.

John

From: Water Manager <WaterManager@ci.garden-ridge.tx.us>
Sent: Friday, September 11, 2020 12:31 PM
To: John Sparrow
Cc: Karen Sparrow
Subject: RE: [EXTERNAL] 19810 Brandywine 8-25-20 74779436 (L).xlsx

Mr. Sparrow,

I appreciate you getting back to me so quickly and I was able to speak with your wife about the questions I had and she explained that while the leak was at its height there were in fact several leaks that you had at the same time. Digging into these questions we have discovered that you may have a possible cross connection. I am going to send someone out to check to see if you have a cross connection and or a device to prevent one. Once we know there is no issue or no more issue we will be able to finalize your leak adjustment and more than likely send it to the Water Commission for them to review.

Thank You,
Jacob Parsons
Water Manager
City of Garden Ridge
Off: (210)651-6632

From: John Sparrow
Sent: Thursday, September 10, 2020 1:48 PM
To: Water Manager <WaterManager@ci.garden-ridge.tx.us>
Cc: Karen Sparrow
Subject: FW: [EXTERNAL] 19810 Brandywine 8-25-20 74779436 (L).xlsx

Hello Jacob.

This is John Sparrow. My wife Karen asked me to follow-up with you on your questions:

- 1) The reason for the variance in the daily use "the up and down readings".
We have our irrigation system programmed to come on every other day.
On days the irrigation comes on, the reading is higher.
- 2) On the 24th, your technicians came out to the house and had us shut off the irrigation system and the pool auto-filler. The next day, the water usage was only ~102 Gallons. Does this address your question about the "leak" at the end of the graph?

Thanks,

John

From: Water Manager <WaterManager@ci.garden-ridge.tx.us>
Date: September 10, 2020 at 1:03:30 PM CDT

To: Karen Sparrow
Subject: RE: [EXTERNAL] 19810 Brandywine 8-25-20 74779436 (L).xlsx

Ms. Sparrow,

I appreciate you looking at the data and trying to help us figure out what was going on. I have reviewed your graph and I am still unsure how the day to day water leak reduced and then increased several times. Also there seems to be a constant water use at the end of the laptop reading that indicates you still have a smaller leak. If you would like to discuss these questions we can do it over email or you can give me a call. Once we figure out the answers I will be able to continue working on this request.

Thank You,
Jacob Parsons
Water Manager
City of Garden Ridge
Off: (210)651-6632

From: Karen Sparrow
Sent: Wednesday, September 2, 2020 9:20 PM
To: Water Manager <WaterManager@ci.garden-ridge.tx.us>
Subject: [EXTERNAL] 19810 Brandywine 8-25-20 74779436 (L).xlsx

Subject: Copy of 19810 Brandywine 8-25-20

See attachment. The data you sent us was subtotaled by day and then The graph was created on those numbers.

It looks like I will be receiving another large water bill soon because our leak spanned two billing cycles before we found out there was a problem. As soon as I get the next bill, I will touch base with the office staff to submit another leak adjustment form.

Thanks,

Karen Sparrow

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From: [Water](#)
To: [Manager](#)
Subject: [EXTERNAL] Re: [External] Fwd: 19810 Brandywine Cove
Date: Tuesday, August 25, 2020 3:36:21 PM

Hello again. There have been some developments. Duane and Chris from the city stopped by my house today to inform me That my water meter reading was high. (July 23 to Aug 24) End read 2262. Beginning reading 2090.

I talked to them about the irrigation leak that occurred on August 6.

Today we turned off the irrigation system at the road and the meter continued to run. I traced the cause to the pool filler. Chris mentioned that the previous owners had the same issue.

Chris stated that the previous homeowner just shut off the irrigation and the pool filler because she didn't want to deal with it. She never disclosed Any of this in the Sale of the home. We only turned on zone 6 when we noticed brown leaves on our trees that line bat cave once the weather got really hot.

So, We had multiple drip line irrigation leaks and and faulty valve that didn't shut off when the system told it to. Plus the pool filler issue.

Duane verified that the water stopped at the meter once I shut off the pool filler handle.

We discovered the leak an When I received last months bill and found myself puddles in the backyard. (June 22 to July 22)

Today they did a Reading and said that we used 172,000 gallons In a month. So I need to update the adjustment documentation as it happened in Between two water cycles. I will contact the office.

Did the previous owner submit a water adjustment request last summer when all of this came to light?

Thanks,
Karen Sparrow

On Aug 24, 2020, at 9:24 AM, Karen Sparrow <> wrote:

Good morning. Just touching base on this leak. After I received my high water bill and reported a water leak to the city, a garden ridge employee came to our home. He turned off our irrigation system at the road and verified that the water meter stopped racing. The irrigation company confirmed that although the system read off, the water was still running. They confirmed multiple leaks and replaced a faulty valve.

The graph shows that around the 16th of July, the system stopped shutting off according to its programmed cycle causing this on-going leak.

We were hoping to get the meter reading from August 7th forward. We are

expecting that since the system has been fixed on 8-6, we should see that the meter returns to zero once again.

Thanks,
Karen Sparrow

On Tuesday, August 18, 2020, 8:04 PM, Karen Sparrow < wrote:

<21bc15ad-a097-45c5-8261-c16456df9ce7.png>

Please see above chart. The leak was repaired on 8-6. Can you please forward me data from 8-7 to current? This should reveal that the leak was fixed.

Thanks,
Karen Sparrow

Sent from my iPhone

From: Water Manager
<WaterManager@ci.garden-ridge.tx.us>
Date: August 18, 2020 at 11:47:19 AM
MDT
To:
Subject: 19810 Brandywine Cove

John & Karen Sparrow,

We have started reviewing your water leak adjustment request and I am sending you your laptop reading which shows an hour by hour use of water through the meter. Please review the readings and help me understand if you can why the water leak increases and decreases dramatically. We don't see that kind of behavior in a leak. Please call if you have questions or you would like to discuss the possibilities.

Thank You,
Jacob Parsons
Water Manager
City of Garden Ridge

Off: (210)651-6632

This message is from an EXTERNAL SENDER - please be CAUTIOUS, particularly with links and attachments.

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<21bc15ad-a097-45c5-8261-c16456df9ce7.png>

Date	Time	Usage	Total Usage	189,129	
7/2/2020	3:59	3	Leak	7/2-723	61,296
7/2/2020	4:59	2	Water Bill	119,000	\$1,417.68
7/2/2020	5:59	4	Leak	- 61,000	\$167.14
7/2/2020	6:59	2	Customer consumption	58,000	\$390.24
7/2/2020	7:59	2	Customer Pays		\$557.38
7/2/2020	8:59	6	Credit		\$860.30
7/2/2020	9:59	24			
7/2/2020	10:59	10	Leak	7/24-8/21	145,393
7/2/2020	11:59	7	Water Bill	172,000	\$2,454.89
7/2/2020	12:59	42	Leak	- 145,000	\$397.30
7/2/2020	13:59	36	Customer consumption	27,000	\$110.68
7/2/2020	14:59	26	Customer Pays		\$507.98
7/2/2020	15:59	13	Credit		\$1,946.91
7/2/2020	16:59	14			
7/2/2020	17:59	11	Total Leak		206,689
7/2/2020	18:59	16	Customer Pays		\$1,065.36
7/2/2020	19:59	31	Credit		\$2,807.21
7/2/2020	20:59	13			
7/2/2020	21:59	39			
7/2/2020	22:59	10			
7/2/2020	23:59	11			
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7/3/2020	9:59	19			
7/3/2020	10:59	20			
7/3/2020	11:59	23		2,584	
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7/3/2020	13:59	11			
7/3/2020	14:59	8			
7/3/2020	15:59	8			
7/3/2020	16:59	8			
7/3/2020	17:59	7			
7/3/2020	18:59	6			
7/3/2020	19:59	6			
7/3/2020	20:59	24			
7/3/2020	21:59	28			
7/3/2020	22:59	15			
7/3/2020	23:59	9			

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7/17/2020	2:59	1,164
7/17/2020	3:59	661
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58712

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7/17/2020	20:59	202
7/17/2020	21:59	204
7/17/2020	22:59	206
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7/18/2020	6:59	211
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2936

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8/14/2020	21:58	17
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8/17/2020	13:58	10
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8/17/2020	17:58	6
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8/25/2020	11:58	7
8/25/2020	12:58	7

City of Garden Ridge 2020 Water Rate Study

Presented By
City Water Commission
to
City Council
November 4, 2020

Overview

- Executive Summary
- Background
- Objective
- Review of Current Rates
- Update Model Data
 - Water Consumption
 - Water Fund Expenditures
 - Water Fund Balance
- Proposed Water Rates
 - Base Rates
 - Volumetric Tier Rate Structure
- Water Rate Comparisons
- Recommendation
- Alternate Consideration

Executive Summary

The annual water rate study, conducted by the City Water Commission, determined that a water rate increase for FY 2021 will be necessary. The study found that the current rate structure does not have a logical process or pattern and the differences between tiers is not uniform. A mathematical model was created to obtain a uniform state of treating the tier rates. Thirty-six (36) options were considered to address this disparity.

Six (6) options were presented to the Water Commission for consideration by the Water Rate subcommittee. Water Commission recommends Option 2, which increases the base rate for Inside the City by \$2.50 and increases Tier 1 & 2 by 3% with the remaining tiers having an exponential increase and equates to a 10.4% increase for Tier 10. Option 2 does not change the rates for Outside City Limits. Option 2 creates a logical pattern for the inside city tier rates, increases conservation incentive, and begins the process to rationalize outside rates. It also starts a 5 year plan to replenish the Water Fund Reserve to the goal of 12 months of operation cost.

An alternate is also provided for City Council's consideration, which adds an increase to the Outside City Base Rate to Option 2.

Background

- November 2019
 - City Council approved 14% water rate increase for 2020
 - City Council approved annual water rate study
- January 2020
 - New rates in effect for billing period 12/20/19 – 1/21/20 for 1/31/20 billing date
- Water & Wastewater Rates Analysis Model
 - Provided by University of North Carolina, Chapel Hill Environmental Finance Center
 - Used by Water Markets
- 2019 Water Study estimated a 16% increase for FY2021

Objective

- Full cost recovery / revenue stability
 - Operations & Maintenance
 - Debt service
 - Replenish Reserves
- Minimizes impact to low-volume users
- Encourages water conservation
- Allow for +/- 15% demand variation due to rain fall
- Follows a logical process and pattern
- Revenue = Expenditures + Reserve

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Review of Current Rates

Current Rate Structure

	Start	End	Inside City Limits	Outside City Limits
Base	-	5,000	\$ 25.00	\$ 41.25
Tier 1	5,001	15,000	\$ 2.74	\$ 4.42
Tier 2	15,001	25,000	\$ 4.53	\$ 6.27
Tier 3	25,001	35,000	\$ 6.49	\$ 9.07
Tier 4	35,001	45,000	\$ 8.63	\$ 12.07
Tier 5	45,001	55,000	\$ 10.45	\$ 14.82
Tier 6	55,001	65,000	\$ 12.28	\$ 17.54
Tier 7	65,001	75,000	\$ 14.10	\$ 19.37
Tier 8	75,001	85,000	\$ 15.93	\$ 21.19
Tier 9	85,001	95,000	\$ 17.75	\$ 23.02
Tier 10	95,001	and over	\$ 19.57	\$ 24.84

Review Current Rates

Current Volumetric (Tier) Rate Structure

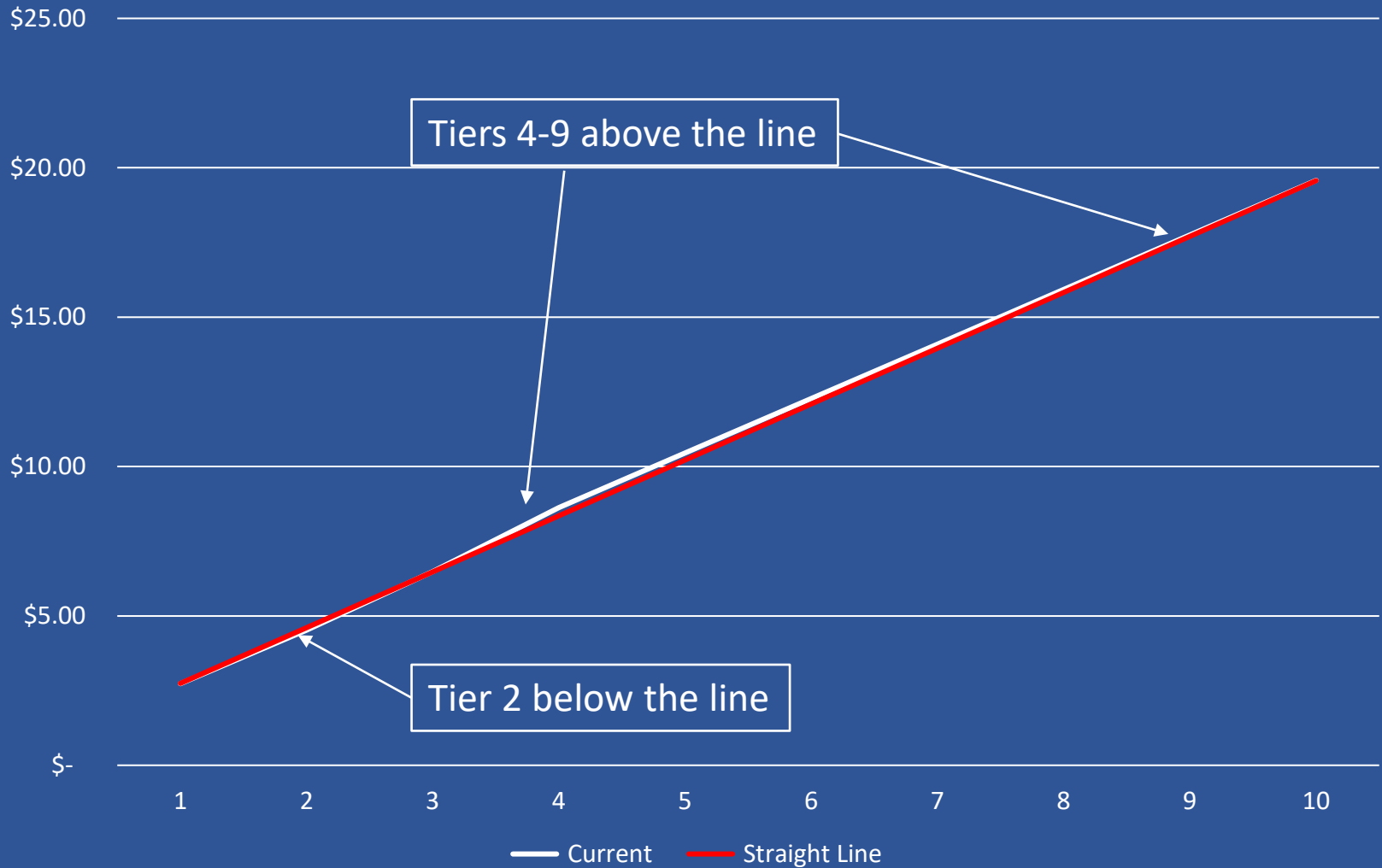
- No logical process or pattern
- Difference between tiers is not uniform but close to a straight line – see graph
- Alternate volumetric rate structure
 - Straight line mathematical model for current tiers
 - Inside City Limits $> Y=1.87X + 0.87$
 - Outside City Limits $> Y=2.27X + 2.15$

Review of Current Rates

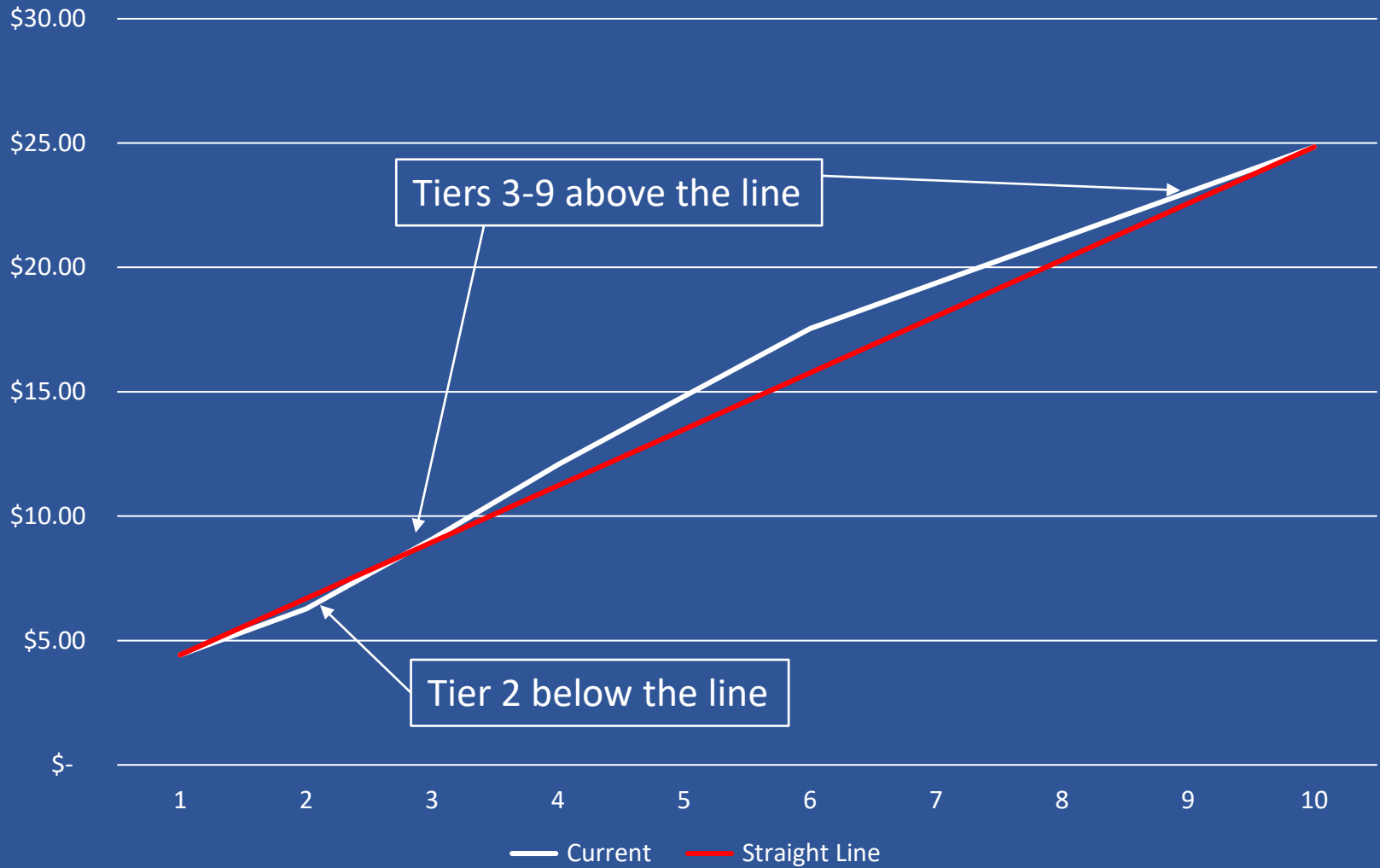
Difference between Tiers

	Inside City Limits				Outside City Limits			
	Current Inside	△ Tiers	Straight Line	△ Tiers	Current	△ Tiers	Straight Line	△ Tiers
Base	25.00		25.00		41.25		41.25	
Tier 1	2.74		2.74		4.42		4.42	
Tier 2	4.53	1.79	4.61	1.87	6.27	1.85	6.69	2.27
Tier 3	6.49	1.96	6.48	1.87	9.07	2.80	8.96	2.27
Tier 4	8.63	2.14	8.35	1.87	12.07	3.00	11.22	2.27
Tier 5	10.45	1.82	10.22	1.87	14.82	2.75	13.49	2.27
Tier 6	12.28	1.82	12.09	1.87	17.54	2.72	15.76	2.27
Tier 7	14.10	1.82	13.96	1.87	19.37	1.83	18.03	2.27
Tier 8	15.93	1.82	15.83	1.87	21.19	1.82	20.30	2.27
Tier 9	17.75	1.82	17.70	1.87	23.02	1.83	22.57	2.27
Tier 10	19.57	1.82	19.57	1.87	24.84	1.82	24.84	2.27

Current vs Straight Line Model Inside City Limits



Current vs Straight Line Model Outside City Limits



Review of Current Rates

Comparison Outside vs Inside City Limit

	Inside City Limits	Outside City Limits	Delta Outside-Inside	% Outside/Inside
Base	\$ 25.00	\$ 41.25	\$ 16.25	65%
Tier 1	\$ 2.74	\$ 4.42	\$ 1.69	62%
Tier 2	\$ 4.53	\$ 6.27	\$ 1.74	39%
Tier 3	\$ 6.49	\$ 9.07	\$ 2.59	40%
Tier 4	\$ 8.63	\$ 12.07	\$ 3.44	40%
Tier 5	\$ 10.45	\$ 14.82	\$ 4.37	42%
Tier 6	\$ 12.28	\$ 17.54	\$ 5.27	43%
Tier 7	\$ 14.10	\$ 19.37	\$ 5.27	37%
Tier 8	\$ 15.93	\$ 21.19	\$ 5.27	33%
Tier 9	\$ 17.75	\$ 23.02	\$ 5.27	30%
Tier 10	\$ 19.57	\$ 24.84	\$ 5.27	27%

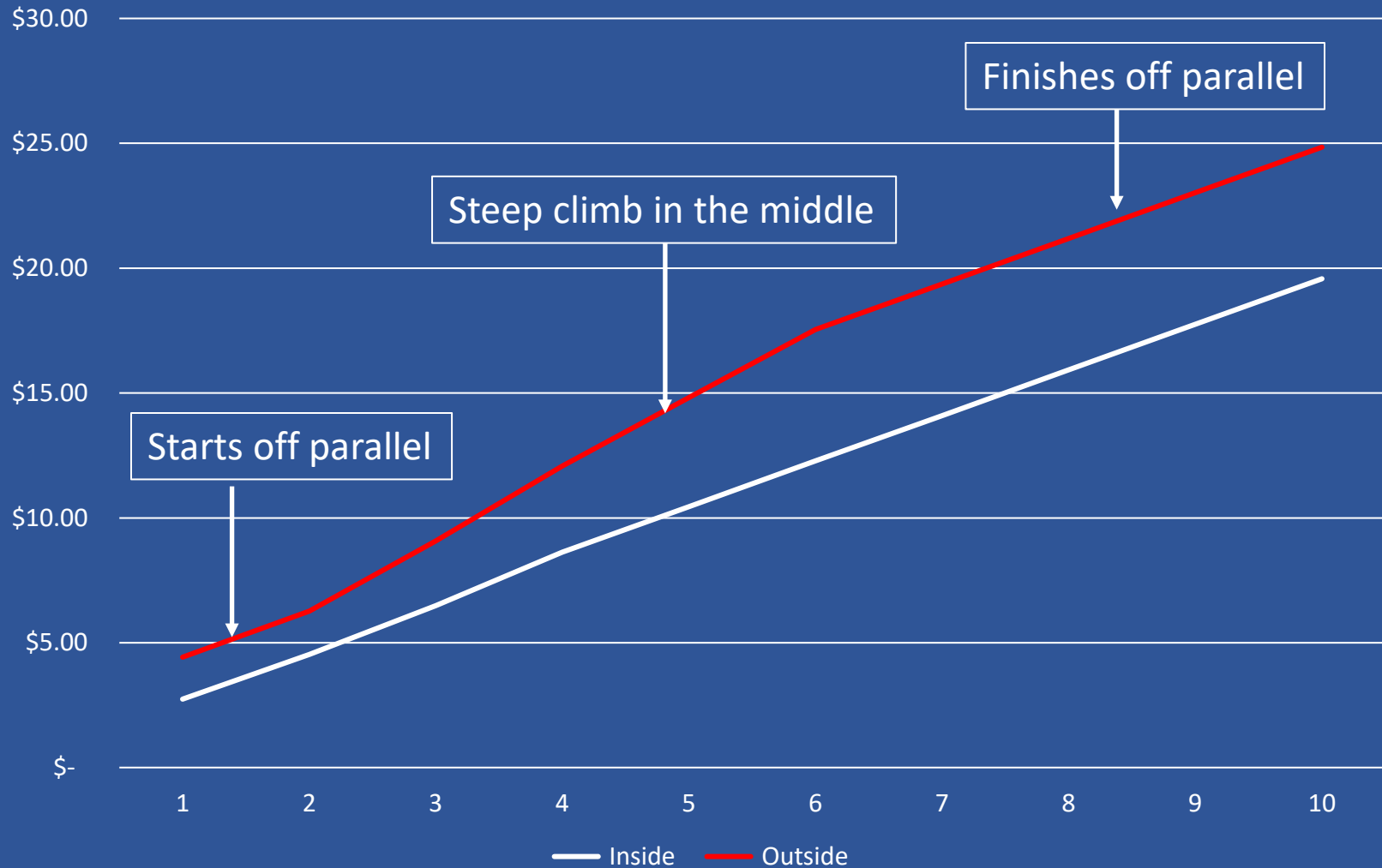
Review of Current Rates

Outside City Limits vs Inside City Limits

Outside City Limits:

- Rates are not consistent with Inside City Limits rates
- Rates are significantly higher than Inside City Limits
- Base rate is 2nd highest in the area
- Need to consider a uniform practice

Current Outside vs Current Inside



Review of Current Rates

Outside City Limit Rates - Benchmark Cities

Base Rate including 5,000 gallons	
Converse	\$ 31.15
Universal City	\$ 28.50
SAWS	\$ 39.57
Garden Ridge - Current	\$ 41.25
Schertz	\$ 58.44

Average Consumption – 10,000 gallons	
Converse	\$ 48.50
Garden Ridge – Current	\$ 63.35
SAWS	\$ 68.09
Universal City	\$ 34.84
Schertz	\$ 88.78

Base Rate including 50k gallons	
Converse	\$ 204.55
Universal City	\$ 414.61
Schertz	\$ 440.18
Garden Ridge - Current	\$ 433.65
SAWS	\$ 610.90

Average Consumption – 100k gallons	
Converse	\$ 412.55
Schertz	\$ 901.68
Universal City	\$ 1,245.11
SAWS	\$ 1,438.35
Garden Ridge - Current	\$ 1,443.15

Water cost only

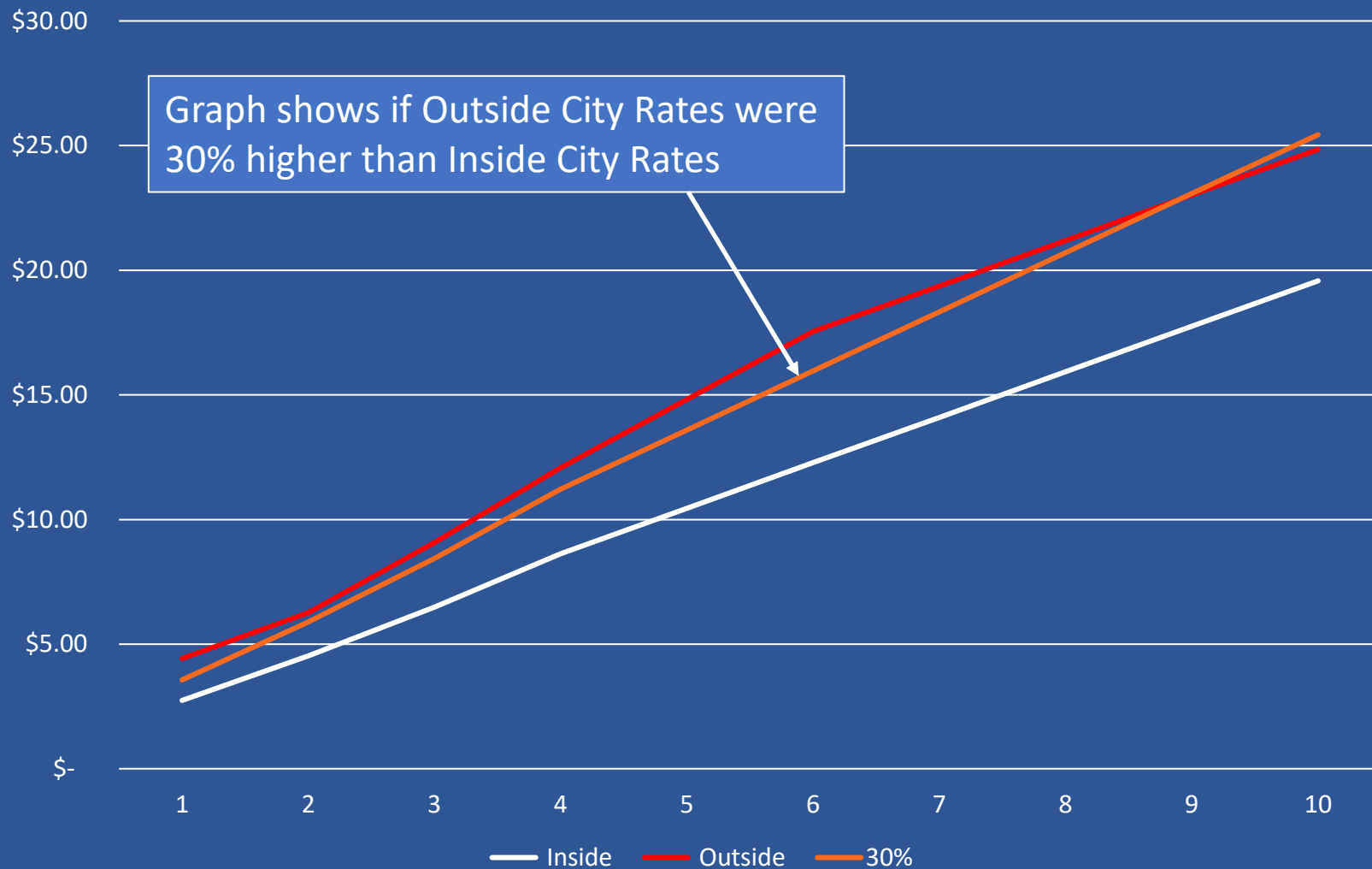
Review of Current Rates

Area City Comparison

- Outside City Limits vs Inside City Limits
% increase over Inside City Limits

	Base Rate	Tiers
Converse	15%	15%
Schertz	18%	50 - 72%
Universal City	20%	0%
SAWS	30%	30%
Garden Ridge	65%	62 - 27%

Current Inside City Limits vs Current Outside City Limits



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Update Model Data

Water Consumption – Inside City Limits

Tier	Start	End	Gallons/month FY2018	Gallons/month FY2019	Gallons/month FY2020	Information in RED is input for Model
1	5,001	15,000	8,349,167	6,947,833	8,393,167	
2	15,001	25,000	4,862,250	4,034,833	4,985,333	
3	25,001	35,000	2,698,833	2,445,667	2,821,750	
4	35,001	45,000	1,480,583	1,446,667	1,492,000	
5	45,001	55,000	821,417	876,000	791,833	Consumption down for Tiers 5-10
6	55,001	65,000	459,167	503,750	429,083	
7	65,001	75,000	271,167	299,000	185,250	
8	75,001	85,000	160,333	195,500	141,583	
9	85,001	95,000	100,750	135,583	90,333	
10	95,001	and over	248,167	305,000	185,417	
Total above allowance			19,451,834	17,189,833	19,515,750	
Number of Accounts			1,531	1,554	1,581	

FY 2020 total average consumption similar to
FY 2018 with 50 additional connections

Update Model Data

Water Consumption – Outside City Limits

Tier	Start	End	Gallons/month in FY2018	Gallons/month in FY2019	Gallons/month in FY2020
1	5,001	15,000	271,500	199,000	245,333
2	15,001	25,000	82,917	68,333	70,000
3	25,001	35,000	26,750	30,333	23,583
4	35,001	45,000	10,583	11,667	6,583
5	45,001	55,000	1,583	5,167	2,417
6	55,001	65,000	833	1,750	1,083
7	65,001	75,000	-	833	833
8	75,001	85,000	-	833	833
9	85,001	95,000	-	833	833
10	95,001	and over	-	-	250
Total above allowance			394,166	318,750	351,750
Number of Accounts			84	83	83

Monthly Average Outside City Limits water consumption < 2% of total

Update Model Data

Water Consumption - Assumptions

- Growth Rate
 - New home construction expected slowdown
 - New construction on FM2252 beginning soon
 - No Change at 0.5%/year
- Projected Change in Average Consumption
 - No Change at -1.0%/year
- Modeled Reduction in Average Consumption after rate increase
 - No Change at -1.0%/year
- Cost Growth
 - 3.5% driven by personnel cost

Update Model Data

Water Fund Budgeted Expenditures

WATER FUND	FY 2019 AUDITED	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
<u>EXPENDITURE SUMMARY</u>				
PERSONNEL SERVICES	396,874	481,009	421,804	495,844
PROFESSIONAL SERVICES	67,450	55,770	99,084	55,477
FEES	76,981	76,800	77,800	78,000
CITY SUPPORT SERVICES	21	3,800	3,800	3,800
STAFF SUPPORT	9,403	16,200	10,565	17,550
OPERATIONAL SUPPORT	83,493	102,993	108,099	90,735
SUPPLIES	7,228	8,600	8,000	8,500
UTILITY SERVICES	153,200	202,970	189,519	201,833
MAINTENANCE SERVICES	48,932	70,700	67,700	69,700
OPERATING EQUIPMENT	23,863	2,946	3,546	3,289
OTHER COST	21,582	19,211	21,491	22,391
DEBT SERVICE	481,931	666,220	666,220	663,355
FUND CHANGES/TRANSFERS	0	1,500	12,055	1,500
CAPITAL OUTLAY	87,241	0	0	0
TOTAL EXPENDITURES	\$ 1,458,199	\$ 1,708,719	\$ 1,689,684	\$ 1,711,974

Assume 3.53% - Inflation

Update Model Data

Water Fund Reserve

Water Fund Reserve Goal:

12 Months of Operations	\$ 1,048,619	>	\$ 1,711,974
Debt Serv. Payment (100%)	\$ 663,355		

Reserve level FY 2020 YE	\$ 1,829,491	>	\$ 1,200,796
Contracted AMI Project cost	\$ - 628,695		

Water Fund Reserve Minimum Target	\$ 1,083,748
Shortfall of Water Fund Reserve Goal	\$ 511,178
Propose to replenish fund in 5 years	\$ 102,235

- 50% through base rates
- 50% through volumetric rate structure

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Proposed Water Rates

Base Rates

- 2020 WC Project to consider Commercial Rates
- Review of Area cities
 - Do not have commercial rates
 - Have base rates that vary by meter size
 - Tier rates same for all meter sizes
- Meter Size
 - $\frac{3}{4}$ " meters standard size for residential use
 - Larger meter sizes for commercial use

Proposed Water Rates

Base Rates

- Base Rates by Meter Size
 - Area Cities - Large variation
 - No standard available how to calculate
 - Considered many different ratios, but most seem too high
- Proposed Base Rates
 - $\frac{3}{4}$ " New Standard Base Rate
 - 1" Add 10%
 - 1 $\frac{1}{2}$ " Add 75%
 - 2" Add 100%

Proposed Water Rates

Base Rates

- Increase Base Rates by \$2.50 ($\frac{3}{4}$ " meter size)

	<u>Inside</u>
• Current	\$ 25.00
• New	\$ 27.50

- Add Base Rates for larger meter sizes

	<u>Inside</u>
• 1" meters	\$ 30.25
• 1½" meters	\$ 48.13
• 2" meters	\$ 55.00

Inside City Limits - Ten 1½" meters and Eight 2" meters
Outside City Limits - No large meters in service

Proposed Water Rates

Volumetric Tier Rate Structure

Uniform increase between tier rates with an exponential component

- Increase Tier 1 & Tier 2 using straight line model by **A%**
- Take the difference between Tier 1 and Tier 2 and increase by **B%**, then add to Tier 2 to obtain rate for Tier 3

$$\text{Tier 3} = (\text{Tier 2} - \text{Tier 1}) * (1 + B\%) + \text{Tier 2}$$

- Repeat for the remaining tiers with **B%** increase between tiers
- Referred in options as **A/B%**

Proposed Water Rates

Volumetric Rate Structure - Options

Option	Model	Inside City Limits		Outside City Limits		Net Revenue
		Base	Tiers	Base	Tiers	
0	No Change					- \$ 77,014
1	Current	+ \$2.50	Flat 4%	No Change	No Change	\$ 5,513
2	Straight Line	+ \$2.50	3% / 2%	No Change	No Change	\$ 4,224
3	Current	+ \$2.50	Flat 3.5%	+ \$2.50	Flat 3.5%	\$ 3,544
4	Straight Line	+ \$2.50	3% / 2%	+ \$2.50	3% / 2%	\$ 7,388
5	Straight Line	+ \$2.50	4% / 2%	ICL + 30%	ICL + 30%	\$ 6,826
6	Straight Line	+ \$2.50	3% / 2%	+ \$2.50	Same Δ ICL	\$ 6,144

Net Revenue Target ~ \$10,000 (0.6% of estimated revenue)

Proposed Water Rates

Options – Inside City Limit Rates

	Current	1	2	3	4	5	6
Base	25.00	27.50	27.50	27.50	27.50	27.50	27.50
Tier 1	2.74	2.85	2.82	2.84	2.82	2.85	2.82
Tier 2	4.53	4.71	4.75	4.69	4.75	4.79	4.75
Tier 3	6.49	6.75	6.71	6.72	6.71	6.78	6.71
Tier 4	8.63	8.98	8.72	8.93	8.72	8.80	8.72
Tier 5	10.45	10.87	10.76	10.82	10.76	10.87	10.76
Tier 6	12.28	12.77	12.85	12.71	12.85	12.97	12.85
Tier 7	14.10	14.66	14.97	14.59	14.97	15.12	14.97
Tier 8	15.93	16.57	17.14	16.49	17.14	17.31	17.14
Tier 9	17.75	18.46	19.35	18.37	19.35	19.54	19.35
Tier 10	19.57	20.35	21.61	20.25	21.61	21.82	21.61

Note: Options 2, 4 & 6 are the same

Proposed Water Rates

Options – Outside City Limit Rates

	Current	1	2	3	4	5	6
Base	41.25	41.25	41.25	43.75	43.75	35.75	43.75
Tier 1	4.42	4.42	4.42	4.58	4.55	3.70	4.42
Tier 2	6.27	6.27	6.27	6.49	6.89	6.23	6.35
Tier 3	9.07	9.07	9.07	9.39	9.27	8.81	8.31
Tier 4	12.07	12.07	12.07	12.50	11.70	11.44	10.32
Tier 5	14.82	14.82	14.82	15.34	14.18	14.12	12.36
Tier 6	17.54	17.54	17.54	18.16	16.71	16.86	14.45
Tier 7	19.37	19.37	19.37	20.05	19.29	19.65	16.57
Tier 8	21.19	21.19	21.19	21.93	21.92	22.50	18.74
Tier 9	23.02	23.02	23.02	23.82	24.61	25.40	20.95
Tier 10	24.84	24.84	24.84	25.71	27.34	28.37	23.21

Note: Options 1 & 2 same tier rates as current

Proposed Water Rates

Total Cost

	Inside City						
Gallons	Current	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
5,000	\$ 25.00	\$ 27.50	\$ 27.50	\$ 27.50	\$ 27.50	\$ 27.50	\$ 27.50
10,000	\$ 38.70	\$ 39.36	\$ 41.61	\$ 41.68	\$ 41.61	\$ 41.75	\$ 41.61
15,000	\$ 52.40	\$ 53.73	\$ 55.72	\$ 55.86	\$ 55.72	\$ 56.00	\$ 55.72
30,000	\$ 130.15	\$ 135.30	\$ 136.21	\$ 136.33	\$ 136.21	\$ 137.83	\$ 136.21
50,000	\$ 301.15	\$ 314.85	\$ 311.31	\$ 313.32	\$ 311.31	\$ 314.06	\$ 311.31
75,000	\$ 617.20	\$ 646.72	\$ 643.29	\$ 640.43	\$ 643.29	\$ 649.27	\$ 643.29
100,000	\$ 1,051.85	\$1,103.08	\$1,116.30	\$1,090.29	\$1,116.30	\$1,126.87	\$1,116.30

	Outside City						
Gallons	Current	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
5,000	\$ 41.25	\$ 41.25	\$ 41.25	\$ 43.75	\$ 43.75	\$ 35.75	\$ 43.75
10,000	\$ 63.35	\$ 63.35	\$ 63.35	\$ 66.97	\$ 66.51	\$ 54.27	\$ 65.87
30,000	\$ 193.50	\$ 193.50	\$ 193.50	\$ 203.67	\$ 204.50	\$ 179.18	\$ 193.04
50,000	\$ 433.65	\$ 433.65	\$ 433.65	\$ 455.88	\$ 438.78	\$ 408.28	\$ 399.60
75,000	\$ 876.85	\$ 876.85	\$ 876.85	\$ 921.27	\$ 869.72	\$ 844.05	\$ 771.61
100,000	\$ 1,443.15	\$1,443.15	\$1,443.15	\$1,515.88	\$1,471.73	\$1,464.93	\$1,284.64

See Reference Slides section for complete tables

Overview

- Executive Summary
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- **Water Rate Comparisons**
- Recommendation
- Alternate Consideration

Water Rate Comparisons

Comparison Benchmark Cities – Inside City

Base Rate including 5,000 gallons	
Selma	\$ 14.80
Garden Ridge - current	\$ 25.00
Converse	\$ 27.05
New Braunfels Utility	\$ 29.88
Universal City	\$ 39.55
Schertz	\$ 39.81
SAWS	\$ 41.20
Shavano Park	\$ 50.99
Fair Oaks	\$ 56.69
Cibolo	\$ 58.00
Alamo Heights	\$ 126.58

Average Consumption – 17,000 gallons	
Selma	\$ 45.21
Garden Ridge - current	\$ 61.46
Converse	\$ 63.17
Universal City	\$ 72.12
Schertz	\$ 80.61
New Braunfels Utility	\$ 79.58
Shavano Park	\$ 91.79
Fair Oaks	\$ 109.05
SAWS	\$ 114.76
Cibolo	\$ 142.00
Alamo Heights	\$ 161.38

*Water cost only

**GR only city to include 5K gals with base rate

Water Rate Comparisons

Comparison Benchmark Cities – Inside City

Base Rate including 50,000 gallons	
Converse	\$ 178.10
Selma	\$ 183.95
Converse	\$ 178.10
Shavano Park	\$ 206.87
Schertz	\$ 238.35
Alamo Heights	\$ 250.78
New Braunfels Utility	\$ 300.46
Garden Ridge - current	\$ 301.15
Universal City	\$ 409.85
Cibolo	\$ 452.50
SAWS	\$ 591.04

Average Consumption – 100,000 gallons	
Converse	\$ 358.60
Alamo Heights	\$ 395.78
Schertz	\$ 478.85
Shavano Park	\$ 487.17
Selma	\$ 539.95
New Braunfels Utility	\$ 666.96
Fair Oaks Ranch	\$ 990.27
Garden Ridge - current	\$1,051.85
Cibolo	\$1,077.50
Universal City	\$1,240.35
SAWS	\$1,346.29

Water cost only

Water Rate Comparisons

Outside City - Benchmark Cities

Base Rate including 5,000 gallons	
Converse	\$ 31.15
Universal City	\$ 28.50
SAWS	\$ 39.57
Garden Ridge - Current	\$ 41.25
Schertz	\$ 58.44

Average Consumption – 10,000 gallons	
Converse	\$ 48.50
Garden Ridge – Current	\$ 63.35
SAWS	\$ 68.09
Universal City	\$ 34.84
Schertz	\$ 88.78

Base Rate including 50k gallons	
Converse	\$ 204.55
Universal City	\$ 414.61
Schertz	\$ 440.18
Garden Ridge - Current	\$ 433.65
SAWS	\$ 610.90

Average Consumption – 100k gallons	
Converse	\$ 412.55
Schertz	\$ 901.68
Universal City	\$ 1,245.11
SAWS	\$ 1,438.35
Garden Ridge - Current	\$ 1,443.15

Water cost only

Water Rate Comparisons

Texas Municipal League

Water Rates Survey - 2020 Results

Average Cost for 10,000 gallons – includes fees and taxes	
574 Texas Cities reporting	\$65.47
Garden Ridge	\$42.33

Garden Ridge Ranking

For 10,000 gallons water consumption (where "1" is the lowest)		
State Wide	113 out of 574	19.7%
Cities under 5000 population	64 out of 365	17.5%
Cities between 2001 – 5000 population	19 out of 109	17.4%

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Recommendation

Option 2

Option	Model	Inside City Limits		Outside City Limits		Net Revenue
		Base	Tiers	Base	Tiers	
0	No Change					- \$ 77,014
1	Current	+ \$2.50	Flat 4%	No Change	No Change	\$ 5,513
2	Straight Line	+ \$2.50	3% / 2%	No Change	No Change	\$ 4,224
3	Current	+ \$2.50	Flat 3.5%	+ \$2.50	Flat 3.5%	\$ 3,544
4	Straight Line	+ \$2.50	3% / 2%	+ \$2.50	3% / 2%	\$ 7,388
5	Straight Line	+ \$2.50	4% / 2%	ICL + 30%	ICL + 30%	\$ 6,826
6	Straight Line	+ \$2.50	3% / 2%	+ \$2.50	Same Δ ICL	\$ 6,144

Option 2 creates a logical pattern for tiers, increases conservation incentive and begins process to rationalize outside rates

Recommendation

Option 2 – Base Rates & Tier Rates

Base Rates		
Meter Size	Inside City Limits	Outside City Limits
3/4"	\$ 27.50	\$ 41.25
1"	\$ 30.25	\$ 44.00
1-1/2"	\$ 48.13	\$ 61.88
2"	\$ 55.00	\$ 68.75

Volumetric Rate Structure			
Start	End	Inside City Limits	Outside City Limits
5,001	15,000	\$ 2.82	\$ 4.42
15,001	25,000	\$ 4.75	\$ 6.27
25,001	35,000	\$ 6.71	\$ 9.07
35,001	45,000	\$ 8.72	\$ 12.07
45,001	55,000	\$ 10.76	\$ 14.82
55,001	65,000	\$ 12.85	\$ 17.54
65,001	75,000	\$ 14.97	\$ 19.37
75,001	85,000	\$ 17.14	\$ 21.19
85,001	95,000	\$ 19.35	\$ 23.02
95,001	and over	\$ 21.61	\$ 24.84

Effective

Billing Period: Dec 2020 – Jan 2021

Billing Date: Jan 31, 2021

Recommendation

Option 2 – Inside City Limits

	Current	△ Tiers	Straight Line Model	△ Tiers	Option 2 3/2%	△ Tiers	% increase over current
Base	25.00		25.00		27.50		
Tier 1	2.74		2.74		2.82		3.0%
Tier 2	4.53	1.79	4.61	1.87	4.75	1.93	4.8%
Tier 3	6.49	1.96	6.48	1.87	6.71	1.96	3.4%
Tier 4	8.63	2.14	8.35	1.87	8.72	2.00	1.0%
Tier 5	10.45	1.82	10.22	1.87	10.76	2.04	3.0%
Tier 6	12.28	1.82	12.09	1.87	12.85	2.08	4.6%
Tier 7	14.10	1.82	13.96	1.87	14.97	2.13	6.2%
Tier 8	15.93	1.82	15.83	1.87	17.14	2.17	7.6%
Tier 9	17.75	1.82	17.70	1.87	19.35	2.21	9.0%
Tier 10	19.57	1.82	19.57	1.87	21.61	2.26	10.4%

% increase over current is high for Tiers 2&3 due to current rates below the Straight Line model and Tiers 4&5 % increase are low due above the Straight Line model

Recommendation

Option 2 – Outside vs Inside City Limit

	Option 2 Inside	Option 2 Outside	Delta Outside-Inside	% Outside/Inside
Base	27.50	41.25	13.75	50.0%
Tier 1	2.82	4.42	1.60	56.7%
Tier 2	4.75	6.27	1.52	32.0%
Tier 3	6.71	9.07	2.36	35.2%
Tier 4	8.72	12.07	3.35	38.4%
Tier 5	10.76	14.82	4.06	37.7%
Tier 6	12.85	17.54	4.69	36.5%
Tier 7	14.97	19.37	4.40	29.4%
Tier 8	17.14	21.19	4.05	23.6%
Tier 9	19.35	23.02	3.67	19.0%
Tier 10	21.61	24.84	3.23	14.9%

Recommendation

Option 2 - Financial Analysis

Quick View

With the 'New' rates you selected, the model is projecting that the net revenue in FY2021 will be:

\$4,224

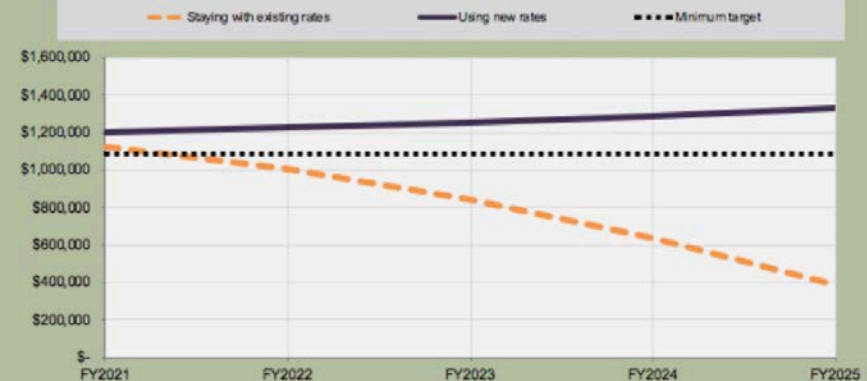
and the end-of-year fund balance will be

AT OR ABOVE the minimum target

Projected Total Annual Revenues in the Next Five Fiscal Years



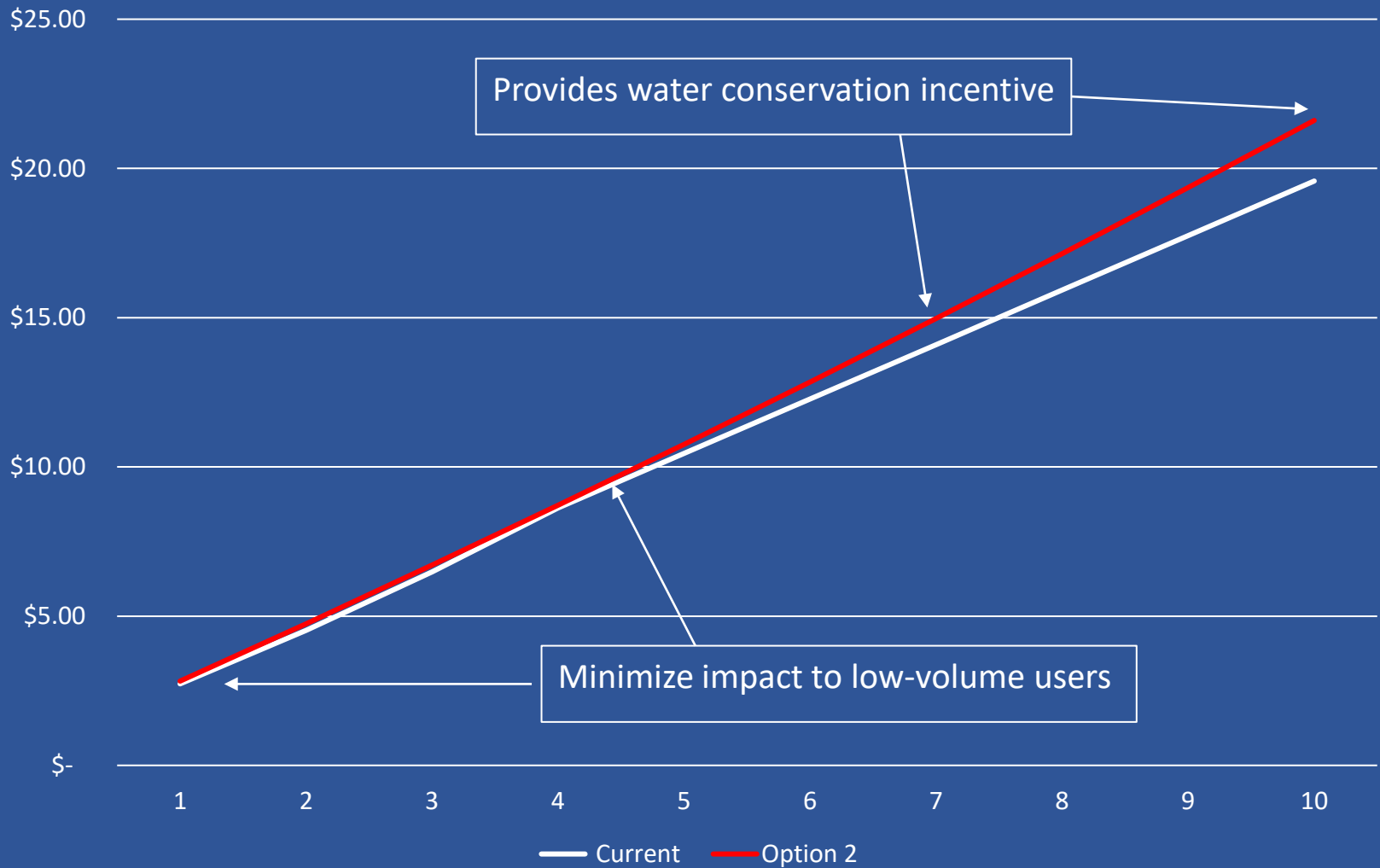
Projected End-of-Year Fund Balance in the Next Five Fiscal Years



	FY2021	FY2022	FY2023	FY2024	FY2025
Net revenues without changing rates (existing rates)	-\$76,422	-\$122,726	-\$163,444	-\$206,578	-\$246,115
Net revenues after changing rates (new rates)	\$4,224	\$7,592	\$17,017	\$24,700	\$36,660

FY2022 – 2025 Assume 3% rate increase year over year for reference only

Current vs Option 2 Inside City Limits



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Alternate Consideration

Option	Model	Inside City Limits		Outside City Limits		Net Revenue
		Base	Tiers	Base	Tiers	
0	No Change					- \$ 77,014
1	Current	+ \$2.50	Flat 4%	No Change	No Change	\$ 5,513
2	Straight Line	+ \$2.50	3% / 2%	No Change	No Change	\$ 4,224
3	Current	+ \$2.50	Flat 3.5%	+ \$2.50	Flat 3.5%	\$ 3,544
4	Straight Line	+ \$2.50	3% / 2%	+ \$2.50	3% / 2%	\$ 7,388
5	Straight Line	+ \$2.50	4% / 2%	ICL + 30%	ICL + 30%	\$ 6,826
6	Straight Line	+ \$2.50	3% / 2%	+ \$2.50	Same Δ ICL	\$ 6,144
Alt	Straight Line	+ \$2.50	3% / 2%	+ \$2.50	No Change	\$ 6,578

Alternate is same as Option 2 but also adds \$2.50 to the Outside City Base Rate

Alternate Consideration

Meter Size	Inside City Limits	Outside City Limits
3/4"	\$ 27.50	\$ 43.75
1"	\$ 30.25	\$ 46.50
1-1/2"	\$ 48.13	\$ 64.38
2"	\$ 55.00	\$ 71.25

Volumetric Rate Structure			
Start	End	Inside City Limits	Outside City Limits
5,001	15,000	\$ 2.82	\$ 4.42
15,001	25,000	\$ 4.75	\$ 6.27
25,001	35,000	\$ 6.71	\$ 9.07
35,001	45,000	\$ 8.72	\$ 12.07
45,001	55,000	\$ 10.76	\$ 14.82
55,001	65,000	\$ 12.85	\$ 17.54
65,001	75,000	\$ 14.97	\$ 19.37
75,001	85,000	\$ 17.14	\$ 21.19
85,001	95,000	\$ 19.35	\$ 23.02
95,001	and over	\$ 21.61	\$ 24.84

Effective

Billing Period: Dec 2020 – Jan 2021

Billing Date: Jan 31, 2021

Alternate for Consideration Financial Analysis

Quick View

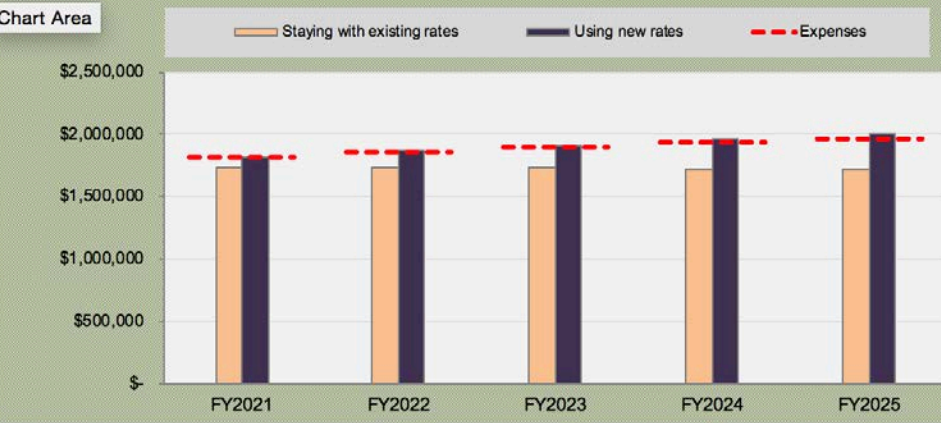
With the 'New' rates you selected, the model is projecting that the net revenue in FY2021 will be:

\$6,578

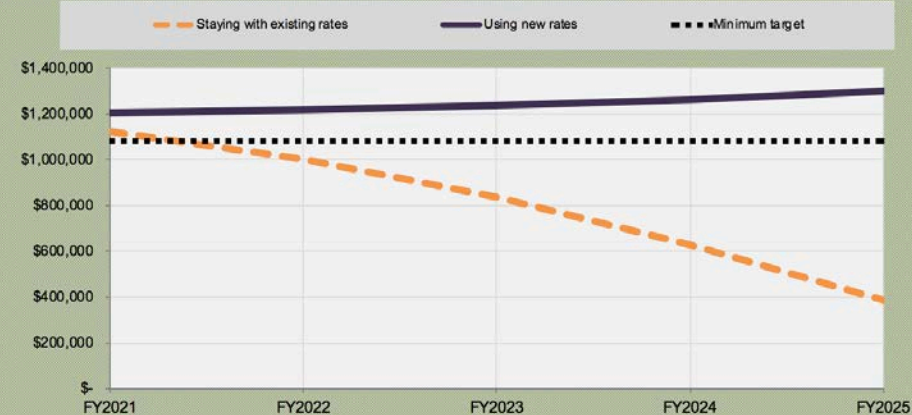
and the end-of-year fund balance will be

AT OR ABOVE the minimum target

Projected Total Annual Revenues in the Next Five Fiscal Years



Projected End-of-Year Fund Balance in the Next Five Fiscal Years



	FY2021	FY2022	FY2023	FY2024	FY2025
Net revenues without changing rates (existing rates)	-\$76,422	-\$122,726	-\$163,444	-\$206,578	-\$246,115
Net revenues after changing rates (new rates)	\$6,578	\$9,746	\$19,170	\$26,852	\$38,810

Alternate Consideration

Option 2 vs Alternate

	Inside City		
Gallons	Current	Option 2	Option 6
5,000	\$ 25.00	\$ 27.50	\$ 27.50
10,000	\$ 38.70	\$ 41.61	\$ 41.61
30,000	\$ 130.15	\$ 136.21	\$ 136.21
50,000	\$ 301.15	\$ 311.31	\$ 311.31
100,000	\$ 1,051.85	\$1,116.30	\$1,116.30

	Outside City		
Gallons	Current	Option 2	Option 6
5,000	\$ 41.25	\$ 41.25	\$ 43.75
10,000	\$ 63.35	\$ 63.35	\$ 65.85
30,000	\$ 193.50	\$ 193.50	\$ 196.00
50,000	\$ 433.65	\$ 433.65	\$ 436.15
100,000	\$1,443.15	\$1,443.15	\$1,445.65

*Reference Slide-Proposed Water Rates

Total Cost – Inside City Limit

	Inside City						
Gallons	Current	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
5,000	\$ 25.00	\$ 27.50	\$ 27.50	\$ 27.50	\$ 27.50	\$ 27.50	\$ 27.50
10,000	\$ 38.70	\$ 39.36	\$ 41.61	\$ 41.68	\$ 41.61	\$ 41.75	\$ 41.61
15,000	\$ 52.40	\$ 53.73	\$ 55.72	\$ 55.86	\$ 55.72	\$ 56.00	\$ 55.72
20,000	\$ 75.05	\$ 77.49	\$ 79.46	\$ 79.30	\$ 79.46	\$ 79.97	\$ 79.46
25,000	\$ 97.70	\$ 101.25	\$ 103.21	\$ 102.74	\$ 103.21	\$ 103.94	\$ 103.21
30,000	\$ 130.15	\$ 135.30	\$ 136.21	\$ 136.33	\$ 136.21	\$ 137.83	\$ 136.21
35,000	\$ 162.60	\$ 169.36	\$ 170.33	\$ 169.92	\$ 170.33	\$ 171.72	\$ 170.33
40,000	\$ 205.75	\$ 214.66	\$ 213.92	\$ 214.58	\$ 213.92	\$ 215.73	\$ 213.92
45,000	\$ 248.90	\$ 259.97	\$ 257.50	\$ 259.24	\$ 257.50	\$ 259.74	\$ 257.50
50,000	\$ 301.15	\$ 314.85	\$ 311.31	\$ 313.32	\$ 311.31	\$ 314.06	\$ 311.31
55,000	\$ 353.40	\$ 369.74	\$ 365.11	\$ 367.39	\$ 365.11	\$ 368.39	\$ 365.11
60,000	\$ 414.80	\$ 434.19	\$ 429.34	\$ 430.94	\$ 429.34	\$ 433.24	\$ 429.34
65,000	\$ 476.20	\$ 498.65	\$ 493.57	\$ 494.49	\$ 493.57	\$ 498.09	\$ 493.57
70,000	\$ 546.70	\$ 572.69	\$ 568.43	\$ 567.46	\$ 568.43	\$ 573.68	\$ 568.43
75,000	\$ 617.20	\$ 646.72	\$ 643.29	\$ 640.43	\$ 643.29	\$ 649.27	\$ 643.29
80,000	\$ 696.85	\$ 730.33	\$ 729.00	\$ 722.86	\$ 729.00	\$ 735.81	\$ 729.00
85,000	\$ 776.50	\$ 813.94	\$ 814.70	\$ 805.30	\$ 814.70	\$ 822.35	\$ 814.70
90,000	\$ 865.25	\$ 907.13	\$ 911.47	\$ 897.16	\$ 911.47	\$ 920.06	\$ 911.47
95,000	\$ 954.00	\$ 1,000.32	\$ 1,008.24	\$ 989.02	\$ 1,008.24	\$ 1,017.76	\$ 1,008.24
100,000	\$ 1,051.85	\$ 1,103.08	\$ 1,116.30	\$ 1,090.29	\$ 1,116.30	\$ 1,126.87	\$ 1,116.30

Note: Options 2, 4 & 6 are the same

*Reference Slide-Proposed Water Rates

Total Cost – Outside City Limits

	Outside City						
Gallons	Current	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
5,000	\$ 41.25	\$ 41.25	\$ 41.25	\$ 43.75	\$ 43.75	\$ 35.75	\$ 43.75
10,000	\$ 63.35	\$ 63.35	\$ 63.35	\$ 66.97	\$ 66.51	\$ 54.27	\$ 65.87
15,000	\$ 85.45	\$ 85.45	\$ 85.45	\$ 90.19	\$ 89.26	\$ 72.79	\$ 87.98
20,000	\$ 116.80	\$ 116.80	\$ 116.80	\$ 123.11	\$ 123.70	\$ 103.96	\$ 119.73
25,000	\$ 148.15	\$ 148.15	\$ 148.15	\$ 156.03	\$ 158.14	\$ 135.12	\$ 151.48
30,000	\$ 193.50	\$ 193.50	\$ 193.50	\$ 203.67	\$ 204.50	\$ 179.18	\$ 193.04
35,000	\$ 238.85	\$ 238.85	\$ 238.85	\$ 251.31	\$ 250.85	\$ 223.24	\$ 234.61
40,000	\$ 299.20	\$ 299.20	\$ 299.20	\$ 314.69	\$ 309.36	\$ 280.45	\$ 286.20
45,000	\$ 359.55	\$ 359.55	\$ 359.55	\$ 378.07	\$ 367.87	\$ 337.66	\$ 337.79
50,000	\$ 433.65	\$ 433.65	\$ 433.65	\$ 455.88	\$ 438.78	\$ 408.28	\$ 399.60
55,000	\$ 507.75	\$ 507.75	\$ 507.75	\$ 533.68	\$ 509.69	\$ 478.91	\$ 461.41
60,000	\$ 595.45	\$ 595.45	\$ 595.45	\$ 625.79	\$ 593.25	\$ 563.21	\$ 533.64
65,000	\$ 683.15	\$ 683.15	\$ 683.15	\$ 717.90	\$ 676.81	\$ 647.52	\$ 605.88
70,000	\$ 780.00	\$ 780.00	\$ 780.00	\$ 819.59	\$ 773.26	\$ 745.79	\$ 688.74
75,000	\$ 876.85	\$ 876.85	\$ 876.85	\$ 921.27	\$ 869.72	\$ 844.05	\$ 771.61
80,000	\$ 982.80	\$ 982.80	\$ 982.80	\$ 1,032.53	\$ 979.33	\$ 956.55	\$ 865.32
85,000	\$ 1,088.75	\$ 1,088.75	\$ 1,088.75	\$ 1,143.79	\$ 1,088.94	\$ 1,069.05	\$ 959.03
90,000	\$ 1,203.85	\$ 1,203.85	\$ 1,203.85	\$ 1,264.63	\$ 1,211.98	\$ 1,196.07	\$ 1,063.81
95,000	\$ 1,318.95	\$ 1,318.95	\$ 1,318.95	\$ 1,385.47	\$ 1,335.01	\$ 1,323.09	\$ 1,168.58
100,000	\$ 1,443.15	\$ 1,443.15	\$ 1,443.15	\$ 1,515.88	\$ 1,471.73	\$ 1,464.93	\$ 1,284.64

Note: Options 1 & 2 rates as current

*Reference Slide-Proposed Water Rates Financial Analysis – Option 1

Quick View

With the 'New' rates you selected, the model is projecting that the net revenue in FY2021 will be:

\$5,513

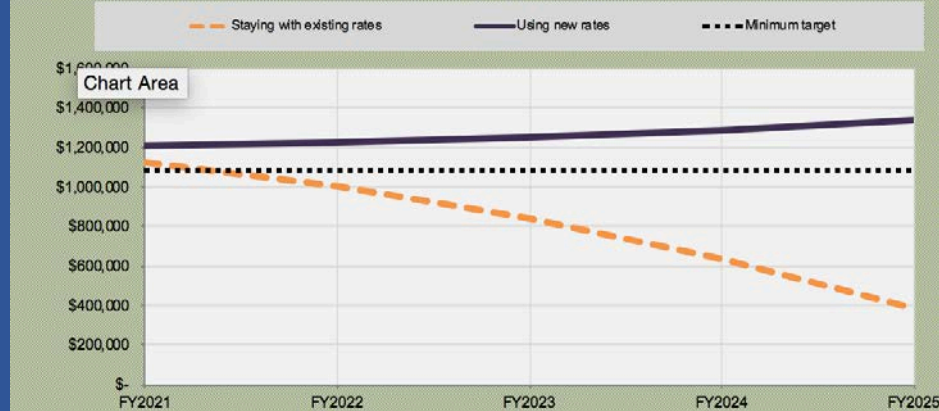
and the end-of-year fund balance will be

AT OR ABOVE the minimum target

Projected Total Annual Revenues in the Next Five Fiscal Years



Projected End-of-Year Fund Balance in the Next Five Fiscal Years



	FY2021	FY2022	FY2023	FY2024	FY2025
Net revenues without changing rates (existing rates)	-\$76,422	-\$122,726	-\$163,444	-\$206,578	-\$246,115
Net revenues after changing rates (new rates)	\$5,513	\$19,279	\$28,920	\$36,823	\$49,008

*Reference Slide-Proposed Water Rates Financial Analysis – Option 3

Quick View

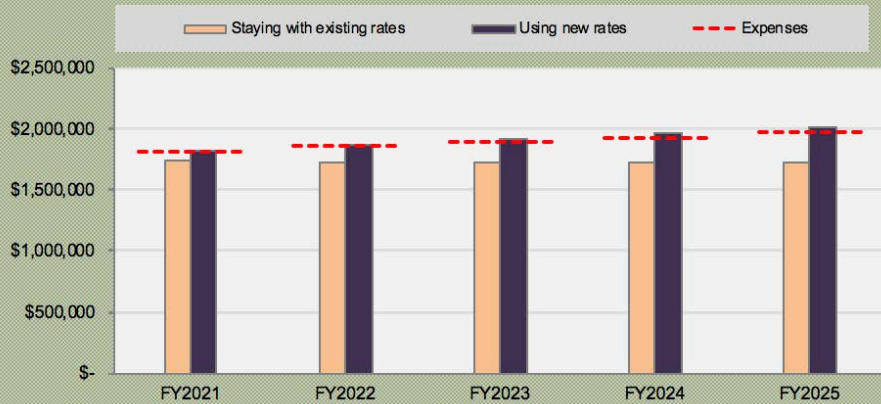
With the 'New' rates you selected, the model is projecting that the net revenue in FY2021 will be:

\$3,544

and the end-of-year fund balance will be

AT OR ABOVE the minimum target

Projected Total Annual Revenues in the Next Five Fiscal Years



Projected End-of-Year Fund Balance in the Next Five Fiscal Years



	FY2021	FY2022	FY2023	FY2024	FY2025
Net revenues without changing rates (existing rates)	-\$76,422	-\$122,726	-\$163,444	-\$206,578	-\$246,115
Net revenues after changing rates (new rates)	\$3,544	\$17,193	\$26,749	\$34,567	\$46,664

*Reference Slide-Proposed Water Rates Financial Analysis – Option 4

Quick View

With the 'New' rates you selected, the model is projecting that the net revenue in FY2021 will be:

\$7,388

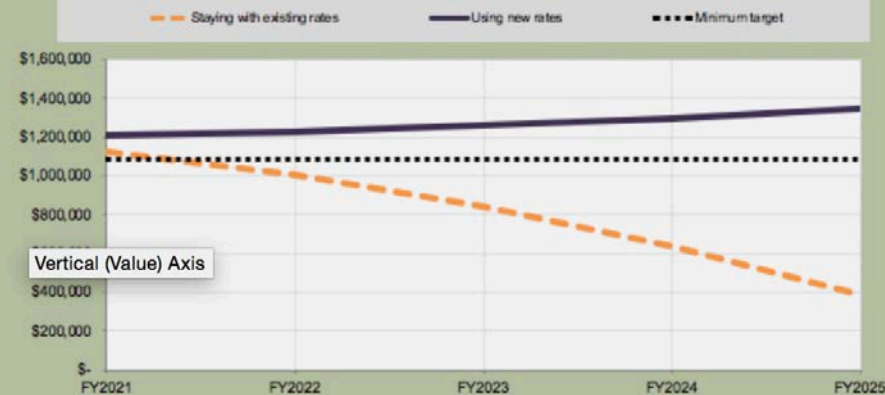
and the end-of-year fund balance will be

AT OR ABOVE the minimum target

Projected Total Annual Revenues in the Next Five Fiscal Years



Projected End-of-Year Fund Balance in the Next Five Fiscal Years



	FY2021	FY2022	FY2023	FY2024	FY2025
Net revenues without changing rates (existing rates)	-\$76,422	-\$122,726	-\$163,444	-\$206,578	-\$246,115
Net revenues after changing rates (new rates)	\$7,388	\$21,138	\$30,768	\$38,660	\$50,833

*Reference Slide-Proposed Water Rates Financial Analysis – Option 5

Quick View

With the 'New' rates you selected, the model is projecting that the net revenue in FY2021 will be:

\$6,826

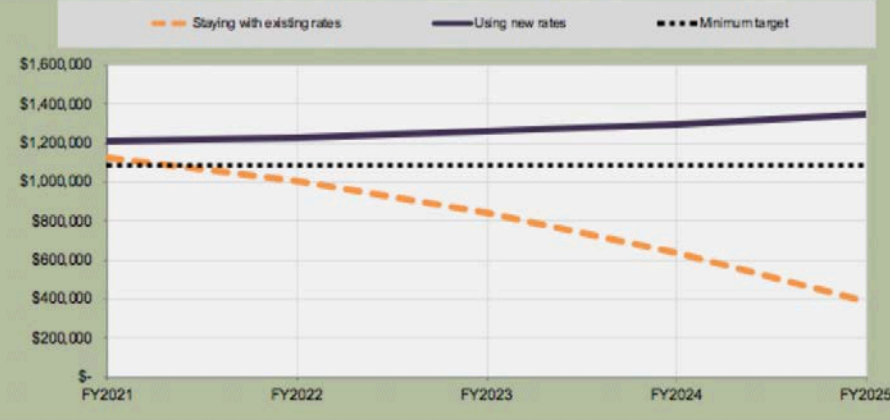
and the end-of-year fund balance will be

AT OR ABOVE the minimum target

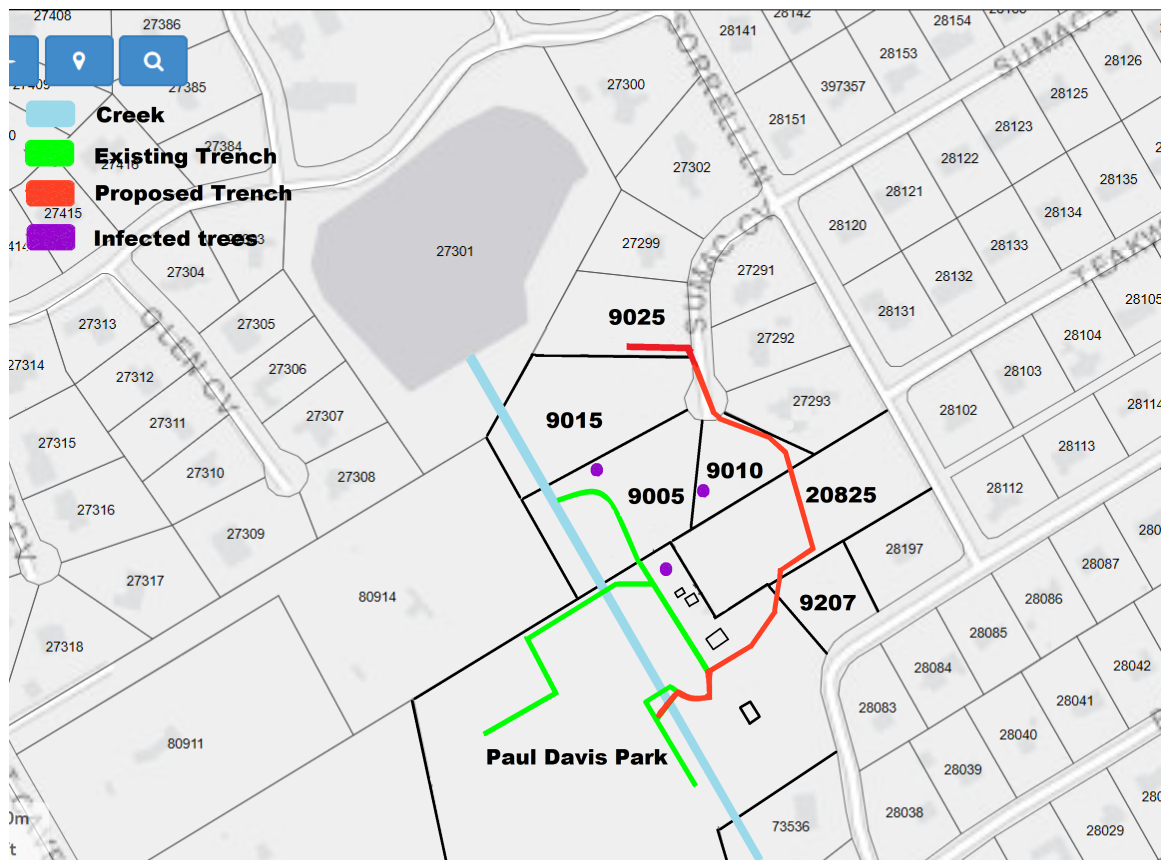
Projected Total Annual Revenues in the Next Five Fiscal Years



Projected End-of-Year Fund Balance in the Next Five Fiscal Years



	FY2021	FY2022	FY2023	FY2024	FY2025
Net revenues without changing rates (existing rates)	-\$76,422	-\$122,726	-\$163,444	-\$206,578	-\$246,115
Net revenues after changing rates (new rates)	\$6,826	\$20,771	\$30,543	\$38,581	\$50,901



Future Agenda Items

City Council

December 2, 2020, Regular Meeting

14 days before Meeting	(11/18/2020)	City Council and Staff items are due.
9 days before Meeting	(11/23/2020)	City Administrator and Mayor review agenda. Mayor sets the agenda. City Attorney is sent agenda.
6 days before Meeting	(11/25/2020)	Post agenda on bulletin board. City Council receives packet (allowing a day for corrections/request additional information be added)
5 days before Meeting	(11/27/2020)	Post agenda packet to City Website.
Meeting Day	(12/02/2020)	Mayor and City Administrator meet with Department Heads Wednesday @ 10 a.m.

City Council = Red
 Planning & Zoning = Green
 Water Commission = Blue
 Quarry Commission = Purple
 Wildlife Management Advisory Commission = Brown
 City Holiday = Orange
 Municipal Court = Gray

Sun	Mon	Tues	Wed	Thur	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January 6, 2020, Regular Meeting

14 days before Meeting	(12/23/2020)	City Council and Staff items are due.
9 days before Meeting	(12/28/2020)	City Administrator and Mayor review agenda. Mayor sets the agenda. City Attorney is sent agenda.
6 days before Meeting	(12/31/2020)	Post agenda on bulletin board. City Council receives packet (allowing a day for corrections/request additional information be added)
5 days before Meeting	(01/01/2020)	Post agenda packet to City Website.
Meeting Day	(01/06/2020)	Mayor and City Administrator meet with Department Heads Wednesday @ 10 a.m.

City Council = Red
 Planning & Zoning = Green
 Water Commission = Blue
 Quarry Commission = Purple
 Wildlife Management Advisory Commission = Brown
 City Holiday = Orange
 Municipal Court = Gray

Sun	Mon	Tues	Wed	Thur	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

PENDING FUTURE AGENDA ITEMS

1. Design on Water Tanks at Well Site 9 and 10/Retainer Wall of City Hall...**McCaw**
2. Monitoring Wells in the City of Garden Ridge...**Arvidson**
3. Update on City-funded monument for Paul Davis Park... **Bower**
4. Ethics Ordinance ... **8-30-17 City Council motion**
5. Website and Social Media Policy