



# City of Garden Ridge

9400 Municipal Parkway  
Garden Ridge, Texas 78266-2600  
(210) 651-6632  
Fax (210) 651-9638

## AGENDA

### REGULAR CITY COUNCIL MEETING, SEPTEMBER 5, 2012 AT 6:00 P.M.

---

The Garden Ridge City Council will meet in a regular session on Wednesday, September 5, 2012 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 on August 31, 2012 before 5:00 p.m., 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 48 hours prior to this meeting.

---

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Citizen's Participation- 3 minute limit per citizen

#### **Rules for Citizen's Participation:**

The City Council welcomes citizen participation and comments at all of their Council Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we must request that if you wish to speak, that you follow these guidelines.

- a. Direct your comments to the entire Council, not to an individual member, nor to the audience.
- b. Show the City Council the same respect and courtesy that you expect to be shown to you.
- c. Limit remarks to three (3) minutes.

*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 Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.*

5. Minutes

The City Council may discuss, consider and/or take possible action on the following items:

- a) August 1, 2012 Regular City Council Meeting Minutes
- b) August 6, 2012 Special City Council Meeting Minutes
- c) August 27, 2012 Special City Council Meeting Minutes

6. Special Presentations

- a) Presentation recognizing Deputy Chief Gary Johnson upon his retirement from and service to the City of Garden Ridge
- b) Recognition of Cellular on Patrol (COP) members for their dedicated time in assisting the Garden Ridge Police Department
- c) National Payroll Week Proclamation

7. Public Hearing

The City Council will conduct a Public Hearing to receive input into the following:

Proposed 2012 Property Tax Rate of \$0.283246 for the City of Garden Ridge

8. Business Items

The City Council may discuss, consider and/or take possible action on the following items:

- a) Announce the date, time and place for the City Council vote on the 2012 Tax Rate (Thursday, September 13, 2012, 6:00 p.m., City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas)
- b) Update and possible action on public safety concerns in the Wild Wind Unit 3 Subdivision of Garden Ridge, Texas and to include City of Garden Ridge v. Vordenbaum, Inc. D/B/A Bracken Rifle and Pistol Range, (Cause No. C2011-1647A, in the 2<sup>nd</sup> Judicial District Court)
- c) Planning and Zoning Commission recommendation on the Preliminary Plat for the Forest of Garden Ridge IV, Unit 1 consisting of approximately 46.19 acres with 40 residential lots in the proposed unit located on the west side of Bat Cave Road northwest of its intersection with Schoenthal Road
- d) Planning and Zoning Commission recommendation on the reappointment of Planning and Zoning Commissioners Places 2, 3 and 7, Kay Bower, Sam Stocks and Kitty Owen respectively for a 2 year term of office expiring September 30, 2014
- e) City Quarry Commission recommendation on the reappointment of Johnell Holly, James Morgan and Jerry Warden as City Quarry Commissioners for a 2 year term of office expiring September 30, 2014
- f) Discussion and possible formation of a City Park Committee/Beautification to study parks/public areas within the City of Garden Ridge and develop a Garden Ridge Park/Public Area Master Plan
- g) Update on relocation of 12" water line beginning at the FM 3009/FM 2252 intersection and moving in a westerly direction along the north side of FM 3009 and in a southerly direction along the west side of FM 2252
- h) Update on 2010 Storm Water Master Plan for the City of Garden Ridge and as it relates to storm water drainage through the Hickory Bend drainage easement and the Arrowood Subdivision
- i) Promotion of Garden Ridge Police Officer Gabriel Galan to the position of Corporal within the Police Department effective September 5, 2012 at the pay rate established by the City Council for said position in the 2012 Budget

j) Report on treatment for mosquito in the City of Garden Ridge

9. State of the City

The City Council may discuss, consider and/or take possible action on the following items:

- a) Financial Statement and Investment Report
  - a) July 31, 2012
  - b) August 31, 2012
- b) City Administrator Monthly Activity
  - Sign approvals since prior Council meeting
  - Community Center usage and financial report
  - Building Permits issued to date for residential, commercial and minor building projects
  - Update on new city website
- c) Public Works/Water Department Monthly Activity
  - Water pumping/usage from city wells
  - Water system infrastructure maintenance, repairs and/or projects
  - Public Works projects
  - Animal Control apprehensions, nuisance/complaints, animal bites
- d) Police Department Monthly Activity
  - Citations issued
  - Warnings issued
  - Criminal activity within city
  - Code Compliance:
    - Citations issued
    - Warnings issued
    - Compliance achieved
- e) Recognition of employees and/or city events
- f) Observations and activities of wildlife within the city
- g) Water and/or Drought Management
- h) Update on FM 3009 Construction Project

10. Citizen's Participation – 3 minute limit per citizen

See "Rules for Citizen's Participation" under Item 4.

11. 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:

- Northeast Partnership
- City Water Commission
- City Quarry Commission
- Garden Ridge Police Academy Alumni Association
- Cellular on Patrol
- Garden Ridge Lion's Club

12. Adjournment

**AGENDA NOTICES:**

**Decorum Required:**

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

**Action by Council Authorized:**

The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

**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 other city board, 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 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 is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

  
Shelley Goodwin, TRMC  
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 1:30 p.m. on August 31, 2012 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

  
Shelley Goodwin, TRMC  
City Secretary



## City of Garden Ridge

9400 Municipal Parkway  
Garden Ridge, Texas 78266-2600  
(210) 651-6632  
Fax (210) 651-9638

**DRAFT**  
**MINUTES OF CITY COUNCIL REGULAR MEETING,**  
**August 1, 2012**

**Members Present:**

Mayor Feibelman  
Councilmember Roberts  
Councilman Britan  
Councilman McCaw  
Councilman Dalton

**Member Absent:**

Councilman Young

**City Staff Present:**

Nancy Cain, City Administrator  
Royce Goddard, Public Works Director  
Donna O'Conner, Police Chief  
Shelley Goodwin, City Secretary

**1. Call to Order**

With a quorum of the City Council Members present, Mayor Feibelman called the regular meeting of the Garden Ridge City Council to order at 6:00 p.m. on Tuesday, August 1, 2012, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

**2. Pledge of Allegiance**

Mayor Feibelman lead the Pledge of Allegiance.

**3. Citizen's Participation - 3 minute limit per citizen**

No one wished to speak.

**4. Minutes**

**The City Council may discuss, consider and/or take possible action on the following items:**

**a) June 20, 2012 Special City Council and Quarry Commission Meeting Minutes**

**Motion:** Upon a motion made by Councilmember Dalton and a second by Councilmember McCaw to approve the June 20, 2012, Special City Council Meeting, with amendment to Item 5, the City Council voted four (4) for, none (0) opposed and (1) abstain (Councilmember Young). The motion carried.

**b) July 3, 2012 Regular City Council Meeting Minutes**

**Motion:** Upon a motion made by Councilmember Britan and a second by Councilmember Roberts to approve the July 3, 2012, Regular City Council Meeting, with amendments, the City Council voted four (4) for, none (0) opposed, and one (1) abstain (Councilmember Young). The motion carried.

**c) July 17, 2012 Special City Council Meeting Minutes**

**Motion:** Upon a motion made by Councilmember Roberts and a second by Councilmember Dalton to approve the July 17, 2012, Special City Council Meeting, the City Council voted four (4) for, none (0) opposed. The motion carried unanimously.

**5. Business Items**

**The City Council may discuss, consider and/or take possible action on the following items:**

- a. Update and possible action on public safety concerns in the Wild Wind Unit 3 Subdivision of Garden Ridge, Texas and to include City of Garden Ridge v. Vordenbaum, Inc. D/B/A Bracken Rifle and Pistol Range, (Cause No. C2011-1647A, in the 2<sup>nd</sup> Judicial District Court)**

George Hyde, City Attorney, reported the Attorney General has notified him regarding permission to working with the City's expert Mr. O'Neal and Range Service. He also stated this would be at the City's expense.

The City Council agreed by consensus to pay for the expenses not to exceed \$2,000.00 for Gary O'Neal to work with the Attorney General's Office in the City of Garden Ridge v. Vordenbaum, Inc. D/B/A Bracken Rifle and Pistol Range case.

- b. City Water Commission recommendation to define the ample water supply necessary to be brought in and transferred to the City of Garden Ridge in accordance with the Transferable Water Rights – Requirement of Ordinance 7-02011 for a commercial development at the northeast corner of the intersection of FM 2252 and FM 3009**

Mayor Feibelman stated at the July 30, 2012 Water Commission they recommended Mr. Overman bring in and transfer to the City of Garden Ridge .81 acre feet of water per acre of the 13.532 acre development. He stated he felt that commercial requirement for water should be based on number of businesses in the Master Development Plan, not square footage or acreage admittedly some will use more than others according to activity,

Councilmember Dalton stated he felt in the future the City needs impact fees for water.

Councilmember McCaw stated he supports the 6.17 acre feet figure that was provided by the engineers. He also stated that if this development requires less than to either refund the extra acre feet or purchase it.

**Motion:** Upon a motion made by Councilmember McCaw and a second by Councilmember Britan, to approve a 6.17 acre feet of water supply necessary to be brought in and transferred to the City of Garden Ridge in accordance with the Transferable Water Rights – Requirement of Ordinance 7-02011 for a commercial development at the northeast corner of the intersection of FM 2252 and FM 3009 and **Friendly Motion:** by Councilmember Dalton, to include the development conditions to include water conservation measures in the development such as drip system, aerobic system spray and xeroscape, but to not include automated irrigation systems, Councilmember McCaw and Councilmember Britan both agreed to include the friendly amendment to the main motion, the City Council voted four (4) for, one (1) opposed (Councilmember Dalton). The motion carried.

**c. City Water Commission recommendation on a policy concerning variance requests to the Demand Reduction Measures during Drought Management Stages**

Nancy Cain, City Administrator, read the policy the Water Commission approved to recommend at their July 30, 2012 meeting (attached policy). The recommended policy is concerning water related variance during drought stage conditions.

**Motion:** Upon a motion made by Councilmember Roberts and a second by Councilmember Young, to approve City Water Commission recommendation City Water Commission recommendation on a policy concerning variance requests to the Demand Reduction Measures during Drought Management Stages, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

**d. City Water Commission recommendation on resignation of Tony Zugay as Water Commissioner, Place 3 effective July 12, 2012**

Nancy Cain, City Administrator, reported the Water Commission received a resignation from Commission Tony Zugay effective July 12, 2012. The Water Commission recommended approval of the resignation.

**Motion:** Upon a motion made by Councilmember Young and a second by Councilmember Roberts, to approve City Water Commission City Water Commission recommendation on resignation of Tony Zugay as Water Commissioner, Place 3 effective July 12, 2012, with reluctance the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

**e. City Water Commission recommendation on appointment to fill the vacancy in Place 3 on the Water Commission for the unexpired term of office through September 30, 2012**

Nancy Cain, City Administrator, reported she had five applicants that had expressed on interest of serving on the Water Commission, but only Pat Ramirez showed up at the meeting. The Water Commission unanimously voted to recommend Ms. Ramirez to fill the vacancy in Place 3.

**Motion:** Upon a motion made by Councilmember Roberts and a second by Councilmember Britan, to approve City Water Commission recommendation on appointment Pat Ramirez to fill the vacancy in Place 3 on the Water Commission through the remainder of the term (September 30, 2012), the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

**f. City Water Commission recommendation on appointment to Place 4 on the Water Commission for a period of two years due to expiring term of office on September 30, 2012**

Nancy Cain, City Administrator, reported the Gary Stegman has resigned from the Water Commission effective September 30, 2012. She stated he wished to serve out the remainder of his term, but does not wish to serve another term. The Water Commission has recommended Ray Pittson to be appointed as the Place 4 member.

**Motion:** Upon a motion made by Councilmember Roberts and a second by Councilmember McCaw, to approve City Water Commission recommendation of the appointment of Ray Pittson as the Place 4 Water Commissioner for a period of two years effective September 30, 2012, the City Council voted four (4) for, one (1) opposed (Councilmember Dalton). The motion carried.

- g. Ordinance 143-082012 granting an exclusive franchise agreement between the City of Garden Ridge, Texas and Bexar Waste, 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 collection and disposal of solid waste and recycling service, providing for the collection of established rates and providing for enforcement and prescribing a penalty of a fine of not less than \$100.00 nor more than \$500.00 and making each day a separate offense**

Nancy Cain, City Administrator, reported Bexar Waste had sent a letter requesting an amendment to Ordinance 143-082012. She stated the requested amendment is in Section No. 3, Term of Contract, Bexar Waste is requesting that their contract be extended for an additional five year following the original agreement expiration of March 31, 2013. She stated by amending the contract Bexar Waste believes this will help secure new equipment.

**Motion:** Upon a motion made by Councilmember Dalton and a second by Councilmember Young, to Ordinance 143-082012 granting an exclusive franchise agreement between the City of Garden Ridge, Texas and Bexar Waste, 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 collection and disposal of solid waste and recycling service, providing for the collection of established rates and providing for enforcement and prescribing a penalty of a fine of not less than \$100.00 nor more than \$500.00 and making each day a separate offense and such approval amends contract term for ten year period ending March 31, 2018, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

- h. Update on relocation of 12" water line beginning at the FM 3009/FM 2252 intersection and moving in a westerly direction along the north side of FM 3009 and in a southerly direction along the west side of FM 2252**

Royce Goddard, Public Works Director, reported the relocation of the 12" water line on FM 3009 is connected and on line.

Garry Montgomery, River City Engineers, reported the City of Schertz has submitted their preliminary plan for moving the water line at this intersection to TxDOT. He is waiting for a release letter from TxDOT from the vegetation portion of the agreement since other utilities relocating will have to remove the vegetation once they begin their work. He stated this project came in under budget and will know the exact amount once all bills have been submitted.

- i. Update on 2010 Storm Water Master Plan for the City of Garden Ridge and as it relates to storm water drainage through the Hickory Bend drainage easement and the Arrowood Subdivision**

Garry Montgomery, River City Engineers, reported the contractor has removed all the trees that were marked as part of this drainage improvement project. He also reported the excavating will begin in the morning and this project should be complete in December.

## **9. State of the City**

**The City Council may discuss, consider and/or take possible action on the following items:**

### **a) Financial Statement and Investment Report**

a) June 30, 2012

Nancy Cain, City Administrator, reported City Funds total is \$1,461,187.22 at .2955% interest and the Water Funds total \$4,228,194.99 at .2879% interest which the total of both Funds are \$5,689,682.21 at .2917 % interest. She also reported the total General Fund reserves for City is \$821,286.82 and total water company reserves is \$3,171,158.76.

**Motion:** Upon a motion made by Councilmember Young and a second by Councilmember Roberts, the City Council voted five (5) for and none (0) opposed, to approve the Financial Statement and Investment Report June 30, 2012. The motion carried unanimously.

### **b) July 31, 2012 (Presentation at September 5, 2012 City Council Meeting)**

Nancy Cain, City Administrator, reported the June Financial Statements and Investment Reports will be available at the September 5, 2012 City Council Meeting.

### **c) City Administrator Monthly Activity**

**Sign approvals since prior Council meeting**

**Community Center usage and financial report**

**Building Permits issued to date for residential, commercial and minor building projects**

**Update on new city website**

Nancy Cain, City Administrator, reported:

Sign approvals since the last Council meetings-

- City of Garden Ridge for National Night Out
- Northeast Bible Church for Wipe Out Event

Community Center usage and financial report-

- Since the last report there have been 3 new events booked and the Center is being shown daily.

Building Permits-

- 8 Major Permits and 16 Minor Permits which total revenue for the month is \$32,696.16 and \$118,376.79 for the year.

Website- Website is up and items are continuously being added to help keep citizens informed.

### **c) Public Works/Water Department Monthly Activity**

**Water pumping/usage from city wells**

**Water system infrastructure maintenance, repairs and/or projects**

**Public Works projects**  
**Animal Control apprehensions, nuisance/complaints, animal bites**

Royce Goddard, Public Works/Water Director, reported:

July– 80.80 total acre feet from the Trinity Well were used and 26.09 pumped from Edwards Wells. For the year 111.70 total acre feet from the Edwards Well have been used and 487.32 total acre feet from the Trinity Well have been used.

Water system infrastructure maintenance, repairs and/projects- no new meters were installed, 12 meters replaced, 4 new service line installations and 2 leaks adjustments.

Animal Control apprehensions, nuisance/complaints, animal bites- apprehended 14 dogs and 8 cats for the month, which totals to 74 dogs and 48 cats for the year.

**d) Police Department Monthly Activity**

**Citations issued**

**Warnings issued**

**Criminal activity within city**

**Code Compliance:**

**Citations issued**

**Warnings issued**

**Compliance achieved**

Chief O'Conner reported in June the Police Department received 166 total calls, which 18 were code compliance violations. She reported there were 13 arrests, 7 accidents, 233 warnings and 158 citations. She also reported that National Night Out will be held on August 7<sup>th</sup> from 7p.m. to 9p.m. at the Community Center. She also reported the 2012 Citizen Police Academy currently has 25 applicants and classes begin on Tuesday, September 18, 2012.

**e) Recognition of employees and/or city events**

Nancy Cain, City Administrator, reported thank yous were received for:

- Officer Hendricks for responding to an alarm call
- From Graceland Assistant Living thanking Sgt. Bellinger and Officer Lopez for their professionalism while handling a situation at their facility.

Nancy Cain, City Administrator, reported August 7<sup>th</sup> from 7pm till 9pm the City will be hosting National Nite Out events at the Community Center.

**f) Observations and activities of wildlife within the city**

Mayor Feibelman reported to be careful while outdoors due to a large population of fawns.

**g) Water and/or Drought Management**

Royce Goddard, Public Works/Water Director, reported the City is currently in Stage 2 Drought Management.

**h) Update on FM 3009 Construction Project**

Mayor Feibelman report this was discussed earlier in the meeting.

**10. Citizen's Participation – 3 minute limit per citizen**

No one wished to speak.

**11. 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:**

**Northeast Partnership  
City Water Commission  
City Quarry Commission  
Garden Ridge Police Academy Alumni Association  
Cellular on Patrol  
Garden Ridge Lion's Club**

No one provided an update

**12. Adjournment**

There being no further business, the Tuesday, August 1, 2012 Garden Ridge City Council regular meeting was adjourned at 7:45pm by Mayor Feibelman.

\_\_\_\_\_  
Jay Feibelman  
Mayor

ATTEST

\_\_\_\_\_  
Shelley Goodwin, TRMC  
City Secretary

July 31, 2012

To: Mayor Feibelman and City Council

From: City Administrator Cain

The City Water Commission met on July 30, 2012 and by unanimous vote recommends City Council approval of the following policy concerning water related variances during drought stage conditions:

CITY OF GARDEN RIDGE WATER VARIANCE POLICY DURING WATER DROUGHT STAGE CONDITIONS.

WHEREAS, THE CITY OF GARDEN RIDGE OFTEN IN CONJUNCTION WITH THE EDWARDS AQUIFER AUTHORITY (EAA) ENTER WATER DROUGHT STAGES FOR THE PURPOSE OF CONSERVING WATER RESOURCES DURING DROUGHT CONDITIONS. IT SHALL BE THE POLICY OF THE GARDEN RIDGE WATER COMMISSION TO RECOMMEND DISAPPROVAL FOR ALL REQUESTS FOR VARIANCE TO ORDINANCE #61 SO AS NOT TO JEOPARDIZE PRECIOUS WATER RESOURCES AND CREATE PRECEDENT. ALL SUCH REQUESTS MAY BE SUBMITTED TO THE COMMISSION, HOWEVER WITHOUT SUBSTANCIAL, SIGNIFICANT, OUT OF THE ORDINARY CIRCUMSTANCES WILL NOT BE FAVORABLY CONSIDERED.



# City of Garden Ridge

9400 Municipal Parkway  
Garden Ridge, Texas 78266-2600  
(210) 651-6632  
Fax (210) 651-9638

**DRAFT**  
**MINUTES OF CITY COUNCIL SPECIAL MEETING,**  
**AUGUST 6, 2012**

**Members Present:**

Mayor Feibelman  
Councilman Britan  
Councilman Dalton  
Councilman McCaw  
Councilman Young

**Member Absent:**

Councilmember Roberts

**City Staff Present:**

Nancy Cain, City Administrator  
Royce Goddard, Public Works Director  
Donna O'Conner, Police Chief  
Shelley Goodwin, City Secretary

**1. Call to Order**

With a quorum of the City Council Members present, Mayor Feibelman called the special meeting of the Garden Ridge City Council to order at 6:00 p.m. on Monday, August 6, 2012, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

**2. Pledge of Allegiance**

Mayor Feibelman lead the Pledge of Allegiance.

**3. Citizen's Participation - 3 minute limit per citizen**

No one wished to speak.

**4. Business Items**

**The City Council may discuss, consider and/or take possible action on the following items:**

- a) Review and discussion on the proposed 2013 Fiscal Year Budgets for the City of Garden Ridge General Fund, Water Fund, Interest and Sinking Fund and Capital Improvement Fund

Nancy Cain, City Administrator, reviewed the 2013 Fiscal Year Budget. She explained the projected fund balance as of October 1, 2012, projected revenues and expenditures, and the projected total available for the following accounts:

*General Fund*

*Water Fund*

*Interest & Sinking Fund*

*Capital Improvement Fund*

**b) Review and discussion on the 2012 Effective and Rollback Tax Rate Calculations**

Nancy Cain, City Administrator, reviewed the 2012 Effective Tax Rate Worksheet, 2012 Rollback Tax Rate Worksheet, and the Tax Rate Calculations. She stated the total tax revenue proposed to be raised this year at the proposed tax rate of 0.283246 for each \$100 of taxable value, excluding tax revenue to be raised from new property added to the tax roll this year, is \$1,570,373.97. The total tax revenue proposed to be raised this year at the proposed tax rate of 0.283246 for each \$100 of taxable value, including tax revenue to be raised from new property added to the tax roll this year, is \$1,601,656.69. She also reported that a public hearing on the Tax Rate that will result in a tax increase, will be held on September 13, 2012.

**c) Reconsideration of the 2011 request from the Regency Oaks Homeowners Association requesting the City of Garden Ridge assume the financial responsibility of street lights in said subdivision at an approximate cost of \$3,113.52 annually**

Mayor Feibelman stated Regency Oaks Homeowners Association came before the City Council a few months ago with a request to assume the financial responsibility of street lights in their subdivision. He also stated when the developer created these homes he was responsible for the street lights and then he turned the lights over to the HOA, now the HOA is requesting the City assume the approximate annual cost of \$3113.52. He recommended that this item be postpone until after the budget process is complete.

**Motion:** Upon a motion made by Councilmember Britan and a second by Councilmember Dalton, to deny the 2011 request from the Regency Oaks Homeowners Association requesting the City of Garden Ridge assume the financial responsibility of street lights in said subdivision at an approximate cost of \$3,113.52 annually, the City Council voted four (4) for, none (0) opposed. The motion carried unanimously.

**d) Proposed City of Garden Ridge Capital Improvement Plan for Water, Drainage and Street Projects to include prioritization of projects and funding options for plan and/or projects**

Garry Montgomery, River City Engineer, provided a powerpoint on the 2013 Budget consideration for Construction Projects (attached). He explained that the cost of the three proposed Water Projects and Drainage Projects, and the four Street Reconstruction Projects. He recommended bond issuance for the amount of \$6,792,392 plus issuance cost.

Councilmember Dalton inquired to why a decision has to be made regarding bond issuance and Capital Improvement Projects.

Ms. Cain stated these figures are part of the budget and tax rate, which the City Council will be proposing a the tax rate for 2012 tonight.

**e) Presentation by City of Garden Ridge Financial Advisor Bob Henderson, concerning the possible refinancing of existing debt and possible securing of funding for Capital Improvement Plan/Projects to include direction by City Council on the aforementioned**

Bob Henderson, Bond Attorney, provided the City Council with a financial background of the City. He reported the City currently has four ad valorem property tax secured debt obligations at interest rate ranging from 3.00% to 5.00%. He also reported that interest rates are at a historical low and this gives the City the opportunity to lock in substantial saving without incurring interest rate risk. He recommended refinancing the one existing debt as well.

**Motion:** Upon a motion made by Councilmember Dalton and a second by Councilmember Young, to approve the refinancing of existing debt and to secure funding for Capital Improvement Projects but not to exceed 650,000,000.00 for water, drainage and street CIP projects, the City Council voted four(4) for, none (0) opposed. The motion carried unanimously.

**f) Consideration and action on a Resolution authorizing publication of notice of intention to issue combination tax and revenue certificates of obligation**

**Motion:** Upon a motion made by Councilmember Britan and a second by Councilmember McCaw, to approve the Resolution authorizing publication of notice of intention to issue combination tax and revenue certificates of obligation, the City Council voted four (4) for, none (0) opposed. The motion carried unanimously.

**g) File proposed 2013 Fiscal Year Budgets for the City of Garden Ridge General Fund, Water Fund, Interest and Sinking Fund and Capital Improvement Fund with the City Secretary**

Councilmember Dalton expressed concerns with budget items for a 3.5% COLA raise and funding of \$35,000.00 for seal coating Gardenia Bend Road and \$85,000.00 for the restrooms at Paul Davis Park.

**Motion:** Upon a motion made by Councilmember Britan and a second by Councilmember McCaw, to approve the filing of the proposed 2012 Fiscal Year Budgets for the City of Garden Ridge General Fund, Water Fund Interest and Sinking Fund and Capital Improvement Fund with the City Secretary, the City Council voted four (4) for, none (0) opposed. The motion carried unanimously.

**h) City Council proposal to adopt a tax rate of \$0.279361 for the 2012 tax year after compliance with all requirements related to the adoption of the proposed tax rate**

**Motion:** Upon a motion made by Councilmember Britan and a second by Councilmember Dalton, to deny the City Council proposal to adopt a tax rate of \$0.279361 for the 2012 tax year after compliance with all requirements related to the adoption of the proposed tax rate, the City Council voted four (4) for, none (0) opposed. The motion carried unanimously.

**i) City Council proposal to adopt a tax rate of \$0.283246 for the 2012 tax year after compliance with all requirements related to the adoption of the proposed tax rate**

**Motion:** Upon a motion made by Councilmember McCaw and a second by Councilmember Britan, to approve the City Council proposal to adopt a tax rate of \$0.283246 for the 2012 tax year after compliance with all requirements related to the adoption of the proposed tax rate, the City Council voted four (4) for, none (0) opposed. The motion carried unanimously.

**j) City Council proposal to adopt a tax rate of \$0.338361 for the 2012 tax year after compliance with all requirements related to the adoption of the proposed tax rate**

**Motion:** Upon a motion made by Councilmember Britan and a second by Councilmember Dalton, to deny the City Council proposal to adopt a tax rate of \$0.338361 for the 2012 tax year after compliance with all requirements related to the adoption of the proposed tax rate, the City Council voted four (4) for, none (0) opposed. The motion carried unanimously.

**5. Adjournment**

There being no further business, the Monday, August 6, 2012 Garden Ridge City Council special meeting was adjourned at 8:46pm by Mayor Feibelman.

---

Jay Feibelman  
Mayor

ATTEST

---

Shelley Goodwin, TRMC  
City Secretary

# City of Garden Ridge

2013 Budget Consideration for Construction Projects

River City Engineering, Ltd.

August 6, 2012

Patrick Lackey, P.E.

Garry Montgomery, E.I.T

# Capital Improvement Projects

## City of Garden Ridge 2012 CIP List

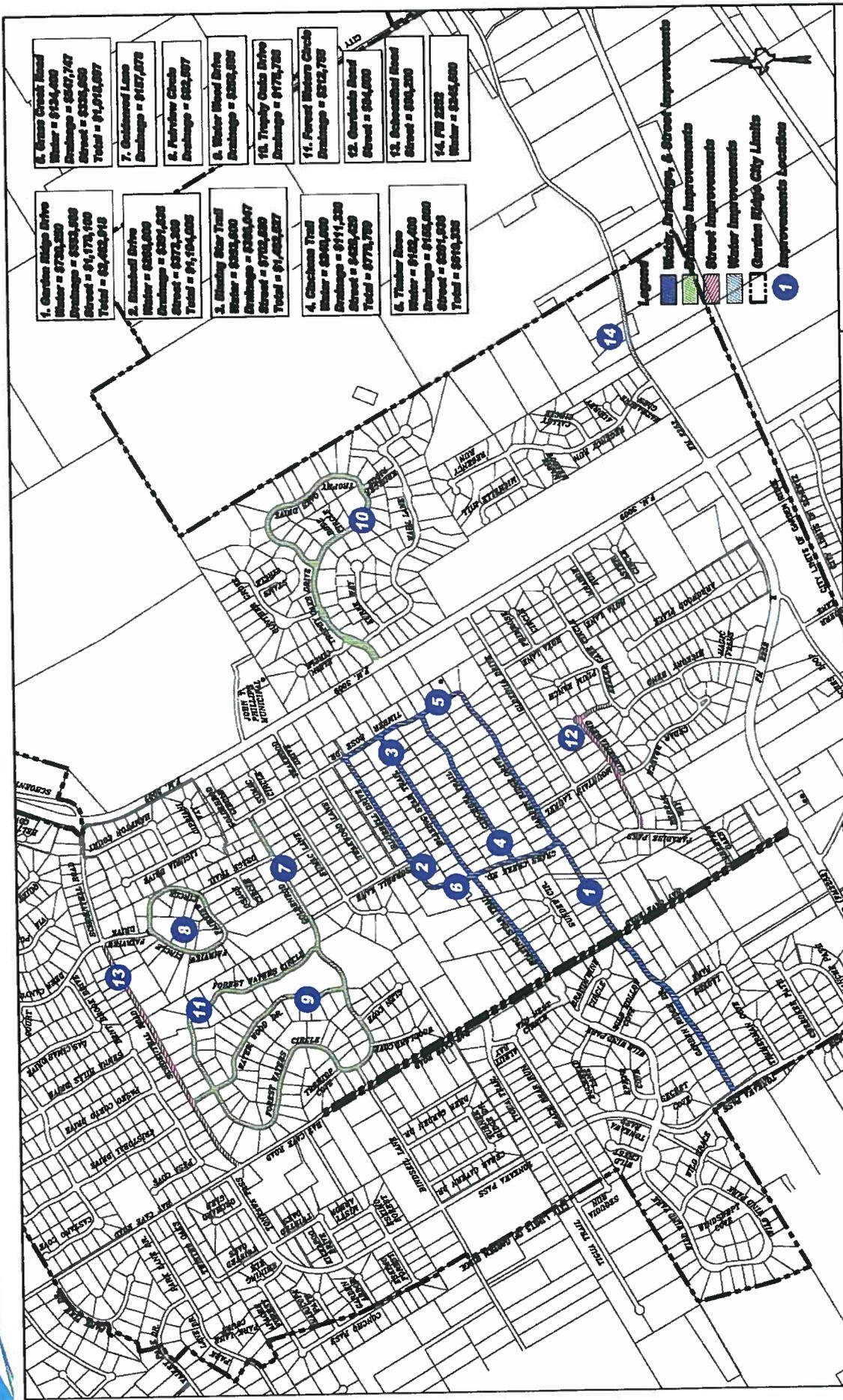
Water Projects			Drainage Projects			Street Reconstruction		
ITEM	Description	Total Costs	ITEM	Description	Total Costs	ITEM	Description	Total Costs
<b>CONSTRUCTION TASKS</b>			<b>CONSTRUCTION TASKS</b>			<b>CONSTRUCTION TASKS</b>		
1	Install 12" diameter water pipe 6,350 LF on Garden Ridge Drive	\$ 770,250.00	1	Garden Ridge Drive (R507 Street)	\$ 551,564.00	1	Garden Ridge Drive	\$ 1,179,100.00
2	Install 6" diameter water pipe 2,400 LF on Blazing Star Drive 4,100 LF on Blazing Star Trail 2,800 LF on Cherokee Trail 1,500 LF on Timber Rose 1,500 LF on Grass Creek Road	\$ 1,319,500.00	2	Individual Projects Blazing Star Drive (2507 SWHP) Blazing Star Trail (4206 SWHP) Cherokee Trail (4203 SWHP) Timber Rose (2503 & 2506 SWHP) Grass Creek Road (2505, 2509 & 4204 SWHP)	\$ 1,371,860.00	2	Individual Projects Blazing Star Drive Blazing Star Trail Cherokee Trail Timber Rose Grass Creek Road	\$ 373,840.00 \$ 702,800.00 \$ 226,450.00 \$ 281,930.00 \$ 336,980.00
3	Water Impact Fee/Rate Study Acquire additional water rights	\$ 30,000.00	3	Alternative Projects Goldmine Lane (1507) Fairview Circle (4081) Water Wood Drive (7300) (Private) Trophy Oaks Drive (11581) (Private) Forest Waters Circle (10811) (Private)	\$ 877,611.00	3	Alternative Projects Cedarhill Road Schenck Road Bat Cave Road Reconstruction in County	\$ 84,000.00 \$ 80,200.00 \$ 9,910,000.00
<b>TOTAL IMPROVEMENTS</b>			<b>TOTAL IMPROVEMENTS</b>			<b>TOTAL IMPROVEMENTS</b>		
		\$ 1,979,450.00			\$ 3,023,139.00			\$ 7,521,654.00

Summary: If the Council approves the bond for items 1 & 2 under construction tasks the total cost would be \$7,377,642.00. Of this \$7,377,642.00, Item 1 from Water Projects would be funded from Water Impact Fees.

Street Impact Fees: Total Bond Issue of \$6,467,892.00 unless reserve funds supplement the project costs to reduce the bond issue total.

**Notes:**

- 1) Gardens Blvd and Schenck Road are maintenance projects and will be funded by street impact fees and/or reserve funds. They will not be part of the bond issue.
- 2) Items 1 & 2 of the construction tasks would be a 2 year project with multiple phases of construction.
- 3) The cost estimate for drainage projects within the SWPAP were created reconstruction line items for the immediate areas affected to complete the drainage project.
- 4) Water Impact Fee/Rate Study - The City currently uses the Water Master Plan from 2008.
- 5) Transportation Master Plan - The City currently uses the Transportation Master Plan from 2009.
- 6) Bat Cave Rd would be a joint venture with the County or the City could take over the County's portion of Bat Cave Rd. We currently recommend studying the project to identify needs and scope this project.



- 1. Garden Ridge Drive  
Water = \$720,300  
Drainage = \$353,000  
Street = \$1,170,000  
Total = \$2,243,300
- 2. Shalwell Drive  
Water = \$280,000  
Drainage = \$297,000  
Street = \$372,000  
Total = \$949,000
- 3. Standing Star Trail  
Water = \$350,000  
Drainage = \$380,000  
Street = \$700,000  
Total = \$1,430,000
- 4. Cochran Trail  
Water = \$340,000  
Drainage = \$111,000  
Street = \$420,000  
Total = \$871,000
- 5. Tucker Run  
Water = \$100,000  
Drainage = \$100,000  
Street = \$200,000  
Total = \$400,000
- 6. Garden Creek Road  
Water = \$104,000  
Drainage = \$57,707  
Street = \$235,000  
Total = \$396,707
- 7. Colburn Lane  
Drainage = \$107,070
- 8. Fairview Circle  
Drainage = \$50,000
- 9. Walker Road Drive  
Drainage = \$280,000
- 10. Trophy Oaks Drive  
Drainage = \$170,000
- 11. Forest Waters Circle  
Drainage = \$210,000
- 12. Carleton Road  
Street = \$54,000
- 13. Schenck Road  
Street = \$80,000
- 14. W 2802  
Water = \$240,000

**Legend**

- Water, Drainage, & Street Improvements
- Drainage Improvements
- Street Improvements
- Water Improvements
- Garden Ridge City Limits
- 1 Improvements Location

<b>CITY OF GARDEN RIDGE</b>	
<b>TOP CONSTRUCTION PROJECTS</b>	
PAGE 1 OF 1	
<b>DRAWING INFORMATION</b>	
SHEET NO. _____ DRAWN BY: _____ CHECKED BY: _____ DATE: _____ FILE NAME: _____ PLOT DATE: _____	PROJECT NO. _____ PROJECT NAME: _____ CLIENT: _____ LOCATION: _____
<b>REVISIONS</b>	
NO. _____ DATE _____ DESCRIPTION _____	NO. _____ DATE _____ DESCRIPTION _____
3801 SMITH STREET AUSTIN, TEXAS 78704-7047 PHONE: (512) 742-4628 FAX: (512) 742-4623 1011 N. COUNTY LINE ROAD, SUITE C NEW BRUNSWICK, TEXAS 78130 PHONE: (512) 742-3401 FAX: (512) 742-3401	
<b>River City Engineering</b> CIVIL, ENVIRONMENTAL & CONSULTING	



# Bond Issuance

- RCE Recommends considering a bond issue for Items 1 & 2 of the CIP List
- RCE further recommends placing the Transportation Master Plan within this years budget. The current Master Plan was completed in 2001. This would provide a construction and maintenance plan for the City's road network.
- A transportation impact fee study should be completed to assess impacts of development on existing street infrastructure.
- Bat Cave Road Preliminary Engineering and Planning. This would assess the needs of the Bat Cave Rd improvements, quantify costs, identify ROW dedications, and begin the process of cost sharing and providing a scope of work for the Bat Cave Rd project.
- Water Rate Study
- Should Council Approve a Bond for Items 1 & 2 of the CIP List the projects would complete 6 of the top 10 drainage projects from the SWMP.



# Bond Issuance

- Recommended Bond – Items 1 & 2 of the CIP list plus the Water Rate Study, Update the Transportation Master Plan, complete a transportation impact fee study.
- Total Cost includes engineering and construction
- Proposed Costs: Item 1 of CIP List = \$2,462,918 of which the \$730,250 would be paid from water impact fees. Revised cost of Items 1 = **\$1,732,668**
- Proposed Costs: Item 2 of CIP List = **\$4,914,724**
- Proposed Costs: Planning Needs on CIP List = **\$145,000**
- Total Costs: **\$6,792,392** plus issuance costs



## City of Garden Ridge

9400 Municipal Parkway  
Garden Ridge, Texas 78266-2600  
(210) 651-6632  
Fax (210) 651-9638

**DRAFT**  
**MINUTES OF CITY COUNCIL REGULAR MEETING,**  
**August 27, 2012**

**Members Present:**

Mayor Feibelman  
Councilmember Roberts  
Councilman Britan  
Councilman McCaw  
Councilman Dalton  
Councilman Young

**Member Absent:**

None

**City Staff Present:**

Nancy Cain, City Administrator  
Royce Goddard, Public Works Director  
Donna O'Conner, Police Chief  
Shelley Goodwin, City Secretary

**1. Call to Order**

With a quorum of the City Council Members present, Mayor Feibelman called the special meeting of the Garden Ridge City Council to order at 6:00 p.m. on Monday, August 27, 2012, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

**2. Citizen's Participation - 3 minute limit per citizen**

No one wished to speak.

**3. Public Hearings**

**The City Council will conduct Public Hearings to receive input into the following:**

**a) Proposed 2013 Fiscal Year Budgets for the City of Garden Ridge**

Mayor Feibelman opened the public hearing at 6:35 pm and asked if anyone wished to speak. Nancy Cain, City Administrator, provided a powerpoint of the proposed 2013 Fiscal Year Budgets for the City of Garden Ridge (attached).

Mayor Feibelman asked if anyone else wished to speak. No one did so he closed the public hearing at 7:11pm.

**b) Proposed 2012 Property Tax Rate of \$0.283246 for the City of Garden Ridge**

Mayor Feibelman opened the public hearing at 7:12 pm and asked if anyone wished to speak. No one did so Mayor Feibelman closed the public hearing at 7:14 pm.

**4. Business Items**

**The City Council may discuss, consider and/or take possible action on the following items:**

**a) Changes to the Proposed 2013 Fiscal Year Budgets for the City of Garden Ridge**

Mayor Feibelman asked if the Council had any changes to the propose to the budget.

**b) Proposed City of Garden Ridge Capital Improvement Plan for Water, Drainage and Street Projects to include prioritization of projects and funding options for plan and/or projects**

Garry Montgomery, River City Engineer, provided a powerpoint with updates from the Special Meeting held on August 6, 2012.

Mayor Feibelman inquired to the number of projects that would be left if the top 10 improvement projects were completed. Mr. Montgomery stated there would be 1 project left if the top 10 were completed.

Councilmember Dalton stated he felt the widening of Schoenthal and Bat Cave Roads should be part of the top 10 projects for funding. Mayor Feibelman stated not all of Bat Cave Road is in the city limits and the City has tried to work with Comal County regarding different options and improvements to Bat Cave Road, but he feels the County doesn't seem to be interested.

Councilmember McCaw stated he supports the proposed budget and the issuance of a bond because the total indebtedness for the City would be 12.5 million which is 2% of the appraised property value, and 7 out of the top 10 CIP projects will be improved and the City will maintain a low tax rate while maintaining healthy fund balances.

Councilmember Dalton expressed his concern with Paul Davis Park and some improvements he feels should be made to make a friendlier family park for the residents. Councilmember Britan stated he feels a Park Plan should be developed after the proposed improvements to the restrooms are completed at Paul Davis Park.

City Council gave the following directions:

- Research to see if the language of the Bond Issuance can be amended
- Research surrounding cities regarding pay increases
- Calculate the appraised value of properties within the area of the CIP projects total value of the City.

- c) Announce the date, time and place of the second required Public Hearing scheduled for the proposed 2012 Property Tax Rate for the City of Garden Ridge (Wednesday, September 5, 2012, 6:00 p.m., City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas )**

Nancy Cain, City Administrator, reported the City of Garden Ridge City Council will hold a second Public Hearing for the proposed 2012 Property Tax Rate on Wednesday, September 5, 2012 at 6:00p.m. in the City Council Chambers, located at 9400 Municipal Parkway, Garden Ridge, Texas.

- d) Announce the date, time and place for the City Council vote on the 2012 Tax Rate (Thursday, September 13, 2012, 6:00 p.m., City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas)**

Nancy Cain, City Administrator, reported the City of Garden Ridge City Council will vote on the 2012 Tax Rate on Thursday, September 13, 2012 at 6:00p.m. in the City Council Chambers located at 9400 Municipal Parkway, Garden Ridge, Texas.

- e) City Quarry Commission recommendations on amendments to Ordinance 34-072012 of the City of Garden Ridge, Texas prohibiting blasting, within the city limits; providing for limited exemption permit; establishing regulations pertaining to blasting; establishing criminal and civil penalties for violations; providing that this ordinance shall be cumulative; providing for severability; including a repealer clause; and declaring an effective date**

Nancy Cain, City Administrator, reported the Quarry Commission reviewed Ordinance 34-072012 and recommended changes to Section 6, letter d number I, by adding the word (Plaster after the USBM Z-Curve and Section 10, by increasing the Interim Compliance Procedure period from 60 days to 90 days.

**Motion:** Upon a motion made by Councilmember Dalton and a second by Councilmember Britan, to approve the City Quarry Commission recommendation on amendments to Ordinance 34-072012 of the City of Garden Ridge, Texas prohibiting blasting, within the city limits; providing for limited exemption permit; establishing regulations pertaining to blasting; establishing criminal and civil penalties for violations; providing that this ordinance shall be cumulative; providing for severability; including a repealer clause; and declaring an effective date, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

- f) City Quarry Commission recommendation for the placement of and monitoring of one dust and one noise monitor and three ground monitors, further making notice to City Council that the Quarry Commission will advise Hanson and the City Council of any change and ten (10) days written notice for the placement of an additional ground monitor**

Nancy Cain, City Administrator, reported the Quarry Commission recommended that Ordinance 34 should include additional monitoring devices and the Quarry Commission advise Hanson and City Council of any changes and ten day written notice for placement of an additional ground monitor.

**Motion:** Upon a motion made by Councilmember Dalton and a second by Councilmember Young, to approve the City Quarry Commission recommendation for the placement of and monitoring of one dust and one noise monitor and three ground monitors, further making notice to City Council that the Quarry Commission will advise Hanson and the City Council of any change and ten (10) days written notice for the placement of an additional ground monitor, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

**g) City Quarry Commission recommendation on request for Partial Exemption Permit for Orica USA and to include fee for Partial Exemption Permit**

**Motion:** Upon a motion made by Councilmember Britan and a second by Councilmember Young, to approve the City Quarry Commission recommendation on request for Partial Exemption Permit for Orica USA and to include fee of \$5,342.00 for Partial Exemption Permit, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

**h) City Quarry Commission recommendation for the approval of Austin Powder as a second blasting permittee, following the standard requirements needed for a Partial Exemption Permit**

Mayor Feibelman stated he would prefer to see this recommendation postpone until the City know why Hanson would want a second blasting permittee at the Quarry.

Councilmember Dalton stated he feels by amending the Ordinance to allow for second blasting permittee, it would create a loop hole in the Ordinance for double violations. He also recommended that Austin Powder be given an Interim Permit if they request a Permit.

**Motion:** Upon a motion to postpone by Councilmember Roberts and a second by Councilmember Britan, to postpone until the City Council could get some clarifications regarding a need for a second blasting permittee, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

**12. Adjournment**

There being no further business, the Monday, August 27, 2012 Garden Ridge City Council regular meeting was adjourned at 7:48 pm by Mayor Feibelman.

\_\_\_\_\_  
Jay Feibelman  
Mayor

ATTEST

\_\_\_\_\_  
Shelley Goodwin, TRMC  
City Secretary



# City of Garden Ridge

## 2013 Budget



# GENERAL Fund

## GENERAL FUND

### REVENUES

	<u>2012</u>	<u>2013</u>	<u>INC/(DCR)</u>	
Taxes	\$ 1,120,103	\$ 1,214,798	\$ 94,695	*1
Franchise Fees	\$ 396,090	\$ 397,479	\$ 1,389	*2
Permits	\$ 189,565	\$ 194,965	\$ 5,400	*3
Fees/Rentals/				
Deposits	\$ 90,600	\$ 88,700	\$ (1,900)	*4
Donations	\$ 20,155	\$ 4,250	\$ (15,905)	*5
Municipal Court	\$ 210,545	\$ 192,445	\$ (18,100)	*6
Miscellaneous	\$ 46,582	\$ 294,702	\$ 248,120	*7
Revenue Totals	\$ 2,073,640	\$ 2,387,339	\$ 313,699	15.1280%

\*1 Property taxes increase

\*2 Adjustment of Franchise Fee collections

\*3 Adjusted Alarm Permits and Building Permits due to increased activity

\*4 Adjusted P&Z Filing /Variance/Rezoning Fees

\*5 Adjusted due to one time grants & slowed donation receipts

\*6 Adjusted to align with prior year collections

\*7 Adjusted to reflect CIED Fund Reimbursement



# GENERAL Fund

	GENERAL FUND			
	EXPENDITURES			
	ADMINISTRATION			
	<u>2012</u>	<u>2013</u>	<u>INC/(DCR)</u>	
Payroll & Benefits	210687	220208	9521	*1
Contract Services	223848	199669	-24179	*2
Insurance	7912	9329	1417	*3
Operational Expenses	114265	120490	6225	*4
Capital/Policy				
Expenditures	12500	5000	-7500	*5
Department Total	569212	554695	-14513	-2.55

- \*1 3.5% salary increase/15% health insurance increase/\$2K Webpage maintenance
- \*2 Adjusted expenses due to anticipated legal and engineering needs ↓
- \*3 Adjusted for anticipated actual costs
- \*4 Adjusted for IT needs and equipment
- \*5 Adjusted for further work on finalizing drainage masterplan



# GENERAL FUND

GENERAL FUND  
EXPENDITURES  
 MUNICIPAL COURT

	<u>2012</u>	<u>2013</u>	<u>(INC)/(DCR)</u>	
Payroll & Benefits	\$ 46,731	\$ 49,110	\$ 2,379	*1
Contract Services	\$ 4,800	\$ 9,600	\$ 4,800	*2
Operational Expenses	\$ 7,078	\$ 6,925	\$ (153)	*3
Capital Expenditures	\$ -	\$ -	\$ -	
Department Total	\$ 58,609	\$ 65,635	\$ 7,026	11.990%

\*1 3.5% salary increase/15% health insurance increase

\*2 Increase Judge and Prosecutor salaries

\*3 Adjustment of line items for departmental needs



# GENERAL FUND

## GENERAL FUND

### EXPENDITURES

#### POLICE DEPARTMENT

	<u>2012</u>	<u>2013</u>	<u>INC/(DCR)</u>	
Payroll & Benefits	873353	889491	16138	*1
Lease Contracts	22400	26400	4000	*2
Insurance	8741	10571	1830	*3
Operational Expenses	116830	103030	-13800	*4
Capital Expenditures	0	0	0	
Department Total	1021324	1029492	8168	0.800

\*1 3.5% salary increase/15% health insurance increase/restructuring of department

\*2 2nd year lease of patrol car and 1st year lease on new patrol car *↓ since video = 0*

\*3 Proposed actual expense

\*4 Adjustment of line items for departmental needs



# GENERAL FUND

## PUBLIC FACILITIES

	<u>2012</u>	<u>2013</u>	<u>INC/(DCR)</u>	
Payroll & Benefits	\$ 109,705	\$ 117,965	\$ 8,260	*1
Lease Contracts	\$ 29,500	\$ 114,000	\$ 84,500	*2
Insurance	\$ 975	\$ 860	\$ (115)	*3
Operational Expense	\$ 49,700	\$ 51,700	\$ 2,000	*4
Streets/Drainage	\$ 158,144	\$ 84,000	\$ (74,144)	*5
Capital Expenditures	\$ 3,602	\$ 7,500	\$ 3,898	*6
Department Total	\$ 351,626	\$ 376,025	\$ 24,399	6.9400%

\*1 3.5% salary increase/15% health insurance increase

\*2 Upgrades to bathrooms at Paul Davis Park *85,100*

\*3 Projected actual costs

\*4 Adjusted line items for departmental needs

\*5 \$35,000 seal coat of Gloxinia/\$25,000 culvert maintenance

\*6 1/4 split with Water Department on replacement of large dump truck



# GENERAL FUND

## GENERAL FUND

### EXPENDITURES

	<u>2012</u>	<u>2013</u>	<u>INC/IDCR</u>	
Payroll & Benefits	\$ 15,532	\$ 20,939	\$ 5,407	*1
Operational Expenses	\$ 17,265	\$ 7,510	\$ (9,755)	*2
Capital Expenditures	\$ -	\$ -	\$ -	
Department Total	\$ 32,797	\$ 28,449	\$ (4,348)	-13.26%

*11/30/13 KST K108*

\*1 41.6% salary increase

\*2 Adjustment of line items for departmental needs/no grants anticipated



# GENERAL FUND

## GENERAL FUND

### EXPENDITURES

#### COMMUNITY CENTER

	<u>2012</u>	<u>2013</u>	<u>INC./ (DCR)</u>	
Operational Expenses	\$ 37,690	\$ 44,215	\$ 6,525.00 *	17%

\*Installation of security/video system



# WATER FUND

				WATER FUND	
				<u>REVENUES</u>	
	<u>2012</u>	<u>2013</u>	<u>INC./(DCR)</u>		
Transfer from other Funds	\$ -	\$ -	\$ -		
Interest Income	\$ 20,000	\$ 17,000	\$ (3,000) *1		
Meter Fees	\$ 37,000	\$ 37,000	\$ -		
Water Sales	\$ 1,200,000	\$ 1,372,250	\$ 172,250 *2		
NSF Fees	\$ 500	\$ 500	\$ -		
Miscellaneous Income	\$ 1,000	\$ -	\$ (1,000) *3		
Penalties	\$ 9,000	\$ 9,000	\$ -		
Water Lease Income	\$ 500	\$ -	\$ (500) *4		
EAA Rebate	\$ 10,242	\$ 8,000.0	\$ (2,242) *5		
Revenue Totals	\$ 1,278,242	\$ 1,446,750	\$ 168,508		13.18

\*1 Adjusted due to declining interest rates

\*2 Adjusted to prior year actual water sales

\*3 No miscellaneous income anticipated

\*4 Adjusted due to water leasing policy

\*5 Adjusted due to anticipated usage of EAA water rights



# WATER FUND

WATER FUND				
<u>EXPENDITURES</u>				
	<u>2012</u>	<u>2013</u>	<u>INC/(DCR)</u>	
Payroll & Benefits	\$ 289,112	\$ 304,175	\$ 15,064	*1
Contract Services	\$ 90,060	\$ 83,060	\$ (7,000)	*2
Insurance	\$ 9,378	\$ 9,534	\$ 156	*3
Debt/Depreciation	\$ 329,300	\$ 520,572	\$ 291,272	*4
Operational Expenses	\$ 314,707	\$ 297,801	\$ (16,906)	*5
Capital Expenditures/ Studies	\$ 45,075	\$ 102,575	\$ 57,500	*6
Department Total	\$ 1,077,632	\$ 1,417,718	\$ 340,086	31.5590%

\*1 3.5% salary increase/15% health insurance increase

\*2 Adjusted engineering for anticipated engineering needs

\*3 Adjusted for projected actual costs

\*4 Adjusted for 2002 and 2012 Series debt obligations/updated depreciation

\*5 Adjusted line items for operational needs of the department

\*6 \$25K Radio Read MXU's/\$53K Meter change out/\$22,500 replacement of large dump truck

*↓ for new plants less maint*



# 2013 BUDGET SUMMARY

2013 BUDGET SUMMARY		
GENERAL FUND	REVENUES	\$2,387,339
	EXPENDITURES	\$2,098,512
	CARRY OVER TO RESERVES	\$288,827
WATER FUND	REVENUES	\$1,446,750
	EXPENDITURES	\$1,417,718
	CARRY OVER TO RESERVES	\$29,032
TOTAL PROPOSEED 2013 BUDGET		\$3,834,089



# INTEREST & SINKING FUND BUDGET - 2013

## 2013 INTEREST & SINKING FUND BUDGET

TOTAL REQUIRED FOR DEBT SERVICE IN 2013	\$ 957,076
AD VALOREM TAX REVENUE	\$ 568,642
WATER FUND REVENUE	\$ 390,583
INTEREST	\$ 2,000
TOTAL REVENUE	\$ 961,225
FY 2012 BOND INDEBTEDNESS	\$ 957,076
AGENT/BOND FEES	\$ 2,150
TOTAL EXPENDITURES	\$ 959,226



# CAPITAL IMPROVEMENT FUND

## 2013 BUDGET, CITY AND WATER DEPARTMENT

### CITY AND WATER DEPARTMENT

#### CAPITAL IMPROVEMENT PROJECT REVENUE

INTEREST	\$	5,000
TRANSFER IN - WATER INVESTMENT FUNDS	\$	250,000
TRANSFER IN - CITY INVESTMENT FUND	\$	192,672
TRANSFER IN - STREET IMPACT FEES	\$	90,200
TRANSFER IN - WATER IMPACT FEES	\$	898,307
TRANSFER IN - WATER FUND RESERVES	\$	1,051,143
2012 SERIES FUNDING	\$	5,750,000
TOTAL REVENUE	\$	8,237,322

#### CAPITAL IMPROVEMENT PROJECT EXPENDITURES

HICKORY BEND DRAINAGE PROJECT	\$	192,672	*1
PAINTING/MAINTENANCE ON SMALL ELEVATED WATER TANK	\$	250,000	*2
CIP STREETS/SCHOENTHAL ROAD	\$	90,200	*3
CIP STREETS	\$	3,302,664	*4
CIP DRAINAGE	\$	2,376,003	*5
CIP WATERLINE REPLACEMENT	\$	1,949,450	*6
2012 SERIES COST OF ISSUANCE	\$	67,500	*7
TOTAL EXPENDITURES	\$	8,228,489	

\*1 Funded by City Investment Funds

\*2 Funded by Water Investment Funds

\*3 Funded by Street Impact Fees

\*4 Funded by 2012 Series issuance

\*5 Funded by 2012 Series issuance

\*6 Funded by Water Fund Reserves

\*7 Funded by 2012 Series issuance



# 2012 TAX RATE

2012 CERTIFIED TAXABLE VALUE IS \$564,117,924

PROPOSED 2012 TAX RATE:           \$0.283246

\$0.182658 (M&O RATE) + \$0.100588 (I&S RATE )

PROPOSED TAX RATE WILL INCREASE TOTAL TAX  
REVENUE FROM PROPERTY IN PRECEEDING TAX  
YEAR BY 6.648644%

2011 TAX RATE = \$0.268796

INCREASE FROM 2011 TAX RATE TO PROPOSED TAX  
RATE = \$0.01445

RESIDENTIAL HOMESTEAD

2012 AVERAGE HOME VALUE = \$368,148

2011 AVERAGE HOME VALUE = \$367,923

INCREASE OF \$225

# City of Garden Ridge

2013 Budget Consideration for Construction Projects

River City Engineering, Ltd.

August 27, 2012

Patrick Lackey, P.E.

Garry Montgomery, E.I.T



**REVISIONS**

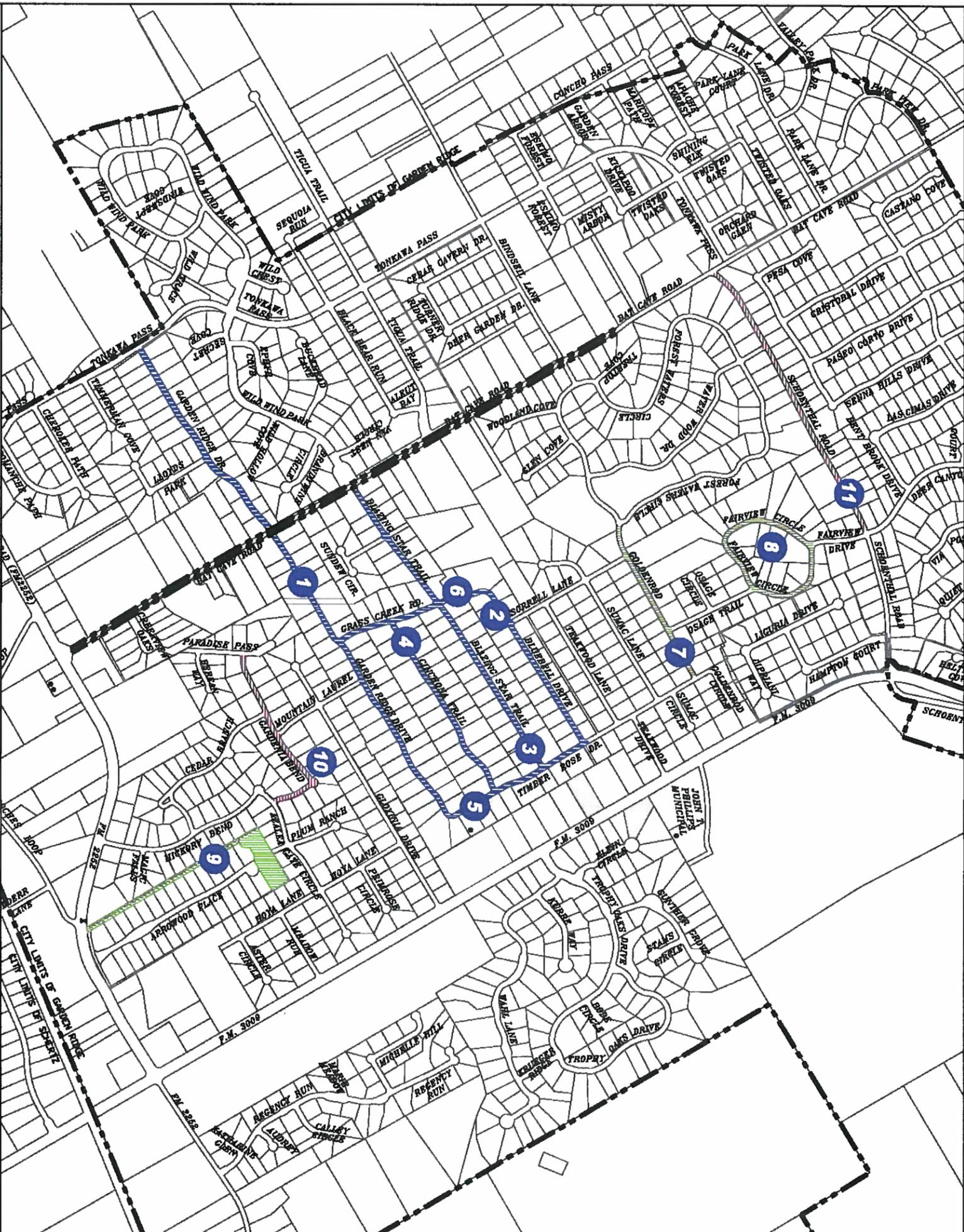
NO.	DATE	DESCRIPTION

**DRAWING INFORMATION**

DESIGNED BY:	SCALE:
CHECKED BY:	DATE:
APPROVED BY:	PROJECT NO.:
FILE NAME:	PLT SCALE:
REVISIONS:	

**CITY OF GARDEN RIDGE**

**TOP CONSTRUCTION PROJECTS**



**Legend**

- Water, Drainage, & Street Improvements
- Drainage Improvements
- Street Improvements
- Garden Ridge City Limits
- Improvements Location

- 1. Garden Ridge Drive**  
 Water = \$739,299  
 Drainage = \$252,995  
 Street = \$1,179,100  
 Total = \$2,169,394
- 2. Bluebell Drive**  
 Water = \$208,800  
 Drainage = \$291,836  
 Street = \$375,399  
 Total = \$1,104,005
- 3. Blushing Star Trail**  
 Water = \$303,600  
 Drainage = \$209,047  
 Street = \$752,890  
 Total = \$1,462,537
- 4. Chickadee Trail**  
 Water = \$240,000  
 Drainage = \$114,330  
 Street = \$428,429  
 Total = \$779,759
- 5. Timber Run**  
 Water = \$162,400  
 Drainage = \$168,000  
 Street = \$281,636  
 Total = \$611,036
- 6. Grass Creek Road**  
 Water = \$134,400  
 Drainage = \$247,197  
 Street = \$228,889  
 Total = \$1,010,487
- 7. Goldenrod Lane**  
 Drainage = \$187,878
- 8. Fairview Circle**  
 Drainage = \$82,897
- 9. Hickory Bend/Linwood**  
 Drainage = \$802,241
- 10. Garden Bend**  
 Street = \$24,000
- 11. Schenckel Road**  
 Street = \$90,500

# Memo

**To:** Nancy Cain, City Administrator  
**From:** Donna O'Conner, Chief of Police  
**CC:**  
**Date:** August 16, 2012  
**Re:** Presentation recognizing Deputy Chief Johnson

---

I respectfully request placement on the September Council agenda to recognize retired Deputy Chief Gary Johnson. Deputy Chief Johnson served the City and citizens of Garden Ridge from November 1997 until his retirement on July 31, 2012. Presentations will be made honoring his service.

Respectfully submitted,



# Memo

**To:** Nancy Cain, City Administrator  
**From:** Donna O'Conner, Chief of Police  
**CC:**  
**Date:** August 16, 2012  
**Re:** Recognition of COP Member

---

I respectfully request placement on the September Council agenda regarding the recognition of members of the COP program. COP members dedicate many hours to assist the Police Department. We will present awards to members who have contributed 100, 200 and 300 patrol rides.

Respectfully submitted,



## National Payroll Week Proclamation

**Whereas** the American Payroll Association and its 23,000 members have launched a nationwide public awareness campaign that pays tribute to the more than 156 million people who work in the United States and the payroll professionals who support the American system by paying wages, reporting worker earnings and withholding federal employment taxes; and

**Whereas** payroll professionals in City of Garden Ridge, Texas play a key role in maintaining the economic health of City of Garden Ridge, carrying out such diverse tasks as paying into the unemployment insurance system, providing information for child support enforcement, and carrying out tax withholding, reporting and depositing; and

**Whereas** payroll departments collectively spend more than \$15 billion annually complying with myriad federal and state wage and tax laws; and Whereas payroll professionals play an increasingly important role ensuring the economic security of American families by helping to identify noncustodial parents and making sure they comply with their child support mandates; and

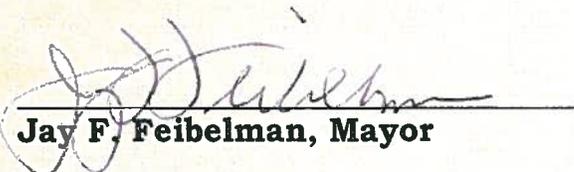
**Whereas** payroll professionals have become increasingly proactive in educating both the business community and the public at large about the payroll tax withholding systems; and

**Whereas** payroll professionals meet regularly with federal and state tax officials to discuss both improving compliance with government procedures and how compliance can be achieved at less cost to both government and businesses; and

**Whereas** the week in which Labor Day falls has been proclaimed National Payroll Week, I hereby give additional support to the efforts of the people who work in City of Garden Ridge, Texas and of the payroll profession by proclaiming the first full week of September Payroll Week for this City of Garden Ridge, Texas.

In Witness Whereof, I hereunto set my hand and official Seal of the City of Garden Ridge this 5th day of September, 2012.



  
Jay F. Feibelman, Mayor



# 2012 TAX RATE

2012 CERTIFIED TAXABLE VALUE IS \$564,117,924

PROPOSED 2012 TAX RATE:                   \$0.283246

\$0.182658 (M&O RATE) + \$0.100588 (I&S RATE )

PROPOSED TAX RATE WILL INCREASE TOTAL TAX  
REVENUE FROM PROPERTY IN PRECEEDING TAX  
YEAR BY 6.648644%

2011 TAX RATE = \$0.268796

INCREASE FROM 2011 TAX RATE TO PROPOSED TAX  
RATE = \$0.01445

RESIDENTIAL HOMESTEAD

2012 AVERAGE HOME VALUE = \$368,148

2011 AVERAGE HOME VALUE = \$367,923

INCREASE OF \$225

August 15, 2012

From: Garden Ridge Planning and Zoning Commission  
To: Garden Ridge City Council  
Subject: Preliminary Plat for Unit 1, Forest of Garden Ridge IV

The Commission received the attached preliminary plat for the Forest of Garden Ridge IV, Unit 1 (Attachment 1).

The Commission also received the attached letter from River City Engineering, Ltd., concerning engineering issues with the plat (Attachment 2).

During the Commissions discussion with the developer's engineers, several issues were noted:

1. The plat reviewed and received by the City's engineers was not the plat submitted to the Commission. The version that was submitted to the Commission was received by the City's engineers at approximately 5:30pm on the date of the P&Z meeting – too late for their review.
2. The developer's engineers indicated that they had not yet met with Comal County concerning the preliminary plat. In as much as the development is in Comal County and the City of Garden Ridge, the Commission, City staff and the City engineer were concerned about coordination. This is particularly true as the detention pond is not located within the City of Garden Ridge.
3. The developer had not made significant progress concerning the ETJ issue with the City of San Antonio. In the past when the developer was interested in a portion of his development being released from San Antonio's ETJ and brought into the City of Garden Ridge, the developer had taken the lead and worked closely with Garden Ridge.

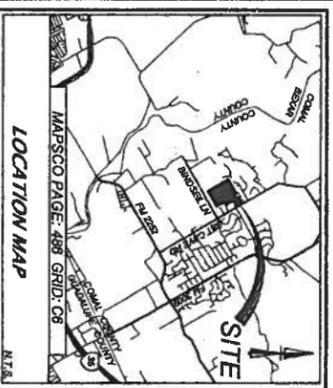
After review and consideration at the August 14, 2012 Commission meeting the Commission voted unanimously to recommend Council disapprove the submitted preliminary plat for the Forest of Garden Ridge IV, Unit 1. The Commission Chair did indicate to the developer's engineer that she would place the preliminary plat on the Commission agenda for discussion at the September meeting in anticipation that the developer's engineer will be able to present resolutions to the above mentioned issues.



Nadine L. Knaus  
Chair  
Planning and Zoning Commission

Attachments





THE OWNERS OF THE LAND SHOWN ON THIS PLAN AND WHOSE INTERESTS ARE REPRESENTED BY THIS PLAN HEREBY AUTHORIZE THE CITY ENGINEER TO TAKE THE NECESSARY ACTIONS FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES, EXCEPT THOSE IDENTIFIED AS PRIVATE THEREON SHOWN ON THIS PLAN AND CONSIDERATION THEREON EXPRESSED.

OWNER: DAPHNE DEVELOPMENT, LLC  
 1202 W. BITTERS, BLDG 1 SUITE 1200  
 SAN ANTONIO, TX 78216  
 PHONE: 210-493-2811  
 FAX: 210-493-7828

STATE OF TEXAS  
 COUNTY OF COCAL  
 CITY OF GARDEN RIDGE

REGISTERS PROFESSIONAL ENGINEERS  
 GEORGE WERNER, P.E.  
 KRW ENGINEERS

STATE OF TEXAS  
 COUNTY OF COCAL  
 CITY OF GARDEN RIDGE

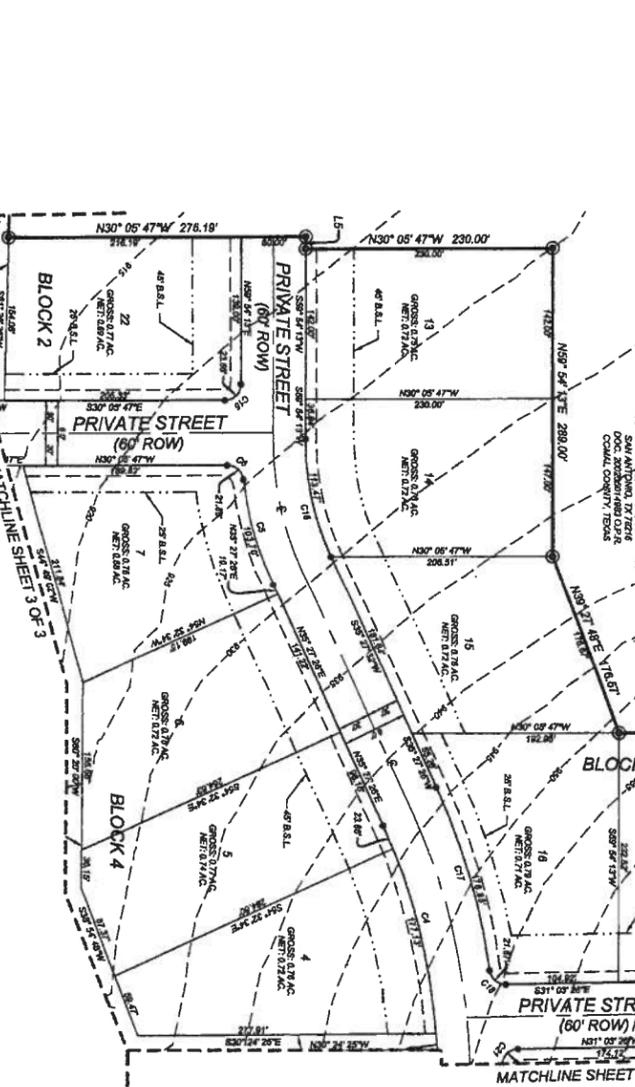
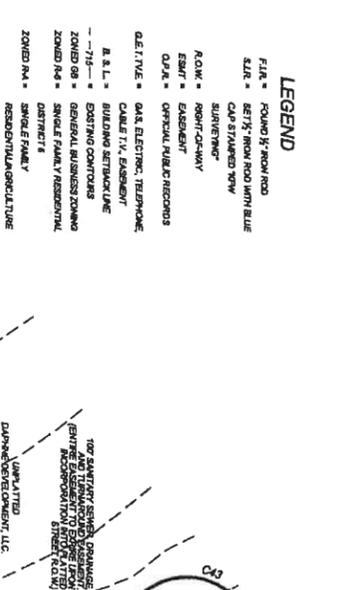
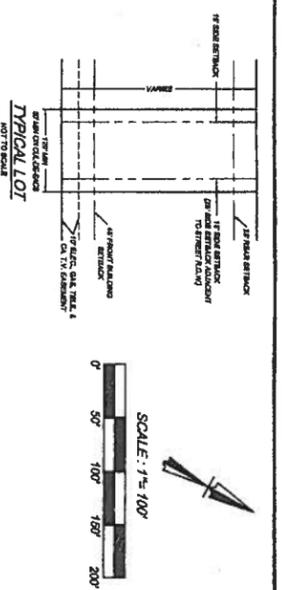
NOTARY PUBLIC  
 STATE OF TEXAS  
 COUNTY OF COCAL  
 CITY OF GARDEN RIDGE

TERESA A. SERRIN  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6472  
 KRW SURVEYING, LLC  
 14603 HILBURN RD., BLDG 40  
 SAN ANTONIO, TEXAS 78230  
 PHONE: 210-493-4444  
 FAX: 210-493-4441

STATE OF TEXAS  
 COUNTY OF COCAL  
 CITY OF GARDEN RIDGE

NOTARY PUBLIC  
 STATE OF TEXAS  
 COUNTY OF COCAL  
 CITY OF GARDEN RIDGE

CITY ENGINEER



LINE #	LENGTH	BEARING	AREA	AREA	AREA
L1	15.00	S89°15'15"	15.00	15.00	15.00
L2	77.68	S82°02'43"	77.68	77.68	77.68
L3	48.38	N02°42'07"	48.38	48.38	48.38
L4	14.88	N82°22'02"	14.88	14.88	14.88
L5	11.48	N82°44'11"	11.48	11.48	11.48
L6	28.38	S82°42'17"	28.38	28.38	28.38

STATE OF TEXAS  
 COUNTY OF COCAL  
 CITY OF GARDEN RIDGE

NOTARY PUBLIC  
 STATE OF TEXAS  
 COUNTY OF COCAL  
 CITY OF GARDEN RIDGE

CITY ENGINEER

TERESA A. SERRIN  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6472  
 KRW SURVEYING, LLC  
 14603 HILBURN RD., BLDG 40  
 SAN ANTONIO, TEXAS 78230  
 PHONE: 210-493-4444  
 FAX: 210-493-4441

OWNER: DAPHNE DEVELOPMENT, LLC  
 1202 W. BITTERS, BLDG 1 SUITE 1200  
 SAN ANTONIO, TX 78216  
 PHONE: 210-493-2811  
 FAX: 210-493-7828

STATE OF TEXAS  
 COUNTY OF COCAL  
 CITY OF GARDEN RIDGE

NOTARY PUBLIC  
 STATE OF TEXAS  
 COUNTY OF COCAL  
 CITY OF GARDEN RIDGE

CITY ENGINEER

- NOTES:
1. 1/2" DIAMETER REBAR WITH BLUE PLASTIC CAP STAYED NEW SWERING SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  2. REBARING AND BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE NORTH AMERICAN DATUM (NAD) OF 1983.
  3. NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE DRAINAGE OF THE DRAINAGE EASEMENTS. ANY SUCH OBSTRUCTIONS SHALL BE REMOVED OR MODIFIED TO THE SATISFACTION OF THE CITY ENGINEER. APPROVED WORK SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF GARDEN RIDGE AND COCAL COUNTY SHALL HAVE THE RIGHT OF FIRST REFUSAL AND EXPRESS OTHER GRANTORS ADJACENT PROPERTY TO THE DRAINAGE EASEMENTS AND TO MAKE ANY ACQUISITIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID THE COORDINATES SHOWN HEREON ARE GRID WITH COMBINED SCALE FACTOR OF 1.000162.
  4. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 04155, DATED SEPTEMBER 02, 2004, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
  5. SETTING A PORTION OF THIS ADOPTION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
  6. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELT'S, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE. BLOCK 4 AREAS ARE DESIGNATED AS LOT 1, BLOCK 1; LOT 2, BLOCK 2; LOT 3, BLOCK 3.
  7. ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.

- C.S. & NOTES:
1. CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC AND GAS SERVICE AND SERVICE UTILITIES EASEMENTS, "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFEROR EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, OPERATING, AND MAINTAINING ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, AND OTHER UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE RECORDED BELOW.
  2. THIS PLAN DOES NOT ALTER, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, AND OTHER UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE RECORDED BELOW.
  3. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED BY (A) FOOT WIDE DRIVEWAY AND (B) FACILITIES.
  4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED BY (A) FOOT WIDE DRIVEWAY AND (B) FACILITIES.
  5. ROOF OVERHANDS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
 COUNTY OF COCAL

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT THEREON WERE FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_ COUNTY CLERK, COCAL COUNTY, TEXAS  
 DEPUTY

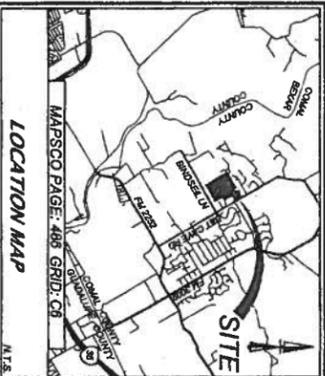
THIS PLAN OF THE FOREST OF GARDEN RIDGE, UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

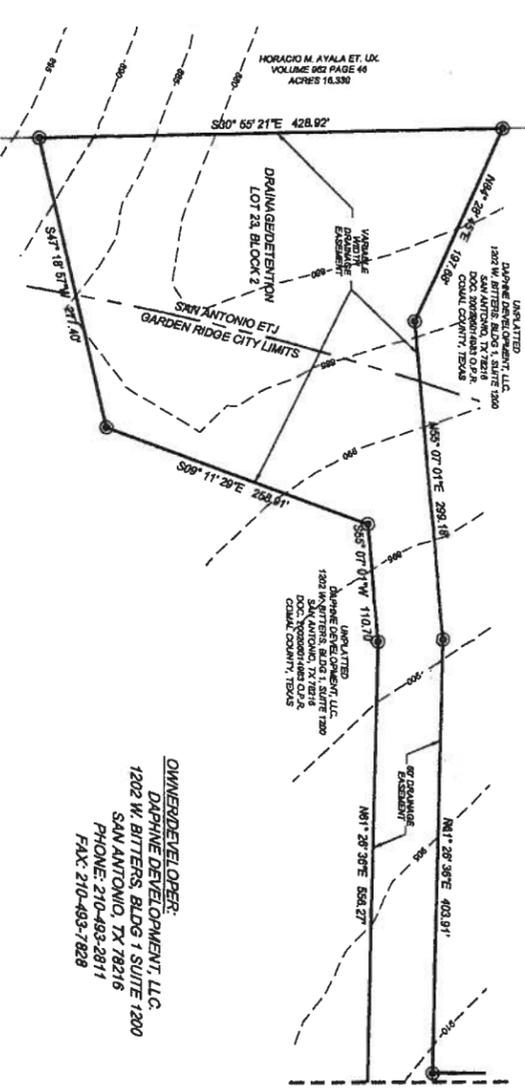
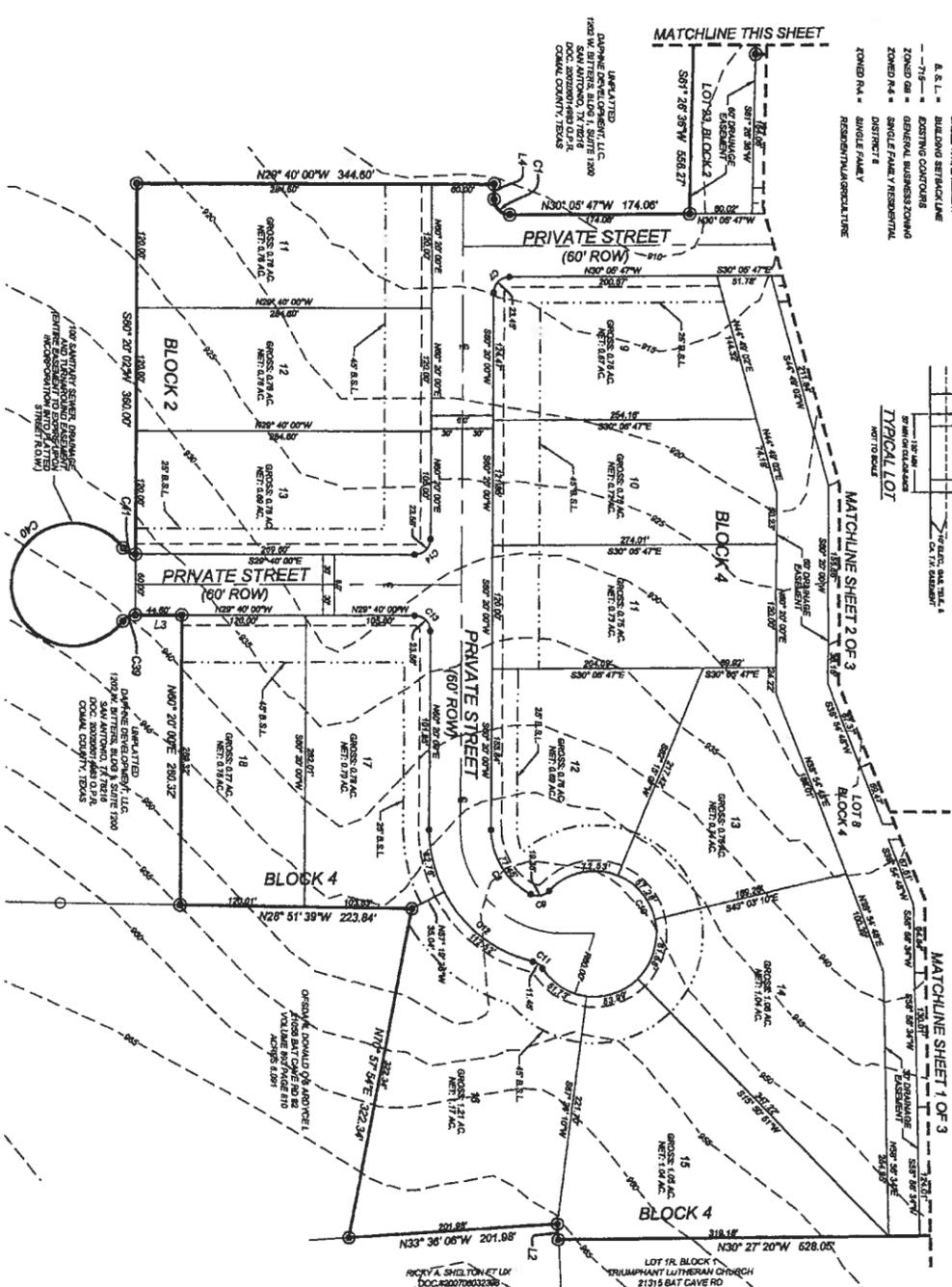
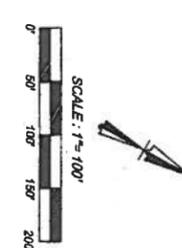
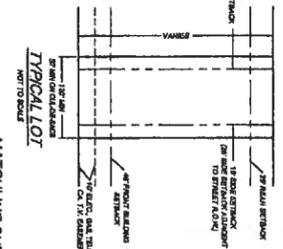
BY: \_\_\_\_\_ MAYOR  
 BY: \_\_\_\_\_ CITY SECRETARY

SUBDIVISION PLAT ESTABLISHING  
 THE FOREST OF GARDEN RIDGE, UNIT 1  
 A 48.19 ACRE TRACT OF LAND, OUT OF A 107.14 ACRE TRACT OF LAND, SITUATED IN THE CITY OF GARDEN RIDGE OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ASSTRACT NO. 283, COCAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 2008000048 OF THE OFFICIAL PUBLIC RECORDS OF COCAL COUNTY, TEXAS.

DATE: Aug 04, 2012, 2:08pm User: D. B. Williams  
 File: P:\0811\10\08\11\12\0811101.dwg



- LEGEND**
- FILE = FOUND BY ROW 80
  - SLAB = SET BY ROW WITH BLUE
  - CP = STAINED 20'x
  - SHRETTING
  - ROAD = NORTH-SOUTH
  - ESMT = EASTMENT
  - CPA = OFFICIAL PUBLIC RECORDS
  - Q.E.TIVE = GAS, ELECTRIC, TELEPHONE
  - CABLE T.V. = CABLE T.V. SERVICE
  - B.S.L. = BUILDING SETBACK LINE
  - - - - - = EXISTING CONTOURS
  - ZONING OR = GENERAL BUSINESS ZONING
  - ZONING PA = SINGLE-FAMILY RESIDENTIAL
  - DISTRICT 8
  - SINGLE-FAMILY
  - RESIDENTIAL/AGRICULTURE



**OWNER/DEVELOPER:**  
 DAPHNE DEVELOPMENT, LLC  
 1202 W. BITTERS, BLDG 1, SUITE 1200  
 SAN ANTONIO, TX 78216  
 PHONE: 210-493-2811  
 FAX: 210-493-7828

**ENGINEERS & SURVEYORS:**  
**KRW**  
 1400 W. HEBNER RD., BLDG 40  
 SAN ANTONIO, TX 78208  
 PHONE: (210) 979-9444  
 FAX: (210) 979-9441

STATE OF TEXAS  
 COUNTY OF COMAL  
 CITY OF GARDEN RIDGE

THE OWNERS OF THE LAND SHOWN ON THIS PLAN, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A duly authorized agent, hereby certify that the foregoing plat, showing the subdivision of the land into lots, blocks, streets, water courses, drains, easements, and public places, except areas denoted as private, thereon shown for the purpose and consideration therein expressed, was given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEER  
 GEORGE MENON, P.E.  
 NEW ENGINEERS  
 1400 W. HEBNER RD., BLDG 40  
 SAN ANTONIO, TEXAS 78208  
 PHONE: 210-979-9444  
 FAX: 210-979-9441

STATE OF TEXAS  
 COUNTY OF COMAL  
 CITY OF GARDEN RIDGE

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

- NOTES**
1. 1/2" DIA. UTILITY REBAR WITH A BLUE PLASTIC CAP STAGGED "NEW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  2. REBARING AS BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
  3. NO STRUCTURAL, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSCURE OR BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF GARDEN RIDGE AND COMAL COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER ANY OBSTACLES WHICH PREVENT TO DRAINAGE EASEMENTS AND TO HAVE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PERMANENTLY MAINTAINED BY PROPERTY OWNERS.
  4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000182.
  5. ACCORDING TO FLOOD INSURANCE RATE MAP #1919, DATED FEBRUARY 02, 2006, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
  6. SELLING A PORTION OF THIS ADJACENT BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND IMPRISONMENT OF UTILITIES AND BUILDING PERMITS.
  7. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DAMAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPERS OR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE OR COMAL COUNTY. THE DEVELOPERS OR SUCCESSORS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRAINAGE EASEMENTS WITHIN SAID LOTS.
  8. ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE DEVELOPERS OR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
- C.P.S. NOTES:**
1. CITY PUBLIC SERVICE BOARD IS HEREBY DENOTED THE EASEMENTS AND UTILITIES DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "TELEPHONE", "CABLE EASEMENT", "UTILITY EASEMENT", AND "TRANSPORATION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, MAINTAINING, IMPROVING, OPERATING, AND USING SAID UTILITIES AND EASEMENTS. EACH WITH NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER ANY ADJACENT LAND. THE RIGHT TO RELOCATE SAID UTILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO OBTAIN ACCESS TO SAID UTILITIES AND EASEMENTS AND THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IT IS AGREED AND UNDERSTOOD THAT NO SIGN, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  2. ANY ONE MOMENTARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF ONE EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
  3. THIS PLAT DOES NOT AMEND, ALTER, REVERSE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE OR OTHER UTILITIES OR EASEMENTS. ANY CHANGES TO SAID UTILITIES OR EASEMENTS ARE DESCRIBED BELOW.
  4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY FOOT LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- STATE OF TEXAS  
 COUNTY OF COMAL
- I, THE FOREGOING \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_.
- IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_
- COUNTY CLERK, COMAL COUNTY, TEXAS  
 \_\_\_\_\_ DEPUTY
- BY: \_\_\_\_\_ MAYOR  
 BY: \_\_\_\_\_ CITY SECRETARY

**SUBDIVISION PLAT ESTABLISHING**  
**THE FOREST OF GARDEN RIDGE IN UNIT 1**  
 A 4.19 ACRE TRACT OF LAND, OUT OF A 107.14 ACRE TRACT OF LAND, SITUATED IN THE CITY OF GARDEN RIDGE OUT OF THE CHARLES F. HANCOCK SURVEY, NO. 72, ABSTRACT NO. 253, COMAL COUNTY, TEXAS, AS CONVEYED TO DAPHNE DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 20080000846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



August 8, 2012

Ms. Nancy Cain, City Administrator  
CITY OF GARDEN RIDGE  
9400 Municipal Parkway  
Garden Ridge, Texas 78266

**RE: Forest of Garden Ridge IV  
Preliminary Plat**

Dear Ms. Cain:

River City Engineering has reviewed the subject plat and offers the following comments;

1. The lot layout agrees with the current requirements of the subdivision rules and regulations of the City of Garden Ridge.
2. RCE cannot recommend approval without a detention pond located within the limits of the City of Garden Ridge, unless an agreement between the developer and the City of Garden Ridge is put into place prior to the development being approved. This agreement must state that an off-site detention pond would be built prior to construction of the development and in accordance with the City of Garden Ridge specifications. Also a maintenance agreement of this facility shall be in place prior to construction of the subdivision.
3. In the final plat process the developer may need to dedicate drainage easement or possibly provide a temporary drainage lot in Drainage Area "A" to provide adequate detention for stormwaters leaving the development. Provide more information on your preliminary plan for the drainage in this area.
4. Provide a dimension for the existing Bat Cave Road right-of-way near the entrance of the subdivision to verify that the 15' right-of-way dedication is sufficient.
5. The owners certification on the plat shall be updated, the streets, alleys, parks, water courses, drains, easements and public places will not be dedicated to the City for public use or maintenance due to this being a private subdivision. This certification also references the City of Schertz, this should be updated to the City of Garden Ridge.
6. Notary Certification: Add "CITY OF GARDEN RIDGE" under County of Comal in title. Revise the last sentence to read GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.
7. Professional Engineers Certification: Update to read as follows:  
STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE  
I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout.

(Engineers Seal)

\_\_\_\_\_  
Registered Professional Engineer

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

Sworn to and subscribed before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

8. Surveyors Certification: Update to read as follows:

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property and made under my supervision on the ground.

(Surveyor's Seal)

\_\_\_\_\_  
Registered Public Surveyor or Engineer

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

Sworn to and subscribed before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

9. City Engineer's Certification: Update to read as follows:

The City Engineer of the City of Garden Ridge, Comal County, Texas, hereby certifies that this subdivision plat conforms to all the requirements of the subdivision regulations of the City as to which his approval is required.

(Engineer's Seal)

\_\_\_\_\_  
City Engineer

10. County Clerk's Recording Acknowledgement: Update to read as follows:

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, County Clerk of said County, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on this \_\_\_\_\_, day of \_\_\_\_\_, A.D. \_\_\_\_\_, at \_\_\_\_M. in the records of Deeds and Plats of said county, in book Volume \_\_\_\_\_, on Page \_\_\_\_\_.

In testimony whereof, witness my hand and official seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_.  
County Clerk, Comal County, Texas

By: \_\_\_\_\_

11. Approval of the City Council: Update to read as follows:

This plat of \_\_\_\_\_ has been submitted to and considered by the City Council of Garden Ridge, Texas, and is hereby approved by such Council.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

Mayor

By: \_\_\_\_\_

City Secretary

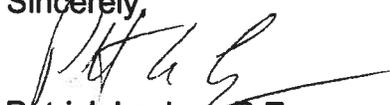
12. Revise all references of City of Schertz to read City of Garden Ridge.

13. Call out the rifle range on the location map.

Upon resolution of these items, RCE would find that it meets the requirements of the subdivision rules and regulations of the City of Garden Ridge and would then recommend approval of the proposed Preliminary Plat.

If you have any questions, please do not hesitate to contact us.

Sincerely,

  
Patrick Lackey, P.E.



CC: George Weron, P.E. – KFW Engineers  
Ms. Nadine Knause – Planning and Zoning Commission City of Garden Ridge

August 30, 2012

**From:** Garden Ridge Planning and Zoning

**To:** Garden Ridge City Council

**Subject:** Reappointment of Kay Bower as Commissioner, Place 2, Sam Stocks as Commissioner, Place 3, and Kitty Owen as Commissioner, Place 7, with terms expiring September 30, 2014.

Commissioners Bower, Stocks and Owen have all expressed their interest in continuing their service on the Planning and Zoning Commission. All three have been active participants on the Commission and have regularly attended meetings.

At its August 14, 2012 meeting, the Commission voted unanimously to recommend Council approve the reappointment of Kay Bower as Commissioner, Place 2, Sam Stocks as Commissioner, Place 3, and Kitty Owen as Commissioner, Place 7, with terms expiring September 30, 2014.



Nadine L. Knaus  
Chair  
Planning and Zoning Commission

**Motions of Recommendations made by the Quarry Commission  
to City Council August 13, 2012**

**5f.** Motion was made by Commissioner Holloway and seconded by Commissioner Mudge to recommend to City Council the reappointment of Johnell Holly, James Morgan, and Jerry Warden as City Quarry Commissioners for a 2 year term of office expiring 9/30/14. The motion passed unanimously. The recommend will be presented to City Council on August 27, 2012.

# Memo

**To:** Nancy Cain, City Administrator  
**From:** Donna O'Conner, Chief of Police  
**CC:**  
**Date:** August 16, 2012  
**Re:** Gabriel Galan, Promotion to Corporal

---

I respectfully request placement on the September Council agenda regarding the promotion of Officer Gabriel Galan to Corporal. The Police Department has a Corporal position in the current budget which has remained vacant for several months. With the departure of Deputy Chief Johnson, we posted the position as required by policy. Officer Galan was the only applicant for the position and meets all requirements. Officer Galan has been with the Garden Ridge Police Department since May 2007 and will be an asset to the administrative team.

With the approval of council, this promotion will become effective immediately. Thank you for your continued support.

Respectfully submitted,



**MONTHLY REPORT**

CITY OF GARDEN RIDGE  
BALANCE OF ALL FUNDS AS OF 7/31/12

<u>ACCOUNT</u>	<u>BALANCE</u>	<u>CURRENT RATE</u>
<b>CITY FUNDS</b>		
OPERATING ACCOUNT	\$ 148,802.68	0%
MONEY MARKET	\$ 562,889.76	.35%
MUNICIPAL COMPLEX PROJECT FUND	\$ 15,539.17	.21%
ASSET FORFEITURE/SEIZURE (STATE)	\$ 1,474.07	.10%
ASSET FORFEITURE/SEIZURE (FED)	\$ 59,163.04	.30%
2002 WATER IMPROVEMENT		
INTEREST & SINKING	\$ 23,476.30	.20%
2005 MUNICIPAL COMPLEX I&S	\$ 94,404.38	.30%
2005 I&S – TAX NOTE	\$ 82,583.73	.30%
2009 REFINANCE 98 I&S	\$ 73,626.47	.30%
2009 INTEREST & SINKING	\$ 122,311.04	.35%
STREET IMPACT FEE	\$ 169,383.77	.35%
TEXPOOL STREET IMPACT FEE	\$ 408.94	0%
TEXPOOL INVESTMENT	\$ 399.67	0%
PEG FEES	\$ 8,938.23	0%
SUBTOTAL OF CITY FUNDS	\$ 1,363,401.25	
AVERAGE CITY INTEREST RATE		.276%
<b>WATER FUNDS</b>		
2009 WATER IMPROVEMENTS	\$ 60,481.65	.30%
IMPACT FEES	\$ 898,162.15	.35%
TEXPOOL WATER RIGHTS/INFRASR	\$ 4,897.49	.1316%
TEXPOOL WATER INVESTMENT	\$ 604.91	0%
TEXPOOL IMPACT FEE	\$ 411.31	0%
WATER SURCHARGE	\$ 90,035.55	.30%
WATER COMPANY OPERATING	\$ 3,274,452.59	.35%
SUBTOTAL WATER FUNDS	\$ 4,329,045.65	
AVERAGE WATER INTEREST RATE		.28632%
<b>TOTAL ALL FUNDS</b>	<b>\$ 5,692,446.90</b>	
<b>TOTAL AVERAGE INTEREST RATE</b>		<b>.28116%</b>

CITY OF GARDEN RIDGE

GENERAL FUND

CASH & INVESTMENTS AS OF 7/31/12

OPERATING CHECKING	\$ 148,802.68
MONEY MARKET	<u>\$ 562,889.76</u>
TOTAL GENERAL FUND	\$ 711,692.44
TEXPOOL INVESTMENT	<u>\$ 399.67</u>
TOTAL INVESTMENT	\$ 399.67
TOTAL RESERVES FOR CITY	\$ 712,092.11

WATER FUND

INVESTMENTS AS OF 7/31/12

WATER COMPANY OPERATING	\$ 3,274,452.59
TEXPOOL WATER INVESTMENT FUND	<u>\$ 604.91</u>
TOTAL WATER COMPANY RESERVES	\$ 3,275,057.50

EXPENDITURE & REVENUES

PERIOD OF 7/31/12

83.33% OF FISCAL YEAR

REVENUE YEAR TO DATE

GENERAL FUND	\$ 1,744,112	84.11% of Budget
WATER FUND	\$ 869,709	68.04% of Budget

EXPENDITURES YEAR TO DATE

GENERAL FUND	\$ 1,743,741	84.52% of Budget
WATER FUND	\$ 507,672	47.11% of Budget

EXCESS REVENUE OVER/(UNDER) EXPENDITURES YEAR TO DATE

GENERAL FUND	\$ 371
WATER FUND	\$ 362,037

REVENUE FOR MONTH ENDING 7/31/12

GENERAL FUND	\$ 69,814
WATER FUND	\$ 117,454

EXPENDITURES FOR MONTH ENDING 7/31/12

GENERAL FUND	\$ 178,662
WATER FUND	\$ 38,763

EXCESS REVENUE OVER/(UNDER) EXPENDITURES FOR MONTH ENDING 7/31/12

GENERAL FUND	\$(108,848)
WATER FUND	\$ 78,690

Garden Ridge Community Center

7/31/12

**Revenues**

Rentals	\$ 18,425
Deposits	\$ 12,218*
Donations	\$ 300

Total Deposits Received:	\$ 22,775
Deposits refunded to date:	<u>\$ 10,557</u>
Revenue from deposits to date:	\$ 12,218*

Total Revenue: \$ 30,943

**Expenditures**

Telephone	\$ 423
Supplies	\$ 409
Utilities	\$ 4,550
Maintenance	\$ 5,496
Equipment	\$ 596
Facility Enhancements	\$ 0
Manager	\$ 10,235
Marketing	\$ 0
Donation Expenditures	<u>\$ 0</u>

Total Expenditures: \$ 21,709

Revenue Over/ (Under) Expenditures: \$ 9,234