



City of Garden Ridge

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

AGENDA REGULAR CITY COUNCIL MEETING, DECEMBER 5, 2012 AT 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, December 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 November 30, 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:
November 7, 2012 Regular City Council Meeting Minutes

6. Public Hearing

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

A petition by Tony Overman for rezoning from Residential Agricultural (RA) to Neighborhood Services (B-1) 13.532 acres of land, situated in the City of Garden Ridge, Comal County, Texas, being part of a called 13.532 acre remnant of a 116 acre tract out of

the Geo. M. Dolson Survey Number 96, Abstract Number 120, and located at the southeast corner of the FM 3009 and FM 2252 intersection

7. Business Items

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

- a) Resignation of Bob Gunnarson as Commissioner on the City Quarry Commission effective November 14, 2012 and recognition of City Quarry Commissioner Bob Gunnarson for his service to the City of Garden Ridge on the Quarry Commission
- 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 2nd Judicial District Court)
- c) Planning and Zoning Commission recommendation on a petition by Tony Overman for rezoning from Residential Agricultural (RA) to Neighborhood Services (B-1) 13.532 acres of land, situated in the City of Garden Ridge, Comal County, Texas, being part of a called 13.532 acre remnant of a 116 acre tract out of the Geo. M. Dolson Survey Number 96, Abstract Number 120, and located at the southeast corner of the FM 3009 and FM 2252 intersection
- d) Planning and Zoning Commission recommendation on Master Development Plan for the Tuscan Village subdivision to be located at the southeast corner of FM 3009 and FM 2252
- e) Planning and Zoning commission recommendation on a petition by Triumphant Lutheran Church for a variance to Ordinance 55-112004 to allow the placement of two "No Cell Phone Usage" signs on their property located at 21315 Bat Cave Road
- f) Planning and Zoning Commission recommendation on a revised Master Development Plan for Forest of Garden Ridge IV to provide for a connection to Bindseil Road within Unit 2 of said subdivision located on the west side of Bat Cave Road northwest of its intersection with Schoenthal Road
- g) Planning and Zoning Commission recommendation on Final Plat for the Forest of Garden Ridge IV, Unit 1
- h) Update and possible authorization on design considerations and schedule for 2012 CIP Projects for streets, drainage and water line replacement
- 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
- j) Resignation of Desiree Mundell as Administrative Assistant in the City of Garden Ridge Administration Department effective November 26, 2012
- k) Reschedule the January Regular City Council Meeting from January 2, 2013 to January 9, 2013

8. 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

October 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

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

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

10. 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

11. 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:

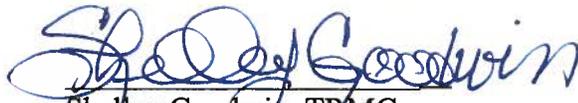
The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about 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 11:30 a.m. on November 30, 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,
NOVEMBER 7, 2012

Members Present:

Mayor Feibelman
Councilmember Roberts arrived at 6:02pm
Councilmember Britan
Councilmember McCaw
Councilmember Dalton

Member Absent:

Councilmember Young

City Staff Present:

Nancy Cain, City Administrator
Royce Goddard, Public Works Director
Dan Bellinger, Sergeant
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 Wednesday, November 7, 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

Brian Lantzy, Trophy Oaks subdivision, thanked the Police Department for handling the fatality that occurred in Trophy Oaks subdivision, so professionally.

4. Minutes

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

a) October 3, 2012 Regular City Council Meeting Minutes

Motion: Upon a motion made by Councilmember Roberts and a second by Councilmember Britan to approve the October 3, 2012, Regular City Council Meeting, with changes, the City Council voted four (4) for, none (0) opposed. The motion carried unanimously.

5. Special Presentations

- a) Recognition of City Water Commissioner, Place 1, Frank Powers for his service to the City of Garden Ridge on the Water Commission**

Mayor Feibelman read a Certificate of Appreciation and thanked Frank Powers for his service to the City or the City Water Commission.

6. 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 2nd Judicial District Court)**

Dan Bellinger, Police Sergeant, reported the City of Garden Ridge Police Department has not received any new reports of bullets.

George Hyde, City Attorney, reported the Texas Attorney General's Office is still going through all the information that was provided to them. He also reported at this time the City Council does not need to provide or do anything, but he should have an update at the next City Council Regular Meeting.

- b) Update on Park Committee formation and study of parks within Garden Ridge**

Brian Lantzy, Committee member, reported the Park Committee has been working on a Park Master Plan and upgrade recommendations. He reported the upgrades are being done in phases, Phase 1 is the restrooms and additional play ground equipment. A contractor has been contacted to help with the different options that could be available for either moving the restrooms or adding on to the current restrooms. He reported there are different playscape options being discussed and the estimates for adding more equipment or adding a second playscape area range from \$15,000 to \$30,000.

Garry Montgomery, River City Engineers, reported the County Engineer has been contacted by email but is waiting to hear back from him on the restroom options and use of the current septic system.

The City Council discussed different restroom and playscape options as well as funding.

- c) Presentation of Planning and Zoning Commission recommendation on a petition by Tony Overman for rezoning from Residential Agricultural (RA) to Neighborhood Services (B-1) 13.532 acres of land, situated in the City of Garden Ridge, Comal County, Texas, being part of a called 13.375 acre remnant of a 116 acre tract out of the Geo. M. Dolson Survey Number 96, Abstract Number 120, and located at the southeast corner of the FM 3009 and FM 2252 intersection (This is a presentation only. Public Hearing will be scheduled for the December 5, 2012 City Council Meeting.)**

Nadine Knaus, Planning and Zoning Chair, reported the Planning and Zoning Commission received and reviewed a petition to rezone from Residential Agricultural to Neighborhood Services the property at the southeast corner of FM 3009 and FM 2252. She reported during the public hearing no one spoke for or against the petition. She reported that after review and discussion of the rezoning petition and in consideration of fact that the zoning requested would be more restrictive than originally planned, the Commission voted unanimously to recommend Council approval of the rezoning to B-1.

The City Council reviewed the rezoning petition.

Mayor Feibelman reported a public hearing and vote will be scheduled for the next Regular City Council Meeting scheduled for December 5, 2012.

d) Presentation of the Planning and Zoning Commission recommendation on Master Development Plan for the Tuscan Village subdivision to be located at the southeast corner of FM 3009 and FM 2252 (This a presentation only. Action to be taken at the December 5, 2012 City Council Meeting after action on rezoning request.)

Nadine Knaus, Planning and Zoning Chair, reported the Planning and Zoning Commission received and reviewed a Master Plan for Tuscan Village subdivision to be located at the southeast corner of FM 3009 and FM 2252. The City Engineer indicated he had no planning issues with the proposed development, but there were a number of issues the Commission and the Engineer want resolved prior to the plat approval.

1. a letter from the Fire Chief expressing any concern or approval,
2. a detailed delineation of the cul-de-sac length and a determination as to whether a variance will need to be requested for the cul-de-sac length,
3. a request for a variance stating that the paving of alleys will be determined at the time of site review and approval for each lot,
4. impervious cover variances that may be requested for each lot so that these can be clearly indicated on the plat,
5. a detailed drainage study for the subdivision,
6. letters from TxDOT outlining ROW reservations, curb cuts, etc. along FM2252 and FM3009, and
7. a determination by the City Water Department relative to the placement of any water utility easements that may be required along FM2252.

She also reported after review and discussion of the proposed Master Plan the Commission voted unanimously to recommend City Council approval.

The City Council reviewed the proposed Master Plan.

Mayor Feibelman reported a vote will be scheduled for the next Regular City Council Meeting scheduled for December 5, 2012.

e) City Water Commission recommendation on resignation of Frank Powers as Water Commissioner, Place 1 effective October 25, 2012

Nancy Cain, City Administrator, reported that Frank Powers has submitted his resignation from the Water Commission effective October 25, 2012.

Motion: Upon a motion made by Councilmember Roberts and a second by Councilmember McCaw to approve the City Water Commission recommendation on resignation of Frank Powers as Water Commissioner, Place 1 effective October 25, 2012, the City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

f) City Water Commission recommendation on appointment of Jim Kohl as Water Commissioner, Place 1, to fill unexpired term of office expiring September 30, 2014

Nancy Cain, City Administrator, reported at the October 23, 2012 Water Commission meeting Mr. Jim Kohl and Mr. James Hudson were interviewed. The Commission unanimously voted to recommend the City Council appoint Jim Kohl to fill the unexpired term of office for the Water Commission, Place 1.

Motion: Upon a motion made by Councilmember Dalton and a second by Councilmember McCaw to approve the City Water Commission recommendation on appointment of Jim Kohl as Water Commissioner, Place 1, to fill unexpired term of office expiring September 30, 2014, the City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

g) Reappointment of Jim Bower as the representative of the City of Garden Ridge on the Edwards Aquifer Recovery Implementation Program for a term of two years expiring December 31, 2014

Mayor Feibelman reported this item is to reappoint Jim Bower as the City of Garden Ridge's representative on the Edwards Aquifer Recovery Implementation Program. He stated Mr. Bower does a good job representing the City of Garden Ridge and feels he should continue to represent the City in the capacity.

Motion: Upon a motion made by Councilmember Britan and a second by Councilmember Roberts to approve the reappointment of Jim Bower as the representative of the City of Garden Ridge on the Edwards Aquifer Recovery Implementation Program for a term of two years expiring December 31, 2014, the City Council voted four (4) for and none (0) opposed. the motion carried unanimously.

h) Design considerations and schedule for 2012 CIP Projects for streets, drainage and water line replacement

Garry Montgomery, River City Engineer, provided a powerpoint presentation of the 2013 CIP Projects (attached).

The City Council reviewed and discussed the proposed cost, design considerations and schedule of the 2013 CIP Projects. They also discussed sidewalks and ribbon curves being added as alternative bids.

i) 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

Garry Montgomery, River City Engineer, reported the relocation of the 12" water line at the intersection of FM 3009/FM 2252 is complete and closed. He also reported once he receives the final bill he will provide the City Council with an update on the cost of the project.

j) 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 Engineer, provided a powerpoint presentation of the Storm Water Master Plan-Hickory Bend & Arrowood Drainage Update (attached). He reported that the final walk through was conducted today and that the project is in the final stages. He also reported a final punch list will be provided to the contractor within the next couple of days. Once the punch list is completed and the contractor provides a final bill he will provide the City Council with an update on the final cost of the project.

The City Council discussed the project and several of the City Council express an interest in walking the project.

k) Resolution 280-112012 designating the official newspaper for the City of Garden Ridge

Nancy Cain, City Administrator, reported this Resolution is a statue requirement to designate an official newspaper for publishing legal and public hearing notices. She also reported the New Braunfels Herald-Zeitung is a daily publication which suitably fits the needs of the City of Garden Ridge.

Motion: Upon a motion made by Councilmember Britan and a second by Councilmember Roberts to approve Resolution 280-112012 designating the official newspaper for the City of Garden Ridge, the City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

l) Ordinance 156-112012 of the City of Garden Ridge specifying a duty of an occupant, owner or agent of a premise within the city to keep all vegetation well trimmed and avoid impediment to vehicular traffic and users of the roadways and right-of-ways and providing for penalties

Nancy Cain, City Administrator reported Ordinance 27 was repealed and replaced with Ordinance 162-042011, but Ordinance 156 reflects the wrong ordinance and this needs to be corrected.

The City Council discussed the proposed update and Ordinance 162-042011, which deals with nuisances.

Motion: Upon a motion made by Councilmember Britan and a second by Councilmember McCaw to approve Ordinance 156-112012 of the City of Garden Ridge specifying a duty of an occupant, owner or agent of a premise within the city to keep all vegetation well trimmed and

avoid impediment to vehicular traffic and users of the roadways and right-of-ways and providing for penalties, the City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

m) Approval of Certification of Tax Levy for the 2012 Tax Year in accordance with Section 26.09(e) of the Texas Property Code

Nancy Cain, City Administrator, reported the Comal County Tax Assessor has provided the Tax Levy for the City of Garden Ridge for the 2012 Tax Year. She reported the 2012 Tax Levy needs to be approved by the City Council in accordance with Section 26.09(e) of the Texas Property Code.

Motion: Upon a motion made by Councilmember Dalton and a second by Councilmember Britan to approve the Certification of Tax Levy for the 2012 Tax Year in accordance with Section 26.09(e) of the Texas Property Code, the City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

n) Transfer of Administration Department Administrative Assistant Sandy Edwards to the newly created Administrative Assistant position in the Garden Ridge Police Department with 90 days probationary period and at rate set in the 2013 General Fund Budget for said position

Nancy Cain, City Administrator, reported with the adoption of the 2013 General Fund Budget an Administrative Assistant was created for the Police Department. She stated Sandy Edwards, the Administrative Assistant in the Administration Department desired to transfer to the new position. She further stated the personnel policy requires a 90 day probation period by recommends waiving it, since this is a transfer of a 3 year employee and because Ms. Edwards would be doing a similar job of what she is currently doing.

Motion: Upon a motion made by Councilmember Britan and a second by Councilmember Roberts, to approve the Transfer of Administration Department Administrative Assistant Sandy Edwards to the newly created Administrative Assistant position in the Garden Ridge Police Department at rate set in the 2013 General Fund Budget for said position, the City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

o) Employment of Desiree Mundell as Administrative Assistant in the City of Garden Ridge Administration Department effective November 19, 2012 at salary set in the 2013 Fiscal Year Budget for said position with a 90 day probationary period and salary being 5% less during probationary period

Nancy Cain, City Administrator, reported with the transfer of Sandy Edwards to the Police Department's Administrative Assistant position, this leaves an opening for the Administration Department. She also reported out of 110 applications and several interviews, Desiree Mundell was ranked as the top candidate for this position. Ms. Mundell has over five years municipal experience with the City of Copperas Cove.

Motion: Upon a motion made by Councilmember Britan and a second by Councilmember Roberts, to approve the employment of Desiree Mundell as Administrative Assistant in the City of Garden Ridge Administration Department effective November 19, 2012 at salary set in the

2013 Fiscal Year Budget for said position with a 90 day probationary period and salary being 5% less during probationary period, the City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

7. 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) September 30, 2012

Nancy Cain, City Administrator, reported City Funds total \$1,175,810.85 at .265 % interest and the Water Funds total \$ 4,312,092.30 at .29144% interest which the total of both Funds being \$5,487,903.15 at .27822% interest. She also reported the total General Fund reserves for City is \$656,510.81 and total water company reserves is \$3,257,501.53.

Motion: Upon a motion made by Councilmember Roberts and a second by Councilmember McCaw, the City Council voted four (4) for and none (0) opposed, to approve the Financial Statement and Investment Report for September 30, 2012. The motion carried unanimously.

b) October 31, 2012

Nancy Cain, City Administrator, reported the October 31, 2012 Financial Statement and Investment Report will be provided at the December 5, 2012 Regular Meeting.

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

Nancy Cain, City Administrator, reported:

Sign approvals since the last Council meetings-

- Northeast Bible Church's Surviving Holidays Grief Share

Community Center usage and financial report-

- Total revenue is \$ 37,293 and the total expenditures is \$31,261

Building Permits-

- Major Permits and Minor Permits which total revenue for the month is \$8,277.08 and \$149,849.57 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:

October- 79.77 total acre feet from the Trinity Well was used and 7.13

pumped from Edwards Wells. For the year 195.67 total acre feet from the

Edwards Well have been used and 724.14 total acre feet from the Trinity Well have been used.

Water system infrastructure maintenance, repairs and/projects- no new meters were installed, 15 meters replaced, 2 new service line installations and leaks adjustment. 2

Animal Control apprehensions, nuisance/complaints, animal bites- apprehended 15 dogs and 5 cats for the month, which totals 103 dogs and 67 cats for the year.

The City Council discussed the different options for water usage, since this is the last year of the Edwards Wells Management Rebate Program. Mayor Feibelman reported the City will be returning an estimated 368 acre foot of water from the Edwards Wells.

d) Police Department Monthly Activity

Citations issued

Warnings issued

Criminal activity within city

Code Compliance:

Citations issued

Warnings issued

Compliance achieved

Sergeant Bellinger reported in September the Police Department received 178 total calls, which 30 were code compliance violations. She reported there were 14 arrests, 1 accident, 305 warnings and 172 citations. She reported that 2 of these traffic stops resulted in seizure of weapons and drugs. She also reported the Garden Ridge Police Explorers attended competition on October 27th and did very well, the Garden Ridge Citizen Police Academy has completed classroom instructions and will be graduating on November 8th, and Sgt Bellinger represented the City at a County Wide DWI Awareness training at Canyon High School.

e) Recognition of employees and/or city events

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

- Police Department received a thank you for their participation in the Garden Ridge Elementary Red Ribbon Week events, participation in the DWI Awareness Training, and Officer Lopez for his professional behavior during a traffic stop.

Nancy Cain, City Administrator, announced the City Employee Christmas Party will be held on December 21st at noon and City Hall will close at noon that day.

Mayor Feibelman announced the City of Garden Ridge Library will hold a Veteran Day event on Friday, November 9th from 2pm to 5pm.

f) Observations and activities of wildlife within the city

Royce Goddard, Public Works Director, reported with a large amount of fawns and large bucks to be careful.

g) Water and/or Drought Management

Mayor Feibelman reported the City of Garden Ridge is currently in Stage 2.

h) Update on FM 3009 Construction Project

No report given

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

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

10. 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

Councilmember Dalton reported that TxDOT has been collecting traffic counts at Evan Road and FM 2252 and he will provide an update once he gets more information.

Mayor Feibelman reported today he attended a Welcome Home for Vietnam Veterans at Fort Sam, which was a nice gesture for those who served during that war.

11. Adjournment

There being no further business, the Wednesday, November 7, 2012 Garden Ridge City Council regular meeting was adjourned at 8:00pm by Mayor Feibelman.

Jay Feibelman
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE NOVEMBER 7, 2012
CITY COUNCIL REGULAR MEETING**

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.

Disclaimer:

Any disruptive behavior, including shouting or derogatory statements or comments, will 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.

NAME

Bryan Hanley

ADDRESS

20515 Wahlen Ln

SUBJECT

Police Dept.

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____



City of Garden Ridge

2013 CIP Projects

River City Engineering, Ltd.

November 7, 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
CONSTRUCTION TASKS		PROJECT COST	CONSTRUCTION TASKS		PROJECT COST	CONSTRUCTION TASKS		PROJECT COST
1	Install 12" diameter water pipe 6,350 LF on Garden Ridge Drive	\$ 730,250.00	1	Garden Ridge Drive (6307 SW199)	\$ 531,568.00	1	Garden Ridge Drive	\$ 1,179,100.00
2	Install 8" diameter water pipe 2,800 LF on Bluebell Drive 4,100 LF on Blazing Star Trail 2,500 LF on Chichona Trail 1,900 LF on Timber Rose 3,400 LF on Great Creek Road	\$ 1,231,200.00	2	Individual Projects Bluebell Drive (2507 SW199) Blazing Star Trail (6308 SW199) Chichona Trail (4833 SW199) Timber Rose (2583 & 2586 SW199) Great Creek Road (2588, 2589 & 4204 SW199)	\$ 1,571,900.00	2	Individual Projects Bluebell Drive Blazing Star Trail Chichona Trail Timber Rose Great Creek Road	\$ 373,369.00 \$ 702,000.00 \$ 425,425.00 \$ 201,496.00 \$ 338,550.00
			3	Albarrana Projects Goldenrod Lane (2507) Fairview Circle (6881) Hickory Bend/Arrowood Wester Wood Dr (72010) (Private) Trophy Oaks Drive (11583) (Private) James Watson Circle (62911) (Private)	\$ 943,816.00	3	Albarrana Projects Gardens Bend Schoonfield Road	\$ 35,000.00 \$ 90,200.00
	Water Impact Fees	\$ (830,336.00)		General Fund Balances (Split w/ Drainage)	\$ (313,036.00)		General Fund Balances (Split w/ Drainage)	\$ (313,036.00)
	Water Utility Fund Balances Budgeted	\$ (1,050,144.00)		Street Impact Fees	\$ (90,200.00)		Street Impact Fees	\$ (90,200.00)
TOTAL IMPROVEMENTS		\$	TOTAL IMPROVEMENTS		\$ 2,655,308.00	TOTAL IMPROVEMENTS		\$ 3,023,828.00
Total Improvements Water-Drainage Streets			Total Improvements Water-Drainage Streets			Total Improvements Water-Drainage Streets		
\$ 5,679,336.00			\$ 5,679,336.00			\$ 5,679,336.00		
Contingencies/Cost of Issuance			Contingencies/Cost of Issuance			Contingencies/Cost of Issuance		
\$ 70,664.00			\$ 70,664.00			\$ 70,664.00		
TOTAL BOND ISSUANCE			TOTAL BOND ISSUANCE			TOTAL BOND ISSUANCE		
\$ 5,750,000.00			\$ 5,750,000.00			\$ 5,750,000.00		



2013 Projects:

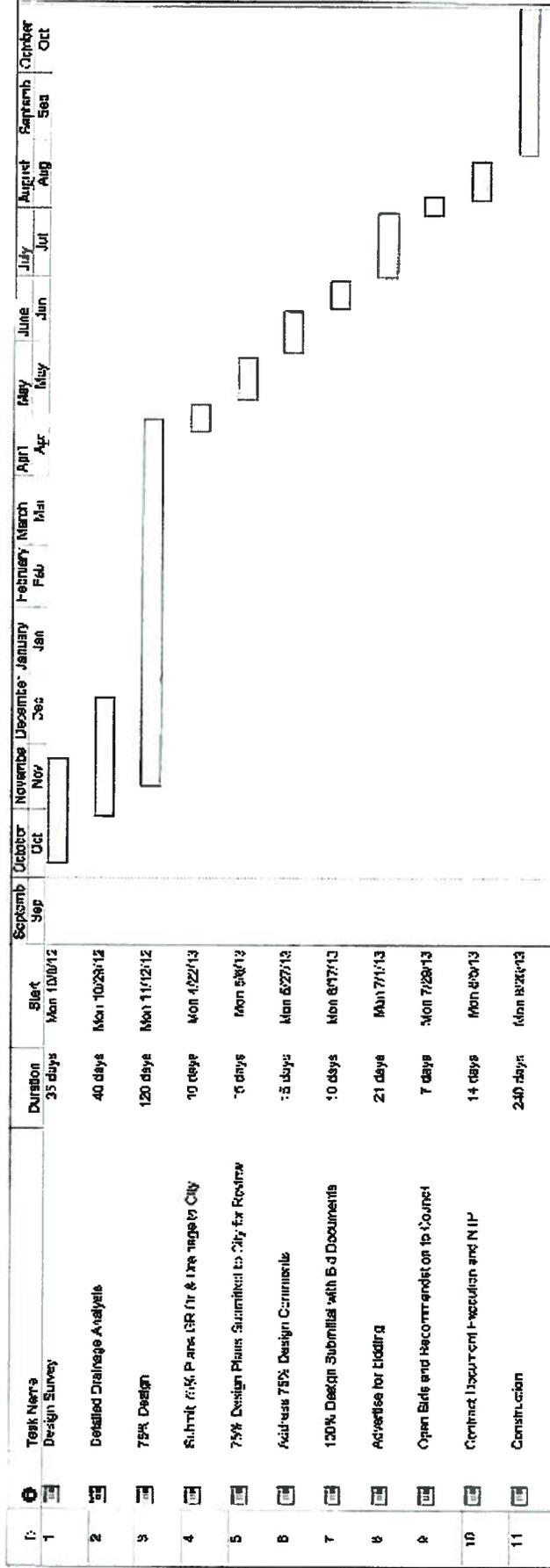
- Elevated Tank Maintenance – Not included in the CIP Bond, this project was budgeted into the 2013 budget. This project should be completed either before winter, or in mid-late spring to reduce the chance of freezing temperatures/weather delays in the project. Recommend bidding prior to winter, short construction schedule and need to complete prior to peak water usage months.
- Transportation Master Plan – Has not been budgeted for at this time, however we feel that this is a priority for the City due to increased interest from developers. We are compiling information from our records and will request an item on a future P&Z agenda to discuss projects, goals and timelines with the Council's approval.
- CIP Projects – Garden Ridge Dr., Cinchona Tr., Blazing Star Tr., Bluebell, Timber Rose, Grass Creek waterline, drainage and street repairs. This project should be a top priority to eliminating the Asbestos Concrete piping within the City, provides an adequately sized watermain loop through the City should a well site need maintenance, correct drainage deficiencies (corrects 6 of the top 10 SWMP projects), and repairs several streets for long-term maintenance free use by residents. Preliminary design and surveying has begun, anticipate bidding May/June 2013. Surveying will begin next week to provide topo information and locations of existing infrastructure.
- Schoenthal Road and Gardenia Bend Road – planning of these improvements is underway. Once plans and specifications are complete we will ask for Council approval to seek sealed proposals by Contractors. Chip seal and paving cannot be done at temperatures at or near 60 degrees, therefore weather delays are possible. This is a short timeframe project that can be completed quickly. These two projects are funded by street impact fees.
- Golden Rod and Fairview Circle – these drainage improvements are relatively small in scope and can be designed/bid soon after the main CIP projects are under construction. RCE would recommend bidding both projects under one contract for construction. Design/bid mid to late summer 2013.



Design Considerations

- Mobilize Survey and Preliminary Design – This will allow us to survey Garden Ridge Drive and adjacent streets to evaluate drainage and construction impacts.
- RCE will bring forth multiple design considerations to City Staff for direction, such as curbing, sidewalks, revegetation, drainage considerations, etc.
- Once survey is complete we will place the waterlines and drainage structures in the appropriate locations to facilitate flow of traffic and limit interruption to residential services within the area. A phasing plan will be included in the construction plans.
- After preliminary plans are prepared, with the direction of Council we can consider the first project to advertise for bid. RCE recommends advertising the entire Garden Ridge Dr. to Bluebell area as one project. This will provide lower cost of construction, less interruption to residents, and only one contractor to provide warranty and maintenance for the 1 year period.
- RCE further recommends considering a 2-year warranty for the project, this allows time for settling to occur for all of the services crossing the roadways. Should settling occur the contractor would be required to repair any damage for the 2-year period at his/her expense. This will possibly add some cost to the project however, the extended warranty option could be bid as an alternate for future consideration.
- RCE would work with City staff regularly and submit 40%, 70% and 100% plans for review and comments. We intend to provide engineering design memo's to City Staff to keep everyone up to date with project status and progress. RCE is also prepared to provide a monthly update at the Council Meetings if the Council would like a short monthly presentation.

Schedule for CIP Projects



July 25, 2014 for final completion, this date will be revised as more data is acquired and better estimates can be made with confidence. Possible contract extension to 300-360 days.

City of Garden Ridge
Storm Water Master Plan
Hickory Bend – Arrowood Drainage Update



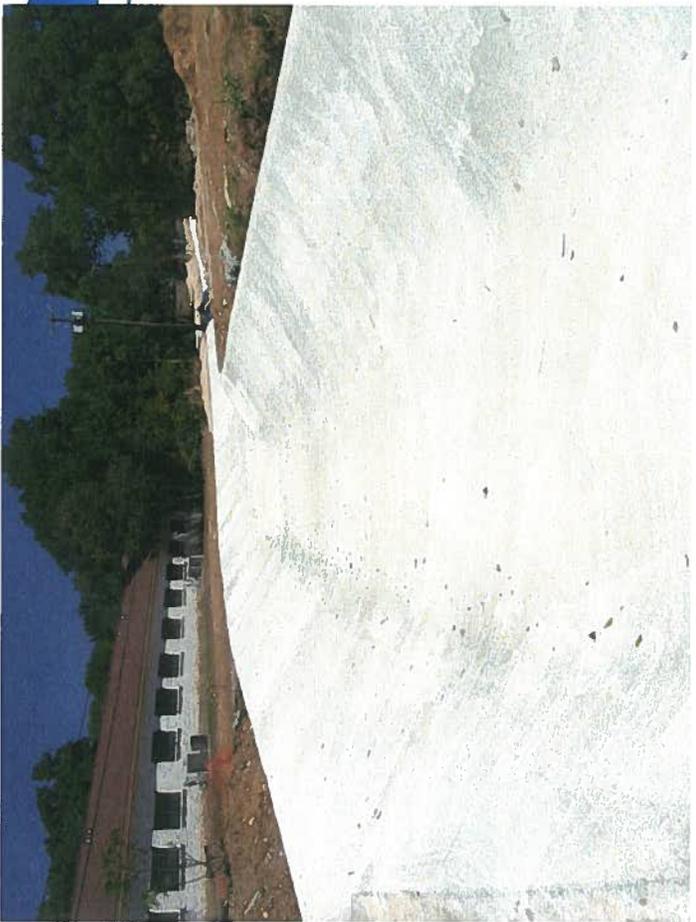
Garry Montgomery E.I.T
River City Engineering

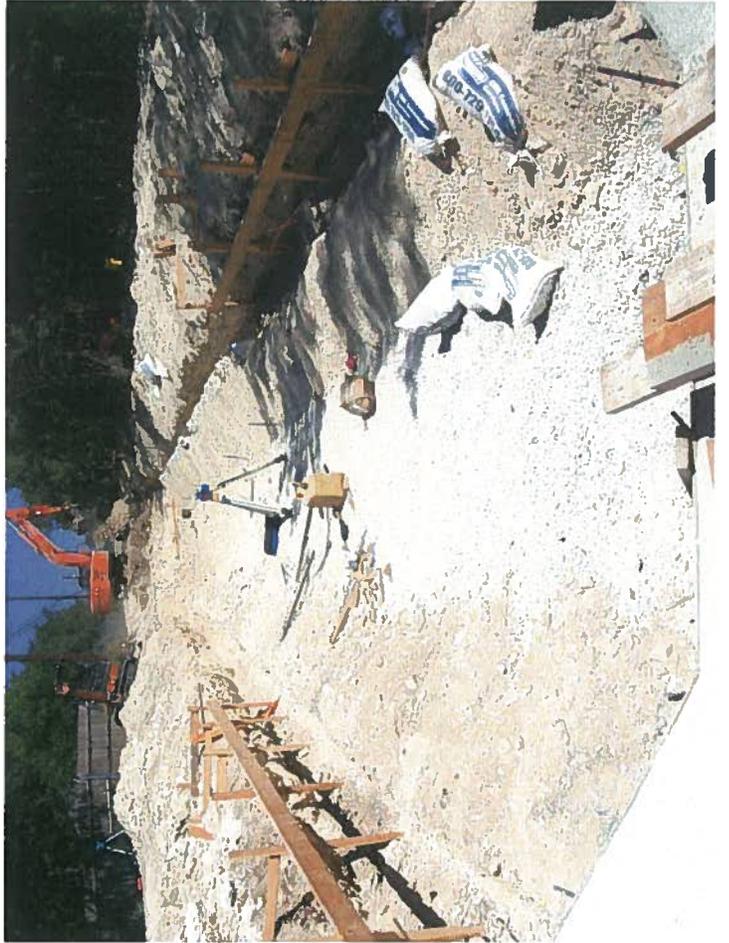
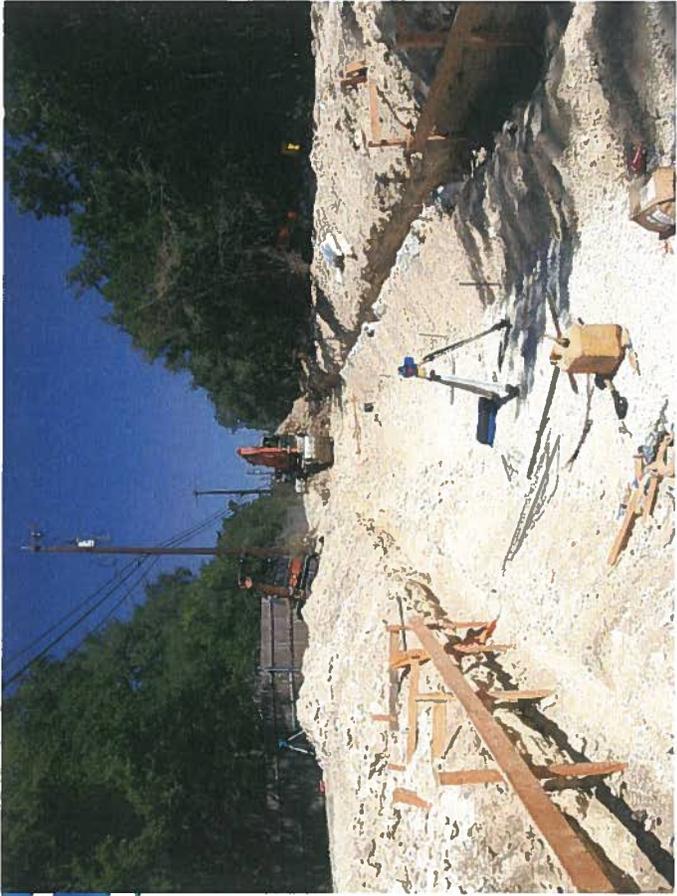
City Council Meeting
October 7, 2012



Status Update:

- The contractor has completed the project and has asked for the final punch list to close out the project.
- On November 1st RCE met with the contractor to review the final pay estimate. The contract was awarded at \$543,125 including 10% contingency. The project will be completed for a cost of \$497,925.
- Final Contract time was December 21, 2012 for the 180 day contract. The contract will close 40 days ahead of schedule.





Herald Zeitung
Attention: Classified Department

Please publish one (1) time only, Sunday, November 18, 2012 (**Please contact Shelley Goodwin at 210-651-6632 or citysecretary@ci.garden-ridge.tx.us with a proof.**)

Please refer to the City of Garden Ridge's account for charge. Please provide 1 publisher affidavit to the City Secretary. Thank you

LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS
GARDEN RIDGE CITY COUNCIL

The City Council of the City of Garden Ridge, Texas will hold a public hearing on Wednesday, December 5, 2012 at 6:00 pm, to receive comments from the public for or against the proposed change. The hearing will be in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas.

The hearing will consider the following:

A petition by Tony Overman for rezoning from Residential Agricultural (RA) to Neighborhood Services (B-2) 13.532 acres of land, situated in the City of Garden Ridge, Comal County, Texas, being part of a called 13.375 acre remnant of a 116 acre tract out of the Geo. M. Dolson Survey Number 96, Abstract Number 120, and located at the southeast corner of the FM 3009 and FM 2252 intersection.

S/: Shelley Goodwin, City Secretary

The Honorable Jay Feibelman, Mayor
Garden Ridge, Texas

Robert J Gunnarson
20408 Wahl Lane
Garden Ridge, Texas 78266

November 14, 2012

Dear Jay,

It is with some regret that I find it necessary to tender my resignation as chairman of the Garden Ridge Quarry Commission effective immediately.

As you know, I plan on retiring in the not distant future and we will likely be moving to Flagstaff, Arizona. Getting ready for such a major life shift will soon occupy a majority of my time.

Chairing this Commission for its life- to-date has been an interesting experience. We have, I think, accomplished a lot, not the least of which is a meaningful, working Blasting Ordinance.

Working always in the best interest of our citizens and yet recognizing the need for balance has proven conflicting at times. And yet, something more than 150 meetings later, it is still remarkably important work.

I am so proud of the many people who have and do now serve on the Quarry Commission. They are truly dedicated men and women who all deserve our thanks and our praise. If I ever looked good it is only because of their work.

I appreciate your support and that of the City Council. You have made our work easier and made us all feel important in the process.

Our City Administrator, Nancy Cain, and her staff deserve a lot of thanks for the extra hours they have put in over all of these years in attending our meetings. In the beginning our 4 -5 hour marathon meetings surely taxed their ability to get to work on time the next day. We have been blessed by her council and that of our City Council advisors. We would not have been able to proceed without them.

Thanks for all you do for this City and for your selfless efforts on our behalf.

Sincere Regards,



Robert J Gunnason

October 10, 2012

From: Garden Ridge Planning and Zoning Commission

To: Garden Ridge City Council

Subject: A petition by Tony Overman for rezoning from Residential Agricultural (RA) to Neighborhood Services (B-1) 13.532 acres of land, situated in the City of Garden Ridge, Comal County, Texas, being part of a called 13.375 acre remnant of a 116 acre tract out of the Geo. M. Dolson Survey Number 96, Abstract Number 120, and located at the southeast corner of the FM 3009 and FM 2252 intersection.

The Commission received a petition to rezone from Residential Agricultural (RA) to Neighborhood Services (B-1) the property at the southeast corner of FM 3009 and FM 2252 (Attachment 1).

The Commission reviewed the petition at its September meeting and a public hearing was held on October 9, 2012. No citizens spoke in favor or in opposition to the petition.

The City's land use master plan proposed that this property be zoned B-1 for the first 300' facing FM 2252 and L-1 on the remainder of the property adjoining the railroad tracks. The requested zoning category (B-1) is a more restrictive zoning category for the rear of the property than that anticipated in the City's land use master plan.

After review and discussion of the rezoning petition and in consideration of fact that the zoning requested would be more restrictive than planned, the Commission voted unanimously to recommend Council approval of the rezoning to B-1.



Nadine L. Knaus
Chair
Planning and Zoning Commission

Attachment

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

Date: August 30, 2012

Case#: _____

2. Applicant Name: Tony M Overman
(First) (Middle) (Last)

3. Mailing Address: 18965 F.M. 2252
(Street)
Garden Ridge Texas 78266
(City) (State) (Zip)

Phone: (210) 317-1998

4. Applicant's relationship to property to be rezoned:
Sole owner (X) Part owner () Other; _____
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)

5. Property location: The south east corner of F.M. 3009 and F.M. 2252(Nacogdoches Rd.)

(Street address or street property front)

6. Legal description:

Plat: Lot(s) N/A Block(s) N/A

Subdivision; Tuscan Village

Acreage: 13.532 (If acreage, provide separate metes and bounds description as attachment 2.)

Property Deed recorded in Comal County Volume # 280 Page # 181

7. Existing use of property: Residence – Agricultural (RA)

8. Proposed use of property: Neighborhood Services (B-1)

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.

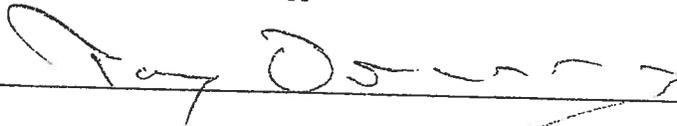
10. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property to be rezoned, on another map of larger scale, as attachment 5.

11. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: None

12. Reason for requesting zoning change (attach additional sheet if needed): Development of a commercial business park

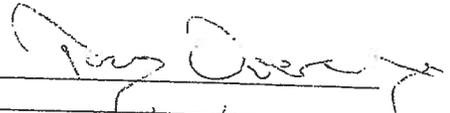
13. The undersigned hereby requests that the property identified in this application be reclassified from: Residence – Agriculture (RA) district to: Neighborhood Services (B-1) district, in accordance with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. 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: _____



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

8/29/12

		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	_____

Date: August 30, 2012
Project No: 2339.00

Page 1 of 2

FIELD NOTES DESCRIPTION

Field notes describing 13.532 acres, situated in the City of Garden Ridge, Comal County, Texas, being a part of a called 13.375 acre remnant of a 116 acre tract out of the Geo. M. Dolson Survey No. 96, Abstract No. 120, by deed recorded in Volume 280, Page 181 of the Official Public Records of Comal County, Texas; being more particularly described as follows:

BEGINNING: A concrete monument on the Southeastern side of Farm Market Road 2252 - Nacogdoches Road (70' R.O.W.) for the Northeastern corner of the said 13.532 acre tract, the Northwestern corner of Lot 1, Clay Addition as recorded in Volume 12, Page 116 of the Plat Records of Comal County, Texas;

THENCE: S 30° 22' 09" E - 883.26 feet along the Northeastern line of the said 13.532 acre tract, the Southwestern line of said Lot 1, Clay Addition to a concrete monument on the Northern line of the Union Pacific Railroad 100 foot Right of Way;

THENCE: S 67°35'45" W - 717.16 feet along the Northern line of the said Union Pacific Railroad Right of Way to a ½ inch iron rod with cap marked RPLS 5552 for the Southwestern corner of the said 13.532 acre tract, the Southeastern corner of a 0.208 acre - State of Texas Right of Way Deed and Ingress Egress Restrictions for Farm Market Road 3009 in Document No. 200706040418;

THENCE: N 35°37'24" W - 135.77 feet along the said 0.208 acre tract, the Eastern line of said Farm Market Road 3009 to a ½ inch iron rod marked RPLS 5552 for a corner of this 13.532 acres;

THENCE: Continuing along said line a curve to the right having a Delta angle of 02°16'57", a Radius of 5243.00 feet, an Arc length of 208.86 feet and a Chord bearing of N 34°28'53" W - 208.85 feet to a ½ inch iron rod marked RPLS 5552 for a corner of this 13.532 acres;

THENCE: N 25°47'02" W - 98.14 feet continuing along said line to a ½ inch iron rod marked RPLS 5552 for a corner of this 13.532 acres;

THENCE: Continuing along said line a curve to the right having a Delta angle of 01°50'27", a Radius of 5231.00 feet, an Arc length of 168.06 feet and a Chord bearing of N 31°21'14" W - 168.06 feet to a ½ inch iron rod marked RPLS 5552 for a corner of this 13.532 acres;

THENCE: N 30°26'01" W - 67.73 feet continuing along said line to a ½ inch iron rod marked RPLS 5552 for a corner of this 13.532 acres;

THENCE: N 13°06'25" E - 94.09 feet along a cut back line of Farm Market Road 3009 and Farm Market Road 2252 - Nacogdoches Road to a concrete monument for a corner of this 13.532 acres

THENCE: N 56°19'56" E – 669.14 feet along the Southeastern side of Farm Market Road 2252
– Nacogdoches Road to the **POINT OF BEGINNING** and containing 13.532 acres of land;

October 10, 2012

From: Garden Ridge Planning and Zoning Commission
To: Garden Ridge City Council
Subject: Master Development Plan for the Tuscan Village subdivision to be located at the southeast corner of FM 3009 and FM 2252.

The Commission received a Master Development Plan for Tuscan Village subdivision to be located at the southeast corner of FM 3009 and FM 2252.

The Commission reviewed the Master Plan at its September meeting and had number of follow-up questions for the developer and his representatives. A meeting was held with the developer and his representatives to clarify the issues and the revised plan (Attachment 1) was submitted for discussion at the October 9 Planning and Zoning meeting.

At the meeting, the revised plan was discussed. Changes from the original included shading the streets and driveways within the commercial subdivision, alley ROW/easements around the sides and rears of each lot in accordance with the City's ordinance, and non-access easements along the front of the properties to indicate that the lots will have shared driveways. Also included in the Commission packet was a copy of the original plan (Attachment 2) presented to the Water Commission and correspondence relative to communications between the developer's engineer and TxDot (Attachment 3).

The City Engineer indicated that he had no master planning issues with the development, but that there were a number of issues that are part of the platting process that will need to be resolved prior to plat approval. These included but were not limited to:

1. a letter from the Fire Chief expressing any concerns that he might have,
2. a detailed delineation of the cul-de-sac length and a determination as to whether a variance will need to be requested for the cul-de-sac length,
3. a request for a variance stating that the paving of alleys will be determined at the time of site review and approval for each lot,
4. any impervious cover variances that may be requested for each lot so that these can be clearly indicated on the plat,
5. a detailed drainage study for the subdivision,
6. letters from TxDot outlining ROW reservations, curb cuts, etc. along FM2252 and FM 3009, and
7. a determination by the City Water Department relative to the placement of any water utility easements that may be required along FM 2252.

After review and discussion of the proposed Master Plan, the Commission voted unanimously to recommend Council approval.



Nadine L. Knaus

Chair

Planning and Zoning Commission

Attachments

City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, Tx 78266

OCTOBER 04, 2012

Re: Tuscan Village Master Plan

To Whom It May Concern,

Please accept the revised Master Plan for the Tuscan Village Subdivision to be considered at the next Planning and Zoning Commission meeting scheduled to occur on October 09, 2012.

The intent of the Master Plan is to begin the development of several commercial lots at the corner of FM 2252 and FM 3009. The commercial lots will range in use from office space to retail space and possibly small café type restaurants.

Sincerely,


REPRESENTATIVE (FORD ENGINEERING, INC.)

~~Mr. Tony Overman~~

18965 FM 2252
Garden Ridge, Texas 78266

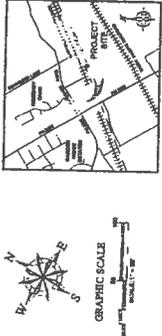
FORD ENGINEERING INC.
 ENGINEERING PLANNING
 10822 W. WARRIOR BLVD. SUITE 104, DALLAS, TEXAS 75247
 PHONE: (214) 850-4440
 FAX: (214) 850-4440
 TRMS. NO. F-1182

DATE: 10/11/11
 TIME: 10:00 AM
 PROJECT: 13.532 ACRES COMMERCIAL BUSINESS PARK
 SHEET NO. 1 OF 1

NO.	DATE	DESCRIPTION

CITY OF GARDEN RIDGE
TUSCAN VILLAGE
13.532 ACRE COMMERCIAL BUSINESS PARK
MASTER PLAN

PROJECT NO. 2379.00
 OCT. 03, 2011



ACREAGE SUMMARY

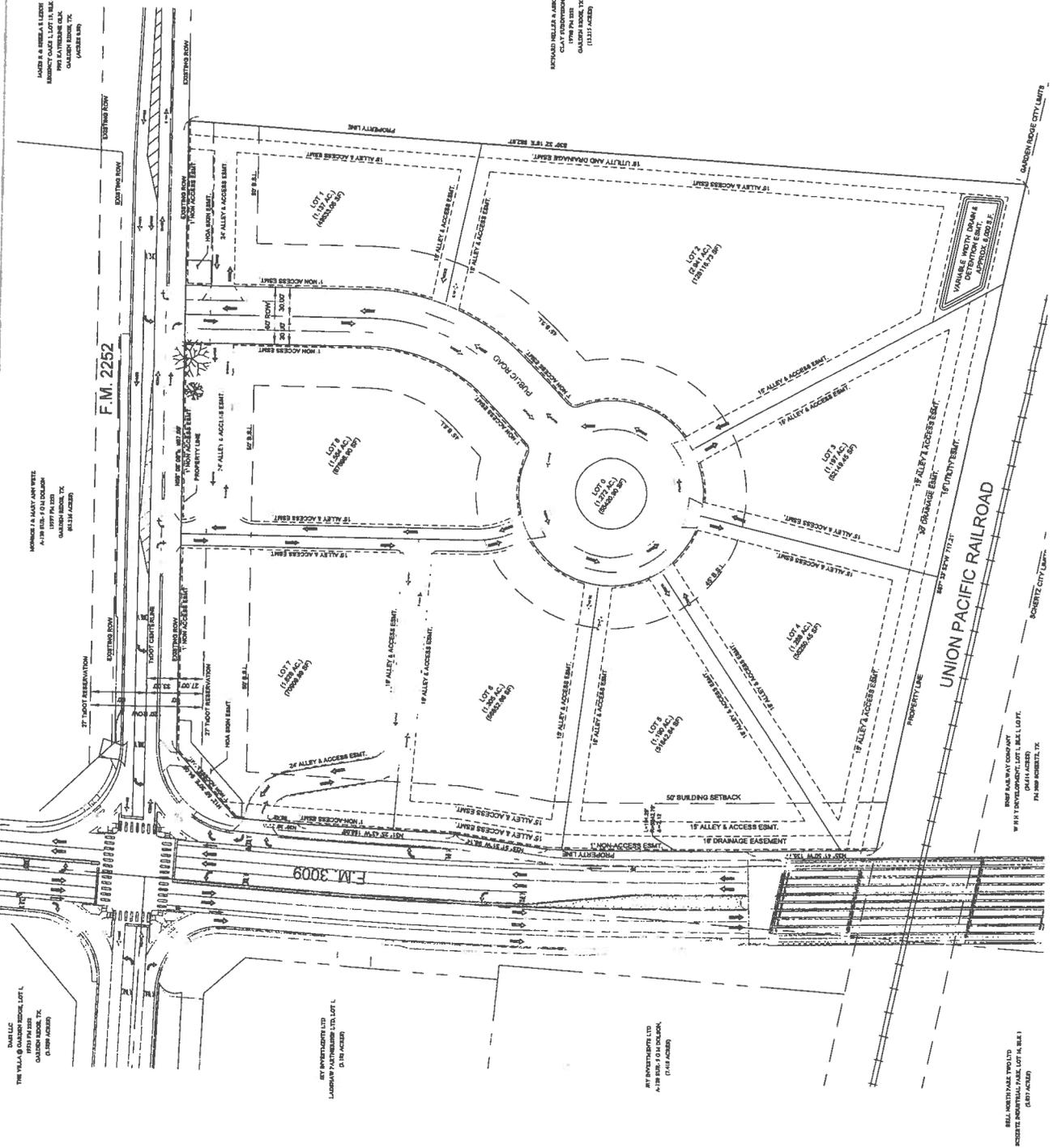
TOTAL TRACT	13.532 ACRES
TxDOT ROW RESERVATION	0.422 ACRES
DEFINITION POND	(18,382.32 S.F.)
PUBLIC ROAD (60' ROW)	0.596 ACRES
9 LOTS	(25,973 S.F.)
COMMON/PARK SPACE	12,260 ACRES
	(534,033.02 S.F.)
	(4417.86 S.F.)

Belong 13,532 acres of land, situated in the City of Garden Ridge, Comal County Texas, being part of a called 13,375 acre remnant of a 118 acre tract out of the Geo. M. Dolson Survey Number 86. Abstract Number 220, said 118 acre tract conveyed to Monroe Weitz and wife, Mary A. Weitz, and recorded in Volume 280, Page 181, Official Public Records of Comal County Texas.

CONTRACTOR:
 INTERNATIONAL PRODUCTIONS
 1800 W. WARRIOR BLVD. SUITE 104
 DALLAS, TEXAS 75247
 PHONE: (214) 850-4440
 FAX: (214) 850-4440

ENGINEER:
 FORD ENGINEERING INC.
 10822 W. WARRIOR BLVD. SUITE 104
 DALLAS, TEXAS 75247
 PHONE: (214) 850-4440
 FAX: (214) 850-4440

MICHAEL WELLS & ASSOCIATES
 CIVIL ENGINEER
 1700 W. WARRIOR BLVD. SUITE 104
 DALLAS, TEXAS 75247
 PHONE: (214) 850-4440
 FAX: (214) 850-4440



MARSH & HERRERA CONSULTANTS
 10000 W. WARRIOR BLVD. SUITE 104
 DALLAS, TEXAS 75247
 PHONE: (214) 850-4440
 FAX: (214) 850-4440

MARSH & HERRERA CONSULTANTS
 10000 W. WARRIOR BLVD. SUITE 104
 DALLAS, TEXAS 75247
 PHONE: (214) 850-4440
 FAX: (214) 850-4440

THE WELLS GROUP, LTD.
 10000 W. WARRIOR BLVD. SUITE 104
 DALLAS, TEXAS 75247
 PHONE: (214) 850-4440
 FAX: (214) 850-4440

THE WELLS GROUP, LTD.
 10000 W. WARRIOR BLVD. SUITE 104
 DALLAS, TEXAS 75247
 PHONE: (214) 850-4440
 FAX: (214) 850-4440

THE WELLS GROUP, LTD.
 10000 W. WARRIOR BLVD. SUITE 104
 DALLAS, TEXAS 75247
 PHONE: (214) 850-4440
 FAX: (214) 850-4440

BELL NORTH PARK, PWO LTD.
 10000 W. WARRIOR BLVD. SUITE 104
 DALLAS, TEXAS 75247
 PHONE: (214) 850-4440
 FAX: (214) 850-4440

ATTACHMENT 5

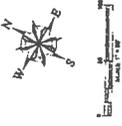
FORD ENGINEERING INC.
 ENGINEERING PLANNING
 10827 WEAVER DRIVE, SUITE 100, SAN ANTONIO, TEXAS 78241
 PHONE: (214) 580-4777
 FAX: (214) 580-4777
 WWW.FORDENGINEERING.COM

DATE: 08/11/11
 DRAWN BY: J. A. JONES
 CHECKED BY: J. A. JONES
 PROJECT NO.: 111111

NO.	DATE	DESCRIPTION

CONCEPTUAL PLAN
 TUSCAN VILLAGE
 13.532 ACRE COMMERCIAL BUSINESS PARK
 CONCEPTUAL PLAN

PROJECT NO. 3318/06
 JULY 16, 2011
 1 of 1

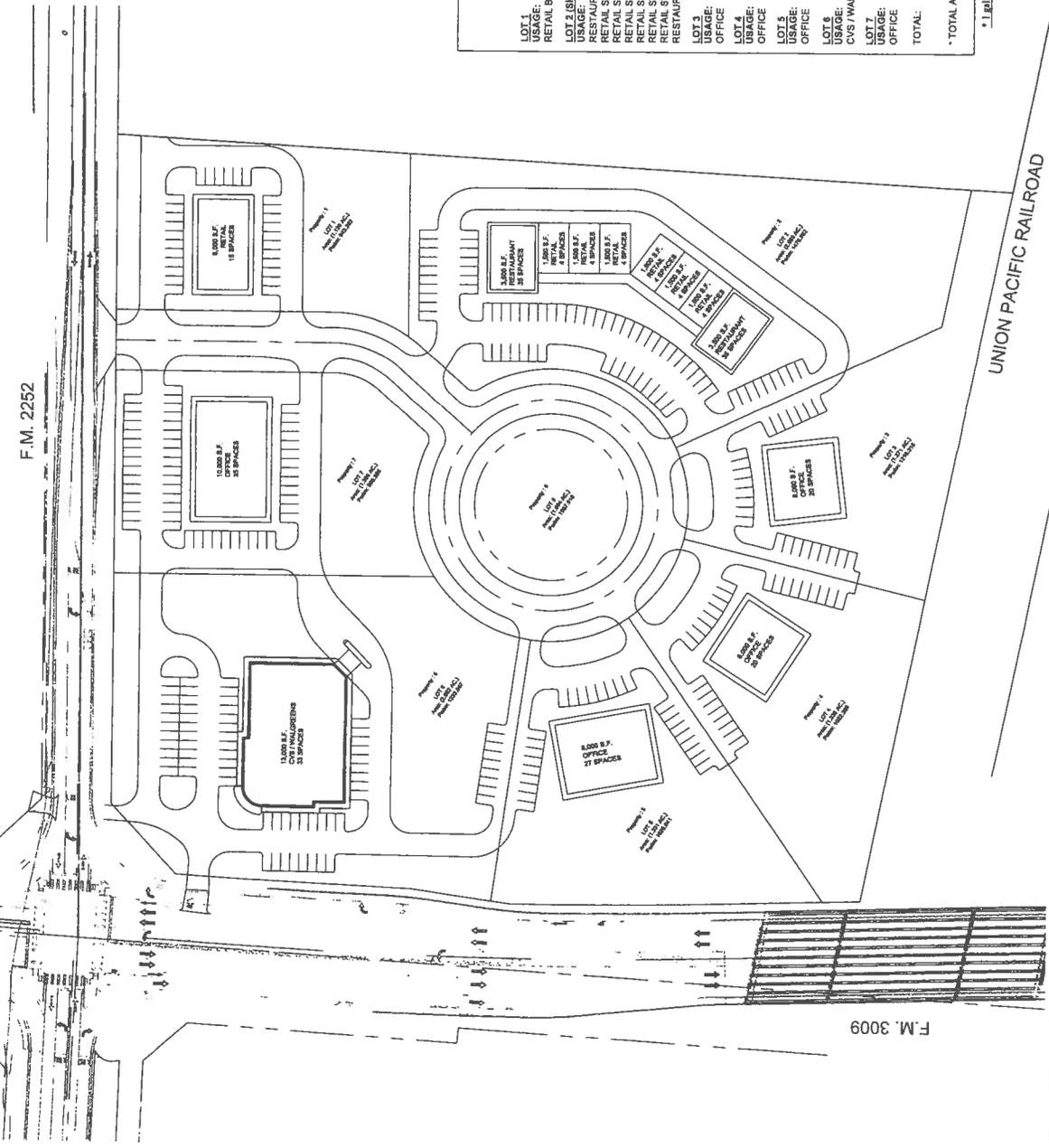


Being 13.532 acres of land, situated in the City of Garden Ridge, Comal County Texas, being part of a called 13.375 acre remnant of a 118 acre tract out of the Geo. M. Dolson Survey Number 86, Abstract Number 1242 and 118 acre tract conveyed to Morris Wade and wife, Mrs. P. Wade, by deed of conveyance, dated August 18, 1911, Official Public Records of Comal County Texas.

WATER USAGE:

LOT #	USAGE	SIZE	Gal./Day	Gal./Mo.
LOT 1	RETAIL BUSINESS	6,000 s.f.	200	6,083
LOT 2 (SHOPPING CENTER)				
USAGE:				
RESTAURANT (60-70 SEATS)	3,500 s.f.	506	27,557	
RETAIL STORE (SMALL)	1,500 s.f.	50	1,550	
RETAIL STORE (SMALL)	1,500 s.f.	50	1,550	
RETAIL STORE (SMALL)	1,500 s.f.	50	1,550	
RETAIL STORE (SMALL)	1,500 s.f.	50	1,550	
RETAIL STORE (SMALL)	1,500 s.f.	50	1,550	
RESTAURANT (60-70 SEATS)	3,500 s.f.	906	27,557	
LOT 3				
USAGE:	OFFICE	6,000 s.f.	480	14,600
LOT 4				
USAGE:	OFFICE	6,000 s.f.	480	14,600
LOT 5				
USAGE:	OFFICE	8,000 s.f.	640	19,467
LOT 6				
USAGE:	CVS / WALGREENS	13,000 s.f.	800	24,333
LOT 7				
USAGE:	OFFICE	10,000 s.f.	800	24,333
TOTAL:		57,000 s.f.	5,512	167,857

* TOTAL ACRE-FEET PER YEAR = 6.17 (acre-ft/yr)
 * 1 gallon US per day (gal/day) = 0.0011 acre feet per year (acre-ft/yr)



F.M. 2252

UNION PACIFIC RAILROAD

F.M. 3009

Christian M. Herzig

From: Mark Hill [petrocat@gmail.com]
Sent: Wednesday, July 18, 2012 5:20 PM
To: toverman@motivationalpro.org
Cc: Christian M. Herzig
Subject: TxDOT driveways

Follow Up Flag: Follow up
Flag Status: Flagged

Tony,

Brien Hocher from TXDOT called me this afternoon.
Here is the breakdown to get two driveways on FM 2252.

The small one at the corner, that TxDOT is doing now, would be removed, and a new one added near the east end of the CVS lot (for lack of a better name) that would be only for right-in and right-out traffic. The location of the main driveway as shown may be fine, but you would need to extend the left turn lane on FM 2252 which would require some additional pavement, and add some sort of right turn deceleration land as well (not a full one, but probably a taper to a 10 wide shoulder for 100 feet).

Also, he said that at the time of plat, TxDOT would request a ROW reservation and that all building setbacks and easements would be measured from that reservation (maybe as much as 25-30 feet).

Mark B. Hill, P.E.
FORD ENGINEERING, INC.
10927 Wye Drive Ste 104
San Antonio, Tx 78217
Ph.: (210) 590-4777
Fax: (210) 590-4940
www.fordengineering.com
TBPE No. F-1162

The information contained in this communication is confidential and may be privileged, and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any of the information contained within this communication. If you have received this communication in error, please contact sender by telephone or by response email and permanently delete the original email and any copies

November 16, 2012

From: Garden Ridge Planning and Zoning Commission
To: Garden Ridge City Council
Subject: A petition by Triumphant Lutheran Church for a variance to Ordinance 55-112004 to allow the placement of two "No Cell Phone Usage" signs on their property at 21315 Bat Cave Road

The Commission received the attached petition from Triumphant Lutheran Church to place two 18" by 24" "No Cell Phone Usage" Signs on their property. The Church has several children's programs during the week and the increasing use of cell phones has led to a dangerous condition on their property. The signs would be located between 100' and 125' from Bat Cave along the two entrance drives to the Church.

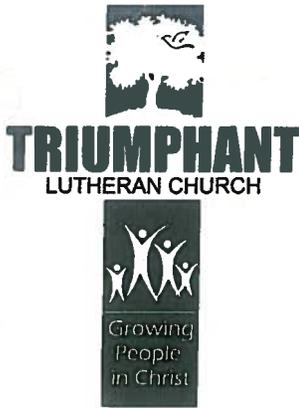
The Commission discussed the request. One Commissioner suggested that the Church might want to use the same sign that school use to indicate no cell phone usage, the cell phone with a "no" circle over the phone, rather than the "worded" sign proposed by the Church. The representative from the Church indicated that they had formed a committee at the Church who recommended the proposed sign. Also during the discussion, one of the Commissioners suggested that the Church might want to amend its petition to include 3 signs in anticipation of an additional entrance from the Forest of Garden Ridge IV property. That way the Church would not have to come in for another variance when that entrance was completed. The representative of the Church requested that his petition be amended to include the third sign.

After review and consideration, the Commission voted 5 to 1 to recommend that Council disapprove the variance request for 3 "No Cell Phone Usage" signs at the Church. (The Commissioner who voted no was the Commissioner who wanted the sign used at schools.)



Nadine L. Knaus
Chair
Planning and Zoning Commission

Attachments



TRIUMPHANT LUTHERAN CHURCH

21315 Bat Cave Road
San Antonio, TX 78266-2007
Church, Pre-School: (210) 651-9090
Mothers Day Out, FAX: (210) 651-9139

William Jon Irons, Pastor

www.triumphantlutheran.org

A Servant Congregation, Growing People In Christ

November 1, 2012

City of Garden Ridge
Planning and Zoning Board

Re: Request for Variance to place No Cell Phone Usage Signs

Dear Planning and Zoning Board:

Triumphant Lutheran Church requests a variance to City Ordinance 55 to place two signs on church property for safety purposes banning the use of cell phones while driving on church property.

We have two fairly large children's programs ongoing at the church either all weekdays or multiple weekdays each week. One is our Pre-School which operates five days per week, and the other is our Mother's Day Program (MDO) which operates two days per week. As of the latest monthly report the Pre-School has 99 children ages 3-5 enrolled, and the MDO has 62 children ages 0-4 enrolled.

While we are not a public school or public child care facility, we still have the same concern about drivers using their cell phones while driving through our facility, especially at drop-off and pick-up times when the most children are moving about. We also have a fair number of elderly or otherwise encumbered church goers who use walkers and other aids on Sundays to traverse our busy parking lots.

Although we have provided the information that we do not want cell phones used while driving on church property in several ways, the problem still exists. Mostly, people forget.

We propose to place a no cell phone use sign in both of our driving entrances to reinforce the message (Encl 1). Each would be well away from Bat Cave Road, one at approximately 100 feet and the other at approximately 125 feet down our entrances (see Encl 2). The signs are 18" wide by 24" tall, and would be attached to metal posts.

In closing, this request for variance to the sign ordinance is for safety purposes. Also, the signs will be scarcely visible from the road. We appreciate your consideration of our request.

Sincerely,

A handwritten signature in blue ink, appearing to read "WJ Irons", is written over the typed name.

William Jon Irons
Pastor

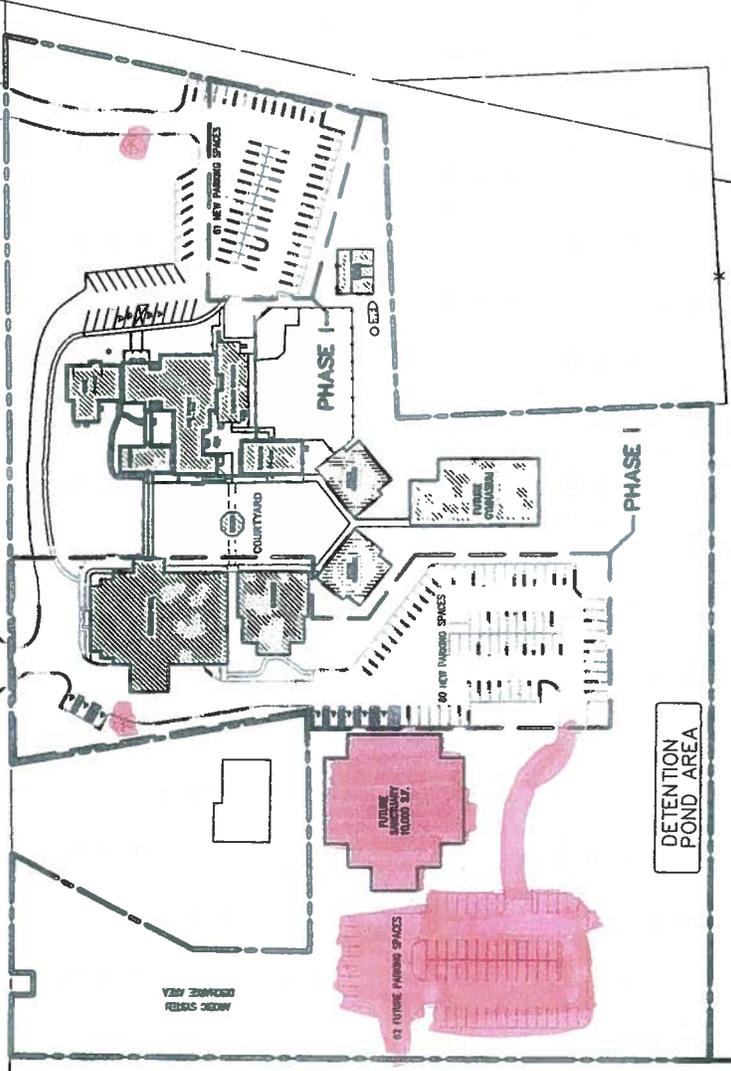
NOTICE

No
Cell
Phones

While Driving
On Church
Property

Note: Approximately 1/2 scale

BAT CAVE ROAD



-  EXISTING BUILDINGS
-  COMPLETED PROPOSED NEW BUILDINGS
-  FUTURE BUILDINGS

SEPTEMBER 10, 2007

TRIUMPHANT LUTHERAN CHURCH - MASTER PLAN

November 16, 2012

From: Garden Ridge Planning and Zoning Commission

To: Garden Ridge City Council

Subject: Revised Master Development Plan for Forest of Garden Ridge IV to provide for a connection to Bindseil Road within Unit 2 of said subdivision located on west side of Bat Cave Road northwest of its intersection with Schoenthal Road

The Commission received the attached petition for the revision to the Master Development Plan. The developer had acquired land to accommodate the connection requested by the City of Garden Ridge. The City Engineer had reviewed the revision and had no issues.

After review and consideration, the Commission voted 6 to 0 to recommend that Council approve the revised Master Development Plan.



Nadine L. Knaus
Chair
Planning and Zoning Commission

Attachments



November 6, 2012

City of Garden Ridge
Attn: Nancy Cain
9400 Municipal Parkway
Garden Ridge, TX 78266

Re: Forest of Garden Ridge IV MDP

Dear Ms. Cain,

We have provided a revision to the MDP to include a 4.5 acre tract acquired by the developer which provides a connection to Bindseil Rd within Unit 2. This revision adds 5 lots to the phasing plan for Unit 2 for an overall total of 108 lots. The previously approved MDP included a total of 103 lots. The other revisions to the MDP include:

- 1) Revision to the configuration of Lot 13, Block 1 due to drainage purposes.
- 2) Removed note regarding projection of the private street to Bindseil as it no longer applies. This was previously identified as Note #12 on the previously approved MDP.

I have attached 2 copies of the revised MDP to this letter. If you have any questions or require additional information, please contact our office.

Sincerely,
KFW Engineers

A handwritten signature in black ink, appearing to read 'Burt Wellmann', with a long horizontal flourish extending to the right.

Burt Wellmann, P.E.
Project Manager

Cc: Garry Montgomery
River City Engineering



November 12, 2012

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

**RE: Forest of Garden Ridge IV
Revised MDP Submittal**

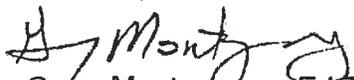
Dear Ms. Cain:

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. No exceptions taken to the revised Master Development Plan submitted November 6, 2012, we recommend approval.

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

Sincerely,


Gary Montgomery, E.I.T.

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

P:\Projects\6092 (City of Garden Ridge)\101-Forest of GR IV\Revised MDP Response.doc

November 16, 2012

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

The Commission received the attached petition for the Final Plat for the Forest of Garden Ridge IV, Unit 1. All utility certificates were received as were the construction drawings.

The City Engineer reviewed the Final Plat and had no issues with the plat. They did mention a number of items that need to be resolved prior to recordation. They also reviewed the construction drawings and had a number of issues that need to be resolved. The developer's engineer and the City Engineer indicated that they believed that the construction issues could be resolved prior to the Council meeting.

After review and consideration, the Commission voted 6 to 0 to recommend that Council approve the Final Plat for the Forest of Garden Ridge IV, Unit 1 under the stipulation that prior to the Council meeting:

1. The drainage easement documents were executed in accordance with the approval of the preliminary plat, and
2. That the City Engineer would provide documentation that all construction issues were resolved.



Nadine L. Knaus
Chair
Planning and Zoning Commission

Attachments



November 12, 2012

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

**RE: Forest of Garden Ridge IV
Final Plat Review**

Dear Ms. Cain:

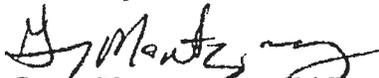
River City Engineering has reviewed the subject plat and offers the following comments;

1. The lot layout agrees with the current requirements of the subdivision rules and regulations of the City of Garden Ridge.
2. At final platting the Developer will need to provide a performance and maintenance bond to the City for all streets, curbs, sidewalks and drainage improvements. These bonds will be renewed on an annual basis until such time that the maintenance burden is transferred to the Home Owners Association. Comal County/City of San Antonio may have a Maintenance Bond requirement also since the pond will be in their jurisdiction.
3. Confirm that all fees are paid and no variances are needed.
4. Provide details for signage and entrance gates.
5. Fully execute the drainage easement documents as approved in the preliminary plat review process.
6. Fully comply with the comments from the Public Works Director and RCE involving the construction plans. (See Construction Plan Review Comments of same date)

Upon resolution of these items, RCE would find that the subject Final Plat meets the requirements of the subdivision rules and regulations of the City of Garden Ridge and would then recommend approval of the Final Plat for the Forest of Garden Ridge IV.

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

Sincerely,


Garry Montgomery, E.I.T.

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

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November 12, 2012

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

**RE: Forest of Garden Ridge IV
Construction Plan Review**

Dear Ms. Cain:

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

Drainage Comments:

1. Study Point 3 – Current Runoff is sheet flow, the proposed outfall will concentrate flow. Please verify that no downstream improvements are needed to eliminate erosion and flooding of Bat Cave/Schoenthal Road.
2. Plot Hydraulic Grade Lines and Energy Grade Lines on all channels/drainage features.
3. Sheet 4.0 Drain “A” – How will the side slopes of the raised roadway be stabilized? Plot the 100-year flow at this crossing since it will be the only access point for the residents across the drainage channel.
4. Verify that the 100-year flow does not exceed the limits of the drainage easements provided.
5. All storm sewer access covers shall reference the City of Garden Ridge, not the City of San Antonio or NBU.
6. Sheet 4.7 & 4.8 – Velocity in the channel is at the maximum allowable for grassed lined channels. How will the channel be protected from erosion until vegetation is established? Recommend rock berms and erosion control matting to be placed within the channel. Plot the 100-year water surface elevation.
7. Will sidewalks be installed at the drainage channel crossing at Concho Pass? If sidewalks are going to be provided in any location, verify ADA compliance.
8. Sheet 4.10 Section A-A – Label the water surface elevation.
9. Planning and Zoning/City Staff shall verify that no conflict exists with Street Names proposed for the subdivision.

Utility Comments:

1. RCE and the Director of Public Works will need to review/comment on all submittals involving the drainage and water infrastructure. Piping and materials will be inspected by the Director prior to installation, please coordinate with Royce.
2. RCE and the Director of Public Works will need to review CPS's utility plan prior to approval of the water service plans.

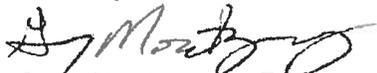
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3. Provide a signature block for Royce Goddard, Director of Public Works, City of Garden Ridge to sign the construction set of plans prior to construction. The Contractor shall keep only the authorized copy onsite for construction.
4. All piping shall be C-909 PVC, no alternates.
5. Revise the tie-in connection to be a 12"x12" tee with an 8" reducer.
6. Chlorine injection fittings will not be needed, the City of Garden Ridge will require that HTH be placed in the pipe as construction progresses. Chlorination and hydrostatic testing will be completed for the complete system, not in sections. Hydrostatic testing shall be 150 psi for 4 hours or 200 psi for 2 hours.
7. The contractor shall verify size, location and material type prior to any connection with City watermains. The connection to the 12" on Bat Cave Road should be planned to be a hot tap, as the watermain is servicing a larger area of residents. Contractor should also verify location and type of utilities present within the limits of construction prior to construction. The City will not be liable for any damaged utilities. Traffic control plans will need to be approved by the City prior to open cutting Bat Cave Road for the water tie-in.
8. Provide steel casing for the 8" watermain crossing Bat Cave Road up to the ROW line. Flowable Fill will be allowed on Private streets within the subdivision however Bat Cave shall be 16" steel casing at appropriate depth.
9. The trench detail for piping under pavement references a 12" waterline, this should be revised to 8". This detail also conflicts with notes referencing a minimum of 42" of cover for waterlines on the following sheet.
10. Bedding material shall be clean pit sand. 8" of bedding and 12" of cover on top of pipe.
11. Has the fire hydrant layout been approved by the Fire Department?
12. Add a valve at the tee near Orchard Glen and Garden Arbor. This valve will isolate the system to be fed from the 12" on Bat Cave or the connection on Twisted Oaks.
13. The dimension of the 8" pipe east of the tee at Orchard Glen and Garden Arbor is incorrect. The callout shows 62 lf, the line scales roughly 245 lf. Verify all quantities and callouts to represent true dimensions/quantities.
14. Add a valve at the tie-in of Twisted Oaks.
15. All double services shall be 1.5" copper. All services crossing the roadways will need to be sleeved. All single services shall be 1" copper. On double services a tee will not be allowed, please provide a wye. At this wye the services can be reduced to 1" copper to the meter.
16. Pea gravel will not be acceptable bedding material. Revise Water Note 6.
17. Remove all references to NBU or SAWS.
18. All valves and hydrants should be of open left design. Mueller or Clow only, no equals.
19. The City of Garden Ridge Public Works will inspect in the following sequence:
 First - Pipe and Bedding sand in trench,
 Second - Tracer Wire and Top Sand
 Third - Backfill and magnetic tape inspection
20. Provide a trench detail showing pipe, trench, bedding, tracer wire, backfill and magnetic tape.
21. The contractor shall not backfill the line prior to inspections, the lines will be excavated if inspections were not completed. Provide at least 24 hours notice prior to inspections. If the contractor needs an inspection on Monday, they shall request it by Friday morning, no weekend inspections will be approved.
22. Remove all references to Sanitary Sewer. The City does not offer this service.

23. Lot 3 & 4 Block 1, 7 Block 4, 12 Block 4, 15 Block 3 move water service to opposite corner to allow room for CPS services. RCE and the City will verify meter locations once CPS plans are provided.
24. Update all match lines to reference the correct sheet. Sheet 7.1 references sheet 1.2 as a match line, this sheet should be 7.2.
25. Will there be access for Triumphant Lutheran Church at this point in the project?
26. Provide valves at all blowoff and tie-in points for future phases.
27. The City will accept C-909 piping in 16" casing at all culvert crossings, if the contractor prefers.
28. Sheet 8.0 - Change note on equipment storage area from Stabilized Construction Entrance/Exit to Construction Equipment, Vehicle and Materials Storage Area.
29. Provide Silt Fence on Lot 8 and 11 of the plans. The City may require more silt fence as construction progresses and more property is disturbed.
30. Lot numbers south of Shining Elk and Misty Harbor do not match the MDP. MDP shows lot 1, 2, 3 Block 5. Construction plans show lot 11, 12, 13 and the block is not labeled. See Sheet 6.0 and 7.3. Verify that all lots match the MDP and Final Plat as submitted. Provide Block Numbers on sheets for future reference.

Upon resolution of these items and pending further review, RCE would find that the construction plans meet the requirements of the subdivision rules and regulations of the City of Garden Ridge and would then recommend approval of the Final Plat. If you have any questions, please do not hesitate to contact us.

Sincerely,



Garry Montgomery, E.I.T.

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



November 28, 2012

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

**RE: Forest of Garden Ridge IV
Second Construction Plan Review**

Dear Ms. Cain:

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

1. RCE and the Director of Public Works will need to review/comment on all submittals involving the drainage and water infrastructure. Piping and materials will be inspected by the Director prior to installation, please coordinate with Royce.
2. RCE and the Director of Public Works has reviewed CPS's preliminary utility plan. Please include this plan on the Overall Utility Plan sheet of the construction drawings.
3. Engineer to verify that electrical services are placed on opposite lot corners from the water services.
4. Provide a signature block for Royce Goddard, Director of Public Works, City of Garden Ridge to sign the construction set of plans prior to construction. The Contractor shall keep only the authorized copy onsite for construction. The Director will sign each sheet.
5. Move the proposed gas main to the opposite site of the roadway at the entrance to the subdivision. Gas and Water mains should not be placed on the same side of the roadway.
6. Provide a "No Thru Traffic - Emergency Access Only" sign at the Twisted Oaks roadway connection.
7. Engineer and/or contractor to coordinate with the City of Garden Ridge prior to open cutting Bat Cave Road to connect the watermain. A traffic control plan should be submitted and approved prior to construction commencing.
8. Sheet 7.1 Delete Note 8, the note conflicts with Note 11.
9. Lot 14 Block 3, the callout calls for 2-8" Valves, only one is shown. Please add the second valve.
10. Lot 14 & 15 Block 4, the fire hydrant at this location requires an 8"x6" reducer. Add this to the bill of materials.
11. Sheet 7.1 Note 14, Revise to read
The City of Garden Ridge Public Works will inspect in the following sequence:
First - Pipe, Bedding Sand and Tracer Wire on Pipe.
Second - Top sand and Magnetic Tape
Third - Secondary Backfill
12. Sheet 7.3 Typical Meter Box Location Detail. Move the Meter Box to the Property Line.
13. Sheet 7.3 Potable Water Pipe Laid in Trench Detail. Contractor shall place the magnetic tape on the top sand prior to backfilling. Revise detail to show magnetic tape between top sand/secondary backfill layers.

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14. Sheet 7.3 Copper Service Installation Tapping Schedule Detail. No customer cut-off valve will be installed at the property line. The meter will be installed once the building permit for the residence is issued.

Upon resolution of these items, RCE would find that the construction plans meet the requirements of the subdivision rules and regulations of the City of Garden Ridge and would then recommend approval of the Final Plat. If you have any questions, please do not hesitate to contact us.

Sincerely,


Garry Montgomery, E.I.T.

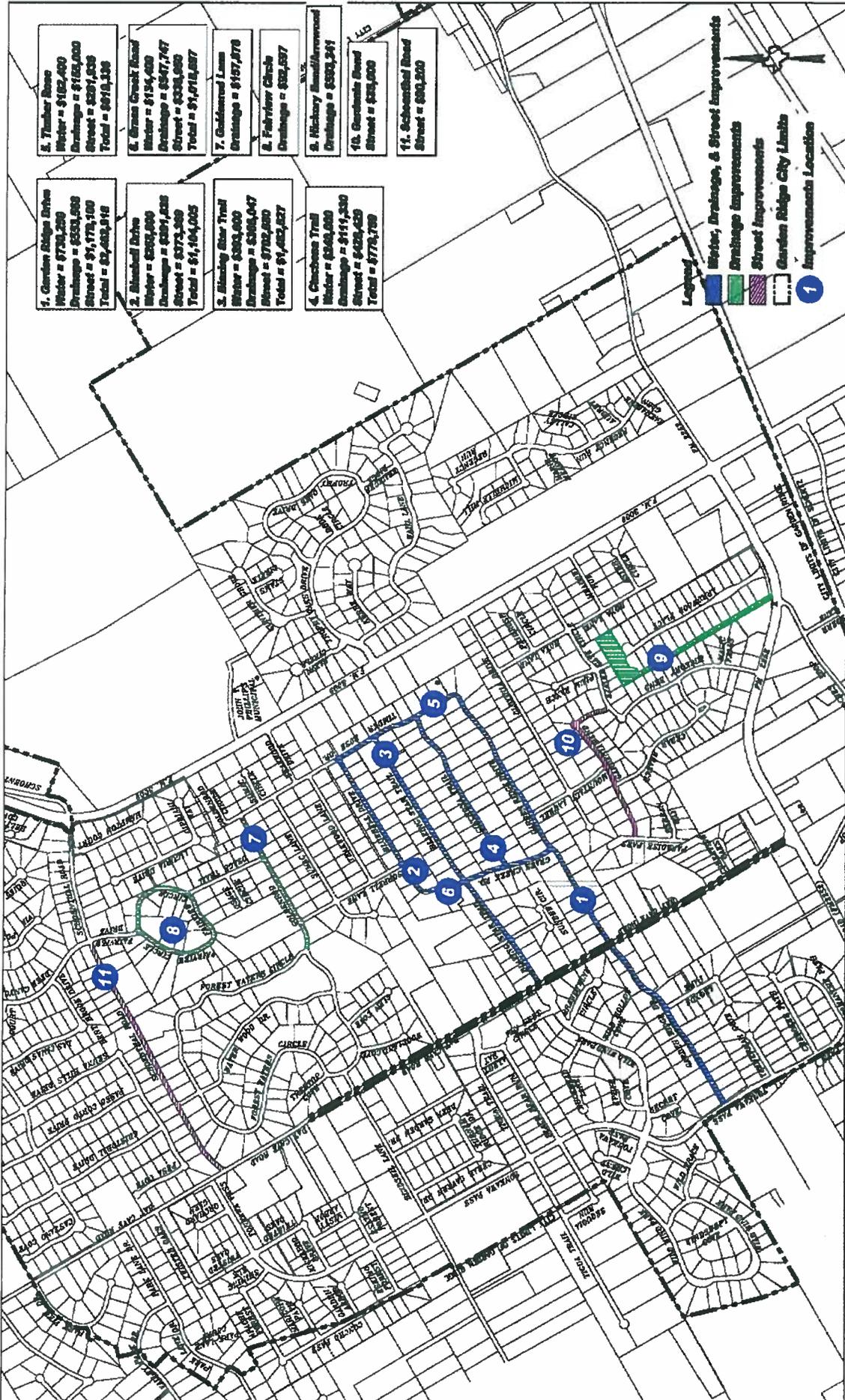
CC: George Weron, P.E. - KFW Engineers
Ms. Nadine Knaus - Planning and Zoning Commission City of Garden Ridge



City of Garden Ridge

2013 CIP Projects

River City Engineering, Ltd.
December 05, 2012
Patrick Lackey, P.E.
Garry Montgomery, E.I.T



- 1. Garden Ridge Drive
Water = \$730,200
Drainage = \$500,500
Street = \$1,170,100
Total = \$2,400,800
- 2. Blinnell Drive
Water = \$500,000
Drainage = \$300,000
Street = \$373,000
Total = \$1,173,000
- 3. Blinnell Star Trail
Water = \$300,000
Drainage = \$300,047
Street = \$702,000
Total = \$1,402,047
- 4. Churchville Trail
Water = \$500,000
Drainage = \$110,330
Street = \$420,430
Total = \$1,030,760
- 5. Timber Run
Water = \$102,400
Drainage = \$102,000
Street = \$207,300
Total = \$411,700
- 6. Green Creek Road
Water = \$154,000
Drainage = \$547,747
Street = \$330,000
Total = \$1,031,747
- 7. Goldwater Lane
Water = \$107,870
Drainage = \$300,000
Street = \$200,000
Total = \$607,870
- 8. Peirceville Circle
Water = \$300,000
Drainage = \$300,000
Street = \$300,000
Total = \$900,000
- 9. Hickory Run
Water = \$500,000
Drainage = \$500,000
Street = \$500,000
Total = \$1,500,000
- 10. Garden Ridge
Water = \$500,000
Drainage = \$500,000
Street = \$500,000
Total = \$1,500,000
- 11. Schwabach Road
Water = \$500,000
Drainage = \$500,000
Street = \$500,000
Total = \$1,500,000

Legend

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

DRAWING INFORMATION

DESIGNED BY	DATE
DRAWN BY	SCALE
CHECKED BY	PROJECT NO.
APPROVED BY	FILE NUMBER
REVISIONS	REVISIONS

CITY OF GARDEN RIDGE

TOP CONSTRUCTION PROJECTS

Sheet 1 of 1



3001 SOUTH STREET SUITE 2047
 FORT WORTH, TEXAS 76104
 PHONE: (817) 442-8822
 FAX: (817) 442-8827
 401 W. COUNTY LINE ROAD, SUITE C
 FORT WORTH, TEXAS 76102
 PHONE: (817) 442-8822
 FAX: (817) 442-8827



2013 Projects:

- Elevated Tank Maintenance – Tank was inspected November 29, 2012. Bidding and Contract Documents are in process. Anticipate a January Bid Advertisement.
- Transportation Master Plan – Has not been budgeted for at this time, however we feel that this is a priority for the City due to increased interest from developers. We are compiling information from our records and will request an item on a future P&Z agenda to discuss projects, goals and timelines with the Council's approval.
- CIP Projects – Garden Ridge Dr., Cinchona Tr., Blazing Star Tr., Bluebell, Timber Rose, Grass Creek waterline, drainage and street repairs. Our surveyor has been working on topographic and design data. We should receive information this week to compile a drainage model of the area as the surveyor continues to locate property pins and utility layouts. The project is progressing.
- Golden Rod and Fairview Circle – these drainage improvements are relatively small in scope and can be designed/bid soon after the main CIP projects are under construction. RCE would recommend bidding both projects under one contract for construction. Design/bid mid to late summer 2013.
- Schoenthal Road and Gardenia Bend Road – Preliminary plans are complete. RCE asks for direction from Council and City Staff as to how we proceed. Several options are presented on the following slide.



Design Considerations

- Gardenia Bend Rd from Azalea Gate to Paradise Pass
 - Updated cost estimate with contractor unit costs \$37,661
- Schoenthal Road from Bat Cave to Fairview Dr.
 - Clean roadway shoulders (21-22' of driving surface) and chip seal \$57,557
 - Widen roadway by 4' (25-26' of driving surface), place 8" flexible base then 1.5" HMAC \$135,088
- Schoenthal Road from Bat Cave to FM 3009
 - Clean roadway shoulders and chip seal \$84,700
 - Widen roadway by 4', place 8" flexible base then 1.5" HMAC \$182,627
 - A single yellow stripe can be added to Schoenthal for \$8,000
 - These projects will be paid for by Street Impact Fees, original estimate was \$35,000 for Gardenia Bend and \$92,000 for Schoenthal Road from Bat Cave to Fairview Dr.
 - The contractors unit cost was given for independent projects, with bidding both streets as one contract we anticipate lower cost for mobilization.
 - Latest comments from P&Z (February 26, 2011) show Schoenthal being 2 lane with a continuous turn lane. 60' ROW, 38' pavement width, curbs and bike lane/path off street one side. Note: the updated transportation master plan was not sent to Council for approval. This option would require ROW acquisition.

Nancy Cain

From: Shelley Goodwin [citysecretary@ci.garden-ridge.tx.us]
Sent: Monday, November 26, 2012 4:59 PM
To: NANCY CAIN
Subject: FW: Resignation

Shelley Goodwin, TRMC
City Secretary

City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266
(210) 651-6632
(210) 651-9638 FAX

Note to Elected and Appointed Officials: By "Replying All" could be considered as a violation of the Texas Open Meeting Act.

-----Original Message-----

From: Desiree Mundell [mailto:desiree_mundell@yahoo.com]
Sent: Monday, November 26, 2012 7:42 AM
To: citysecretary@ci.garden-ridge.tx.us
Subject: Resignation

Shelley,

I am arranging for the keys to be delivered to City Hall.

If you have ever experienced a time when everything that could possibly work against you, does; I'm there now... I fell and tore ligaments in my ankle, and according to the doctor, I now have a "dent" in a bone, that should it not be repaired, will cause arthritis in my foot . I will need surgery soon and be in a cast for anywhere from 8-12 weeks, with no walking allowed.

This is certainly not how I expected things to go but I want to thank you for the opportunity and profusely apologize for the inconvenience I have caused the City and staff.

Sincerely,

Desiree Mundell

MONTHLY REPORT

CITY OF GARDEN RIDGE
BALANCE OF ALL FUNDS AS OF 10/31/12

<u>ACCOUNT</u>	<u>BALANCE</u>	<u>CURRENT RATE</u>
CITY FUNDS		
OPERATING ACCOUNT	\$ 318,556.24	0%
MONEY MARKET	\$ 59,123.74	.25%
MUNICIPAL COMPLEX PROJECT FUND	\$ 15,547.00	.20%
ASSET FORFEITURE/SEIZURE (STATE)	\$ 1,474.07	.10%
ASSET FORFEITURE/SEIZURE (FED)	\$ 50,502.69	.30%
2002 WATER IMPROVEMENT		
INTEREST & SINKING	\$ 11,161.50	.20%
2005 MUNICIPAL COMPLEX I&S	\$ 63,812.21	.30%
2005 I&S – TAX NOTE	\$ 82,646.03	.30%
2009 REFINANCE 98 I&S	\$ 63,076.26	.30%
2009 INTEREST & SINKING	\$ 48,242.31	.25%
2012 REFINANCE I&S	\$ 3,173.78	.10%
2012 INTEREST & SINKING	\$ 11,765.12	.20%
2012 CIP PROJECT	\$ 6,206,130.50	.35%
STREET IMPACT FEE	\$ 169,533.08	.35%
TEXPOOL STREET IMPACT FEE	\$ 408.94	0%
TEXPOOL INVESTMENT	\$ 399.67	0%
PEG FEES	\$ 11,521.74	0%
 SUBTOTAL OF CITY FUNDS	 \$ 7,117,074.98	
AVERAGE CITY INTEREST RATE		.24615%
 WATER FUNDS		
2009 WATER IMPROVEMENTS	\$ 54,066.98	.30%
IMPACT FEES	\$ 898,953.86	.35%
TEXPOOL WATER RIGHTS/INFRASTR	\$ 4,899.34	.1657%
TEXPOOL WATER INVESTMENT	\$ 604.91	0%
TEXPOOL IMPACT FEE	\$ 411.31	0%
WATER SURCHARGE	\$ 90,104.38	.30%
WATER COMPANY OPERATING	\$ 3,272,343.74	.35%
 SUBTOTAL WATER FUNDS	 \$ 4,321,384.52	
AVERAGE WATER INTEREST RATE		.29314%
 TOTAL ALL FUNDS	 \$11,438,459.50	
TOTAL AVERAGE INTEREST RATE		.269645%

CITY OF GARDEN RIDGE

GENERAL FUND

CASH & INVESTMENTS AS OF 10/31/12

OPERATING CHECKING	\$ 318,556.24
MONEY MARKET	<u>\$ 59,123.74</u>
TOTAL GENERAL FUND	\$ 377,679.98
TEXPOOL INVESTMENT	<u>\$ 399.67</u>
TOTAL INVESTMENT	\$ 399.67
TOTAL RESERVES FOR CITY	\$ 378,079.65

WATER FUND

INVESTMENTS AS OF 10/31/12

WATER COMPANY OPERATING	\$ 3,272,343.74
TEXPOOL WATER INVESTMENT FUND	<u>\$ 604.91</u>
TOTAL WATER COMPANY RESERVES	\$ 3,272,948.65

EXPENDITURE & REVENUES

PERIOD OF 10/31/12

8.33% OF FISCAL YEAR

REVENUE YEAR TO DATE

GENERAL FUND	\$ 109,376	5.27% of Budget
WATER FUND	\$ 80,027	5.53% of Budget

EXPENDITURES YEAR TO DATE

GENERAL FUND	\$ 185,574	9.00% of Budget
WATER FUND	\$ 81,077	5.76% of Budget

EXCESS REVENUE OVER/(UNDER) EXPENDITURES YEAR TO DATE

GENERAL FUND	\$ (76,198)
WATER FUND	\$ (1,050)

REVENUE FOR MONTH ENDING 10/31/12

GENERAL FUND	\$ 109,376
WATER FUND	\$ 80,027

EXPENDITURES FOR MONTH ENDING 10/31/12

GENERAL FUND	\$ 185,574
WATER FUND	\$ 81,077

EXCESS REVENUE OVER/(UNDER) EXPENDITURES FOR MONTH ENDING 10/31/12

GENERAL FUND	\$ (76,198)
WATER FUND	\$ (1,050)

Garden Ridge Community Center

10/31/12

Revenues

Rentals	\$ 3,950
Deposits	\$ 1,100*
Donations	\$ 0

Total Deposits Received:	\$ 3,000
Deposits refunded to date:	<u>\$ 1,900</u>
Revenue from deposits to date:	\$ 1,100*

Total Revenue: \$ 5,050

Expenditures

Telephone	\$ 47
Supplies	\$ 0
Utilities	\$ 353
Maintenance	\$ 274
Equipment	\$ 0
Facility Enhancements	\$ 0
Manager	\$ 0
Marketing	\$ 0
Donation Expenditures	<u>\$ 0</u>

Total Expenditures: \$ 674

Revenue Over/ (Under) Expenditures: \$ 4,376