



City of Garden Ridge

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

AGENDA

REGULAR CITY COUNCIL MEETING, APRIL 3, 2013 AT 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, April 3, 2013 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 March 29, 2013 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:

March 6, 2013 Regular City Council Meeting Minutes

6. Special Presentation

- a) Proclamation Sexual Assault Awareness
- b) Proclamation Child Abuse Prevention Month

7. 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 22nd Judicial District Court)
- b) City Water Commission recommendation on request by Gary L. Miller for variance to Ordinance 7-022011 concerning the requirement to bring water rights to the City of Garden Ridge with the future development of two properties he owns at 19187 and 19186 FM 2252 due to his required monetary contribution towards the construction of the water main along FM 2252 in 1990
- c) City Water Commission recommendation on amending Ordinance 7-022011, Amendment #3 to establish a minimum formula of .6 (6/10) gpm in determining the amount of water a developer will be required to bring into the city for developments
- d) Ordinance 7-042013, Amendment #4 amending Ordinance 7-022011, Amendment #3 related to subdivisions of land within the incorporated area and extraterritorial jurisdiction of the City of Garden Ridge, Texas; establishing a requirement to provide transferable water rights or other water resource acceptable to the city as an alternate water source to add to the water system infrastructure, to allow ample water supply to the subdivision, applicable to all subdivisions of land as provided; providing a severability clause; and providing an effective date
- e) Planning and Zoning Commission recommendation on the Final Plat for Tuscan Village Subdivision located at the southeast corner of the intersection of FM 3009 and FM 2252
- f) Planning and Zoning Commission recommendation on the entry monument sign and landscape design for The Woodlands of Garden Ridge (formerly known as Forest of Garden Ridge IV Subdivision) entrance located on the west side of Bat Cave Road northwest of its intersection with Schoenthal Road
- g) Report from Planning and Zoning Chair Knaus on the CPS Energy Suburban City Summit
- h) Resolution 282-042013 nominating a candidate to fill the vacancy on the Comal Appraisal District Board of Directors

- i) Update on the City of Garden Ridge 2013 Paul Davis Park Restroom Facilities project and bidding process
- j) Review, discussion and possible action on the City of Garden Ridge 2013 Schoenthal Road Improvements.
- k) Recommendation, evaluation of alternates bid and award of bid for the City of Garden Ridge 2013 Schoenthal Road Improvements and authorize the City Administrator to execute contract for the aforementioned project
- l) Recommendation and award of contract for the 1,000,000 gallon Elevated Storage Tank lighting project and authorize the City Administrator to execute contract for the aforementioned project
- m) Update and review of 2012 CIP Projects for streets, drainage and water line replacement
- n) Release of Robert Marin, Administration Administrative Assistant, from 90 day probation period effective March 17, 2013 with 5% salary increase

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
February 28, 2013
- 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
 - Citizen on Patrol
 - Garden Ridge Lion's Club
11. Executive Session
The City Council will recess its open meeting and go into executive session to seek the advice of its legal counsel regarding a request by Hanson Aggregates to meet with city representatives regarding possible amendments they would propose to Ordinance 34 pursuant to Texas Government Code 551.071
12. Business Items (continued)
The City Council will reconvene into Regular Session upon conclusion of the Executive Session and may recall any item posted for Executive Session for action, as necessary
13. 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:

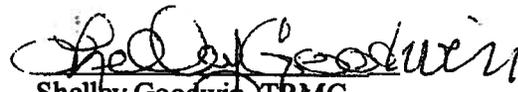
The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about 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 12:30 p.m. on March 29, 2013 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

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Garden Ridge, Texas 78266-2600
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MINUTES OF CITY COUNCIL REGULAR MEETING, **MARCH 6, 2013**

Members Present:

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

Member Absent:

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 Wednesday, March 6, 2013, 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.

Mayor Feibelman asked for a silent period in memory for the individuals who died fighting for both sides of the Battle of the Alamo.

4. Minutes

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

March 6, 2013 Regular City Council Meeting Minutes

Motion: Upon a motion made by Councilmember Britan and a second by Councilmember Young, to approve the March 6, 2013, Regular City Council Meeting with changes, the City Council voted five (5) 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 22nd Judicial District Court)**

Donna O'Conner, Police Chief, reported the City of Garden Ridge Police Department has not received any new reports of bullets since the last City Council meeting held on February 6, 2013.

George Hyde, City Attorney, reported at the last City Council Meeting held on February 6, 2013 he reported the City had received subpoenas for depositions; the appropriate documents were filed in response. The depositions were cancelled the day before they were to take place. Kent Richardson, Assistant Attorney General of the White Collar Crime Division, was waiting for these depositions to be taken so they could gather evidence, but since the cancellation of the depositions has created a stall in the case. This case is still set for a June trial date.

The City Council discussed the Bracken Rifle and Pistol Range currently being closed for 10 days for repairs and improvements.

George Hyde reported he has not made any inquires regarding the closure since a third party consultant had been hired and once the repairs or improvements are complete, they will be compared to the previous repairs. He reported then the Attorney General's Office will take it from there.

- b) Planning and Zoning Commission recommendation on request from KFW Engineers to formally change the name of Forest of Garden Ridge IV subdivision to The Woodlands of Garden Ridge with such name change to be acknowledged by the developer and City, that all documents approved by the City of Garden Ridge prior to this request be known as The Woodlands of Garden Ridge formerly Forest of Garden Ridge IV (revised Master Development Plan, Drainage Easement Agreement, Easement Agreement, Groundwater Transfer Agreement and Construction Plans, Unit 1) and The Woodlands of Garden Ridge be reflected as the subdivision name on the Final Plat for Unit 1 and future Units and Subdivision Deeds, Covenants and Restrictions with reference that said subdivision is formerly known as Forest of Garden Ridge IV subdivision**

Nadine Knaus, Planning and Zoning Commission Chair, reported the Planning and Zoning Commission received a request from KFW Engineers to formally change the name of the Forest of Garden Ridge IV subdivision to The Woodlands of Garden Ridge. She also reported the developer felt the name change would be better for marketing the subdivision. The Commission voted unanimously to recommend Council approve of the name change with the requirements that all future documents reference The Woodlands of Garden Ridge formerly known as the Forest of Garden Ridge IV.

Motion: Upon a motion made by Councilmember Britan and a second by Councilmember Roberts to approve Planning and Zoning Commission recommendation on request from KFW

Engineers to formally change the name of Forest of Garden Ridge IV subdivision to The Woodlands of Garden Ridge with such name change to be acknowledged by the developer and City, that all documents approved by the City of Garden Ridge prior to this request be known as The Woodlands of Garden Ridge formerly Forest of Garden Ridge IV (revised Master Development Plan, Drainage Easement Agreement, Easement Agreement, Groundwater Transfer Agreement and Construction Plans, Unit 1) and The Woodlands of Garden Ridge be reflected as the subdivision name on the Final Plat for Unit 1 and future Units and Subdivision Deeds, Covenants and Restrictions with reference that said subdivision is formerly known as Forest of Garden Ridge IV subdivision, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

c) City Water Commission recommendation on request for additional leak adjustment by Robert Smiley, 8128 Garden North Dr., due to a water leak that occurred during the period of December 2012 through January 2013

Nancy Cain, City Administrator, reported the City Water Commission received a request from Robert Smiley for an additional leak adjustment for a water leak that occurred during December 2012 through January 2013. She also reported this leak had occurred during the middle of December and was found and repaired on January 3, 2013. Mr. Smiley's average usage from the previous year was reviewed and Royce Goddard, Public Works Director reduced Mr. Smiley's water bill by 50% for December. The City's Policy allows for a one time reduction in a two year period of time, so Mr. Smiley requested the City Water Commission for an additional 50% reduction on his January's bill. The City Water Commission unanimously voted to recommend to the City Council to approve the granting an additional leak adjustment to Mr. Smiley's December 2012 and January 2013 water bills to the highest usage over the last 12 months of 18,000 gallons or \$81.31 per month for December 2012 and January 2013.

The City Council reviewed Ordinances 54 Section 14 Titled Water Meters and Robert Smiley's request for an additional adjustment. The City Council also discussed the role of the City Water Commission and leak adjustments. They also discussed reviewing Ordinance 54 and 61 for possible rewrite and combining.

Motion: Upon a motion made by Councilmember Dalton and a second by Councilmember Young to approve the City Water Commission recommendation of granting an additional leak adjustment to Mr. Smiley's December 2012 and January 2013 water bills to the highest usage over the last 12 months of 18,000 gallons or \$81.31 per month for December 2012 and January 2013, **Friendly Amendment to the main motion** was made by Councilmember Roberts and a second by Councilmember McCaw to approve revisiting Ordinance 54 and Ordinance 61 and combine both into one Ordinance, the Friendly Amendment was accepted by both Councilmember Dalton and Councilmember Young, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

d) City Quarry Commission recommendation to appoint Mike Shands as Quarry Commissioner to fill the unexpired vacancy on said Commission with term expiring September 30, 2013

Nancy Cain, City Administrator, reported the City Quarry Commission interviewed two candidates for the vacancy on the Quarry Commission. She reported the Quarry Commission voted to recommend to the City Council the appointment of Mike Shands to fill the unexpired vacancy on the Quarry Commission with the term expiring September 30, 2013.

Motion: Upon a motion made by Councilmember Roberts and a second by Councilmember Young to approve the City Quarry Commission recommendation to appoint Mike Shands as Quarry Commissioner to fill the unexpired vacancy on said Commission with term expiring September 30, 2013, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

e) Award of bid for the Wrecker Service Contract for the City of Garden Ridge and authorizing the City Administrator to negotiate and execute contract for wrecker service

Nancy Cain, City Administrator, reported the City solicited bids for Wrecker Service and Vehicle Storage due to expiration of the current three year contract with Roadrunner Towing. She reported 911 Towing, Tires and More was the only bid received.

Donna O'Conner, Police Chief, reported the bid procedures were followed and the bid was closely reviewed. She also introduced Victor Matta, Sr. and Victor Matta, Jr., owners of 911 Towing, Tires and More. She recommended the insurance and bond be put in place prior to the execution of the one year contract.

The City Council discussed the distance between the 911 Towing location and City of Garden Ridge, towing fees, contract negotiations and the renewal process.

Motion: Upon a motion made by Councilmember Dalton and a second by Councilmember McCaw to award the Wrecker Service contract to 911 Towing, Tires and More and to approve the City Administrator to negotiate with a one year contract for Wrecker Service and Vehicle Storage with two one year contract renewals providing the ability of either party to terminate the contract for no cause with thirty days written notice and that all insurance and bond requirements of the bid specifications be in place prior to execution of the contract, **Friendly Amendment to the main motion** was made by Councilmember Dalton to put the final contract in the City Council boxes prior to renewals; Friendly Amendment to the main motion failed (no second or acceptance by Councilmember McCaw) (City Administrator agreed to place a copy of the contract in the Council boxes as part of day to day operations) the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

f) Award of bid for the 2013 Elevated Tank Maintenance Project and authorize the City Administrator to execute contract for the project

Garry Montgomery, City Engineer-River City Engineering, provided the City Council with a powerpoint (see attached). He reported five sealed bids were received on Wednesday, February 20, 2013 for the 2013 Elevated Tank Maintenance Project. He reported each contractor's bid was in accordance with the contract documents and A&M Construction and Utilities, Inc submitted the lowest most responsive bid of \$138,500 for the base bid. Alternative bid for complete reconstruction on the interior of the tank from A&M Construction and Utilities, Inc submitted was \$28500.00 bringing total bid to \$167,000.00. He also reported the City Council may also consider the proposed cost of an additional \$10,000 to reduce the contract time to 70 days from the 100 calendar days proposed in the base bid. A&M Construction and Utilities, Inc. has requested to begin the project on April 1, 2013.

The City Council discussed the base bids, the alternative bids and timeframe for the work. They also discussed the proposed cost of \$10,000 for an incentive to complete the project within 70 calendar days. The City Council agreed by consensus to not offer a \$10,000 incentive to complete the project in 70 calendar days.

Motion: Upon a motion made by Councilmember Dalton and a second by Councilmember Young to award the bid for the 2013 Elevated Tank Maintenance Project to A&M Construction and Utilities, Inc in the amount of \$167,000.00 and authorize the City Administrator to execute contract for the project, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

g) Review preliminary plans for new restroom facilities at Paul Davis Park with possible direction and authorization on options for the facility for the completion of specifications and bid documents to allow proceeding with bidding process for the project

Garry Montgomery, City's Engineer-River City Engineering, reported the preliminary plans for the project have been completed. He reported there are a few issues that need to be clarified.

Finished Floor Elevation –

Option 1- Raise the elevation to 6" above the natural ground. This option would create the need for ADA Ramps and handrails, but the stormwater runoff would not be a concern

Option 2- Regrade the site to lower the Finished Floor Elevation. This option would eliminate the need for steps, ADA Ramps and handrails. This option would create the need for an earthen swale.

He also reviewed an Alternative Bid to include Split Faced Block wall construction and a corrugated metal ceiling in the restroom.

The City Council reviewed the preliminary plans for the new restroom facilities. They also discussed the options for the finished floor elevation, modesty walls, split faced block, ceiling and the funding. The City Council provided directions for the Parks Committee and the City Engineer to work out the alternative bids for new restroom facilities at Paul Davis Park and for option 2 to include handrails. They also provided directions for Alternative Bids for Split Face Block with either concrete, cedar or stucco and for corrugated metal ceiling.

Motion: Upon a motion made by Councilmember Dalton and a second by Councilmember Robert to allow the Parks Committee to work with City Engineer to come up with completion of specification and alternatives bids, once completed proceed with the bid process, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

h) Update and review of 2012 CIP Projects for streets, drainage and water line replacement

Garry Montgomery, City Engineer-River City Engineering, provided the City Council with a powerpoint (see attached).

Lighting of Elevated Tank- He reported lighting plans and specifications for the Elevated Tank has been completed, since it is under \$50,000 bid advertising is not required. He stated he feels at the next Regular City Council Meeting a recommendation will be provided on the project.

Waterline, Streets and Drainage-He reported the survey and the drainage model for existing conditions have been completed. They are currently working with the model to evaluate options to increase flow capacities in the most economical way possible. He also stated the waterline routing and phasing for Garden Ride Drive, Cinchona Trail and Timer Rose are also being worked on.

Schoenthal Road and Gardenia Bend Road-He reported they are 90% complete with construction plans, specifications and bid documents for the Schoenthal Road Project and are anticipating advertising the project and opening bids prior to the April 3, 2013 City Council Meeting. He reviewed the base bid, alternate bid for hot mix and alternate left turn lane.

The City Council discussed the chip seal overlay from FM 3009 to Bat Cave, alternative bid for 2" of hot mix asphalt and alternative bid for left turn lanes at the intersection of Schoenthal Road and Bat Cave Road and the intersection of Schoenthal Road and FM3009. They also discussed an alternative bid for culverts on Schoenthal Road. The City Council provided directions to move forward with the CIP Projects and the alternative bids.

6. 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) January 31, 2013

Nancy Cain, City Administrator, reported City Funds total \$ 8,150,263.09 at .28461% interest and the Water Funds total \$4,266,968.07 at .27972% interest with the total of both Funds being \$12,417,232.06 at .28216% interest. She also reported the total General Fund reserves for City is \$1,518,903.02 and total water company reserves is \$ 3,217,629.60.

Motion: Upon a motion made by Councilmember Roberts and a second by Councilmember Young, the City Council voted five (5) for and none (0) opposed, to approve the Financial Statement and Investment Report for January 31, 2013. The motion carried unanimously.

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-

- Triumphant Lutheran Church for their Easter Services

Community Center usage and financial report-

- Total revenue is \$14,350 and the total expenditures is \$8,130.

Building Permits-

- 2 Major Permits and 12 Minor Permits for the month of February.

Website- Continues to be updated with new information. Recently added the City of Garden Ridge May 11, 2013 Election information and the Household Hazardous Waste event.

The City Council discussed having the Mayor and City Council's pictures and designated email address for each member on the 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

Royce Goddard, Public Works/Water Director, reported:

February– 65.85 total acre feet from the Trinity Well was pumped and 2.21 pumped from Edwards Wells.

Water system infrastructure maintenance, repairs and/projects- this report will be provided at the next meeting

Animal Control apprehensions, nuisance/complaints, animal bites- this report will be provided at the next meeting

d) Police Department Monthly Activity

Citations issued

Warnings issued

Criminal activity within city

Code Compliance:

Citations issued

Warnings issued

Compliance achieved

Donna O'Conner, Police Chief, reported in February the Police Department received 163 total calls for service, 352 enforcement (193 warnings and 159 violations). She reported there were 2 crashes in the City, both on FM 3009. She also reported the Police Department issued a second violation to the Quarry for air overpressure limit that occurred on January 16, 2013.

e) Recognition of employees and/or city events

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

- Officer Simkins for professionalism during a Child Protective Service case
- Officer Hendricks and Officer McMahan for their assistants with Comal County Warrant Roundup
- Police Department for the assistance with a resident during a medical emergency
- Officer Hendricks and Officer Thoenke for their assistance with making sure a resident safely reached home after her car broke down

Nancy Cain, City Administrator, reported the Household Hazardous Waste Event will be held on April 20th on Municipal Parkway for 8am to 2pm. She also stated there will be no brush or yard trimmings allow at this event, those will be allowed at separate events.

f) Observations and activities of wildlife within the city

Royce Goddard, Public Works Director, urged residents to be careful because the wildlife is moving.

g) Water and/or Drought Management

Mayor Feibelman reported Ms. Cain has been contacting other sources regarding purchasing or leasing water.

h) Update on FM 3009 Construction Project

Donna O'Conner, Police Chief, reported if caught speeding in a posted construction area, the fines for violation are double.

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 Britan reported he and Ms. Cain were part of the Northeast Partnership delegates who went to the State Capital in February. He reported the Partnership provided Resolutions to be considered during the Legislative Session. He also stated he provided Hard Rock Mining in Texas Resolution on behalf of the City, which would govern overpressure, PVP and other issues.

Councilmember Dalton reported that at FM2252 and Evans Road TxDOT has redone the traffic light timing, but will continue to work with them.

Councilmember McCaw reported he has not attended the Cibolo Valley Local Government Cooperation last few meetings. He reported with a couple of other entities pulling out of the Cooperation, they have to start all over. He also stated all members on the City Council know the City of Garden Ridge is currently okay with water rights, but next year with the drought and the growth there might be a need for a third source of water. The Cibolo Valley Local Government Cooperation has recommended the City become a customer.

11. Adjournment

There being no further business, the Wednesday, March 6, 2013 Garden Ridge City Council regular meeting was adjourned at 7:45pm by Mayor Feibelman.

Jay Feibelman
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary

City of Garden Ridge

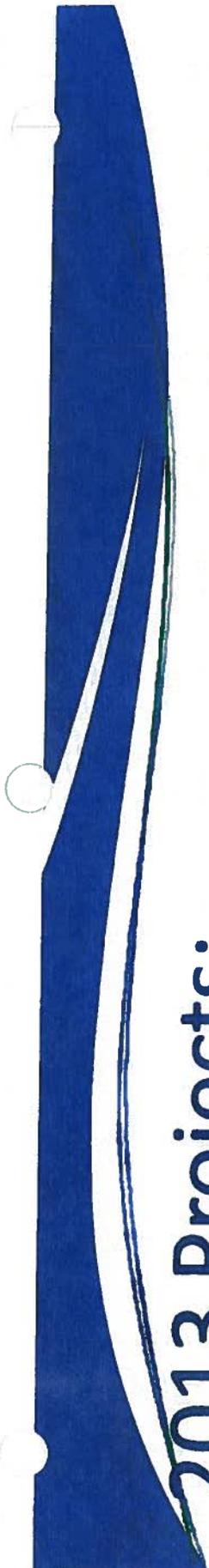
2013 CIP Projects

River City Engineering, Ltd.

March 6, 2013

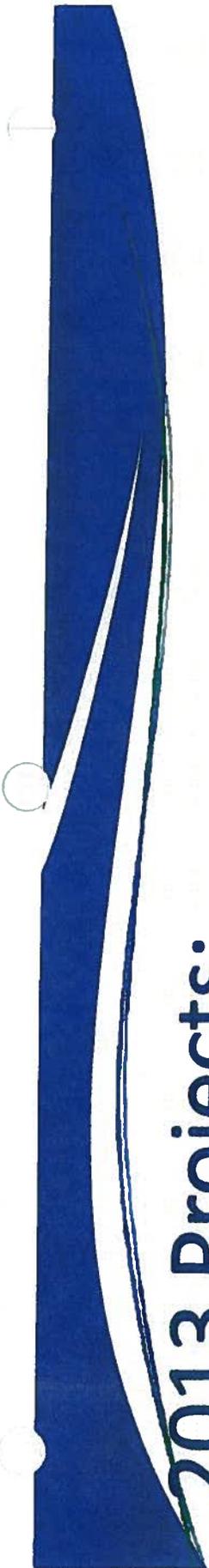
Patrick Lackey, P.E.

Garry Montgomery, E.I.T



2013 Projects:

- **Elevated Tank Maintenance** –
 - Five sealed proposals were open and read aloud on February 20, 2013. The base bid consists of complete shrouding and painting of the exterior of the tank and spot repairs for the interior of the tank as identified in the Inspection Report completed in December, 2012.
 - Low Bid – A&M Construction and Utilities, Inc. \$138,500
 - Second Low – Gulf States Protective Coatings \$167,300
 - Third Low – N.G. Painting \$246,500
 - Fourth Low – Classic Coatings \$274,650
 - Fifth Low – Phoenix Fabricators \$285,500
 - An alternate bid was included in the bid proposals to evaluate the complete rehabilitation of the interior of the tank. The proposals were as follows:
 - Low Bid – A&M Construction and Utilities, Inc. \$167,500
 - Second Low – Gulf States Protective Coatings \$204,800
 - Third Low – Classic Coatings \$245,662
 - Fourth Low – N.G. Painting \$279,500
 - Fifth Low – Phoenix Fabricators \$331,210
 - There was also an additive alternate to reduce the construction calendar days from 100 days to 70 days. The totals are as follows:
 - A&M Construction and Utilities, Inc. \$10,000
 - Gulf States Protective Coatings \$7,500
 - Classic Coatings \$1.00
 - N.G. Painting \$20,000
 - Phoenix Fabricators \$22,000
- RCE's recommendation is to award to A&M Construction and Utilities, Inc. in the sum of \$167,500 for complete rehabilitation of the 200,000 gallon legged elevated storage tank. Council and Staff may consider the additional \$10,000 to reduce the contract time to 70 calendar days.



2013 Projects:

- Waterline, Streets and Drainage – Garden Ridge Dr, Cinchona Tr, Blazing Star Tr, Bluebell, Timber Rose, Grass Creek waterline, drainage and street repairs. We have completed the survey and the drainage model for existing conditions. We are working with the model to evaluate options to increase flow capacities in the most economical way possible. In this process we are evaluating the need for additional easements in certain areas to increase flow capacities to accept the 25-year storm flow rates. Where easements are warranted, we would like to complete the documentation and begin acquiring the needed easements as soon as possible as to not delay the construction project. We are also working on waterline routing and phasing for Garden Ridge Drive, Cinchona Trail and Timber Rose at this time.
- Schoenthal Road and Gardenia Bend Road – RCE is 90% complete with construction plans, specifications and bid documents for the Schoenthal Road Project. We anticipate advertising the project and opening bids prior to the April Council meeting. We will make a recommendation for award at that time. We would like to bid the Gardenia Bend Road Improvements as an additive alternate to the Schoenthal Road Project. This will give us an opportunity to evaluate the cost and the project could be added to the construction contract if the option is found to be favorable to the City.
 - The base bid will include tree removal, regrading and compaction of a 4' extension to the current Schoenthal Road pavement cross-section. Once the extension is completed the entire roadway from 3009 to Bat Cave would be Chip Seal Coated with a single coarse. The culverts near Bat Cave Road will be replaced as identified in the SWMP.
 - In bidding this project we are also including an alternate bid to evaluate the cost of milling the existing pavement from 3009 to Bat Cave Road and laying 2" of Hot Mix Asphalt to provide a completely new driving surface. This would be the best improvement to the roadway if the proposals remain within the approved budget.
 - We would also like to evaluate the option of including a left turn lane to the construction plans as an alternate at the intersection of Schoenthal Road and Bat Cave Rd. It would be of great benefit to be able to stage 3-4 cars in a turn lane and leave the right turn lane open to Bat Cave Rd. If this alternate is found to be favorable for the associated cost, we would recommend adding the option to the contract.

2013 Projects:

City of Garden Ridge

2012 CIP List

Water Projects		Drainage Projects		Street Reconstruction	
ITEM	Description	Total Costs	ITEM	Description	Total Costs
CONSTRUCTION TASKS					
PROJECT COST					
1	Install 12" diameter water pipe 6,350 LF on Garden Ridge Drive	\$ 730,250.00	1	Garden Ridge Drive (5387 SWMP)	\$ 553,568.00
2	Install 8" diameter water pipe 2,800 LF on Blusball Drive 4,100 LF on Blusball Star Trail 2,500 LF on Chichona Trail 1,900 LF on Timber Rose 1,400 LF on Grass Creek Road	\$ 260,800.00 \$ 393,600.00 \$ 239,000.00 \$ 182,400.00 \$ 134,500.00	2	Individual Projects Blusball Drive Blusball Star Trail Chichona Trail Timber Rose Grass Creek Road (2388, 2389 & 4264 SWMP)	\$ 301,836.00 \$ 254,000.00 \$ 111,370.00 \$ 155,000.00 \$ 557,747.00
3	Alternates Projects Goldenrod Lane (3507) Fairview Circle (6581) Hickory Bend/Arowood Hickory Road Dr (75810) (Private) Trinity Oaks Lane (1551) (Private) Forest Waters Circle (6581) (Private)	\$ 157,878.00 \$ 82,897.00 \$ 593,341.00 \$ 258,595.00 \$ 175,786.00 \$ 212,755.00	3	Alternates Projects Goldenrod Lane Fairview Circle Hickory Bend/Arowood Hickory Road Trinity Oaks Lane Forest Waters Circle	\$ 35,000.00 \$ 30,000.00
Water Project Fees \$ (889,344.00)		(889,344.00)	Special Fund Balance (Spk w/ Streets)		(313,836.00)
Water Utility Fund Balance Budgeted \$ (1,050,144.00)		(1,050,144.00)	Special Fund Balance (Spk w/ Drainage)		(313,836.00)
			Street Project Fees		(80,200.00)
TOTAL IMPROVEMENTS		\$ -	TOTAL IMPROVEMENTS		\$ 2,655,508.00
			TOTAL IMPROVEMENTS		\$ 3,673,628.00

Total Improvements Water-Drainage-Streets \$ 5,679,336.00

Contingencies

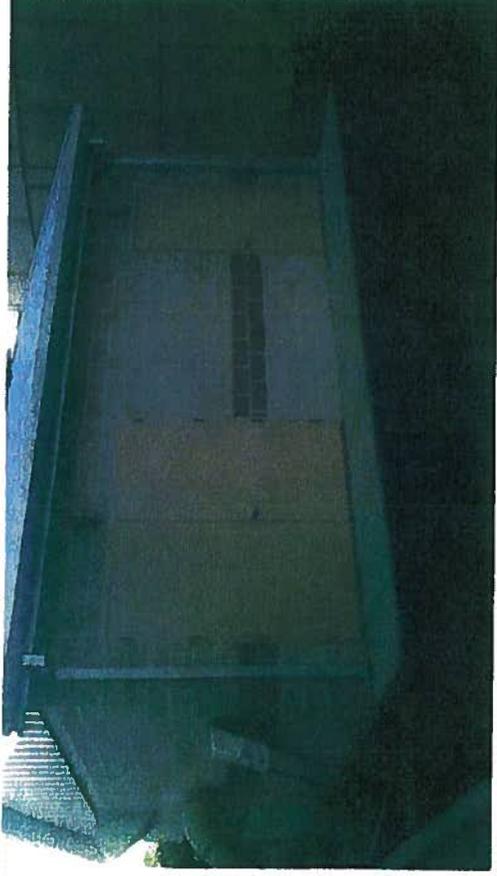
\$ 584,292.50

TOTAL BOND ISSUANCE

\$6,206,130.50

2013 Paul Davis Park Improvements

- Construction Plans and Specifications are complete and ready for advertisement.
- A design letter was submitted for review with the plans, this included clarifications for a couple of alternatives on the restroom facility. Items for consideration included:
 - The existing plans show the Finished floor of the building to be below natural ground in the rear of the building. This option requires construction of a earthen swale to divert storm runoff around the structure. This option also eliminates the need for ADA ramp accesses and handrails.
 - The second option for the Finished Floor Elevation would be to raise the concrete floor 6" above natural ground, this would require ADA ramps and handrails but would eliminate the issues with the storm runoff.
 - An additive alternate will be included in the bid proposal to evaluate the cost of using split faced block instead of the typical CMU block walls and paint.
 - An additive alternate will be included in the bid proposal to evaluate the cost of installing a ceiling in the building to provide a more complete construction.



PROCLAMATION

Naming the month of April as "Sexual Assault Awareness Month" in the City of Garden Ridge

WHEREAS, Sexual Assault is one of the most violent and devastating crimes in society today, impacting the lives of men, women, and children of all racial, cultural, and economic backgrounds.

WHEREAS, There are many types of sexual assault, including verbal harassment and intimidation, molestation, rape and pornography.

WHEREAS, Sexual Assault goes unreported far too often, and leaves long-lasting physical and emotional scars.

WHEREAS, Sexual Violence is preventable and speaking out against sexual assault is an important first step. We must work together to educate our entire population about what can be done to eradicate and prevent sexual assault and to support survivors, to ensure that they are given the help that they need to take back control and ensure that they are not re-victimized.

WHEREAS, we recognize the compassion and dedication of the individuals who first respond to provide services to survivors, such as the Crisis Center of Comal County, the Garden Ridge Police Department, and our emergency medical workers.

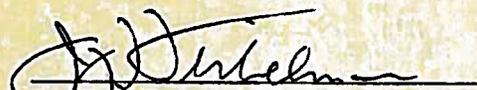
WHEREAS, it is important that sexual assault is recognized as a problem and important to understand that alerting the public to services that can help victims and loved ones of victims is a crucial component to addressing this issue in our community. We encourage everyone to work in partnership supporting local activities and programs that are working toward the elimination of sexual assault.

NOW, THEREFORE, the City of Garden Ridge does hereby proclaim April 2013 as:

"SEXUAL ASSAULT AWARENESS MONTH"

In Witness Whereof, I have here set my hand causing the Seal of the City of Garden Ridge to be affixed on this 3rd day of April, 2013.




Jay E. Feibelman, Mayor

Proclamation

Naming the month of April 2013 as "Child Abuse Prevention Awareness Month" in Garden Ridge

WHEREAS, More than 64,000 cases of child abuse and neglect were confirmed in Texas during 2012; and

WHEREAS, More than 400 children were confirmed victims of abuse and neglect in Comal County in 2012; and

WHEREAS, Child abuse prevention is a community responsibility and finding solutions depends on involvement among all people; and

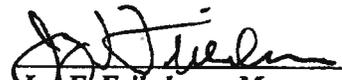
WHEREAS, Communities must make every effort to promote and support programs that benefit children and their families; and

WHEREAS, Effective child abuse prevention programs succeed because of partnerships among a variety of entities including but not limited to schools, religious organizations, law enforcement agencies, child protective services, prosecution agencies, medical professionals, mental health professionals, Children's Advocacy Centers, Court Appointed Special Advocates, and other community-based non-profit organizations; and

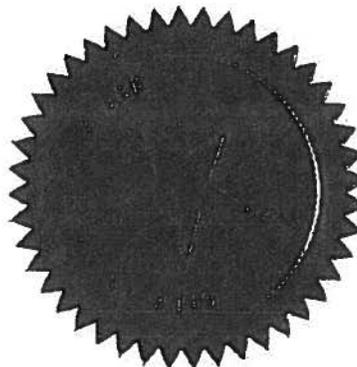
WHEREAS, Everyone in the community should become more aware of child abuse prevention and consider helping parents raise their children in safe, nurturing environments as well as supporting local professionals dedicated to meeting the needs of child abuse victims;

NOW, THEREFORE, I, Jay Feibelman, Mayor of the City of Garden Ridge, do hereby proclaim the month of April 2013 to be Child Abuse Prevention and Awareness Month in the City of Garden Ridge, and urge all citizens to work together to reduce child abuse and neglect and to significantly improve the response of our community when child abuse occurs in the months and years ahead.

PASSED AND APPROVED this the 3rd day of April, 2013.


Jay E. Feibelman, Mayor

Attest: 
Shelley Goodwin, City Secretary



March 27, 2013

To: Mayor Feibelman and City Council

From: City Administrator Cain

The City Water Commission met in regular session on March 26, 2013 and considered a request for variance from Gary L. Miller concerning the requirement of Ordinance 7 that developers bring water rights to the City of Garden Ridge. Mr. Miller addressed the Water Commission and explained that he owns several properties on FM 2252 which are listed for sale. He stated that after discussion with City Administrator Cain concerning platting of his property located at 19187 FM 2252 he learned of the requirement to transfer water rights to the city. Mr. Miller further explained that he felt he has already done that with the \$5,179.23 assessment he paid in 1989 for the construction of the water main on FM 2252 that runs along the front of his property as well as his property located directly across FM 2252 at 19186 FM 2252. At the time of Mr. Miller's assessment the city did not have in place a Water Impact Fee or the requirement for developers to bring water rights to the city.

After consideration and lengthy discussion the City Water Commission by unanimous vote recommends City Council approve Mr. Miller's request for a variance to Ordinance 7-022011, Amendment #3 to not require the transfer of water rights to the City of Garden Ridge for the two properties owned by Mr. Miller described and located as: A-120 Sur-9 GM Dolson, acres 1.395, TR1 at 19187 FM 2252; and A-120 Sur9 GM Dolson, acres 1.389, TR2 at 19186 FM 2252.

Gary L. Miller
21111 Tree Top Ln
Garden Ridge, TX 78266

March 27, 2013

Ms Cain,

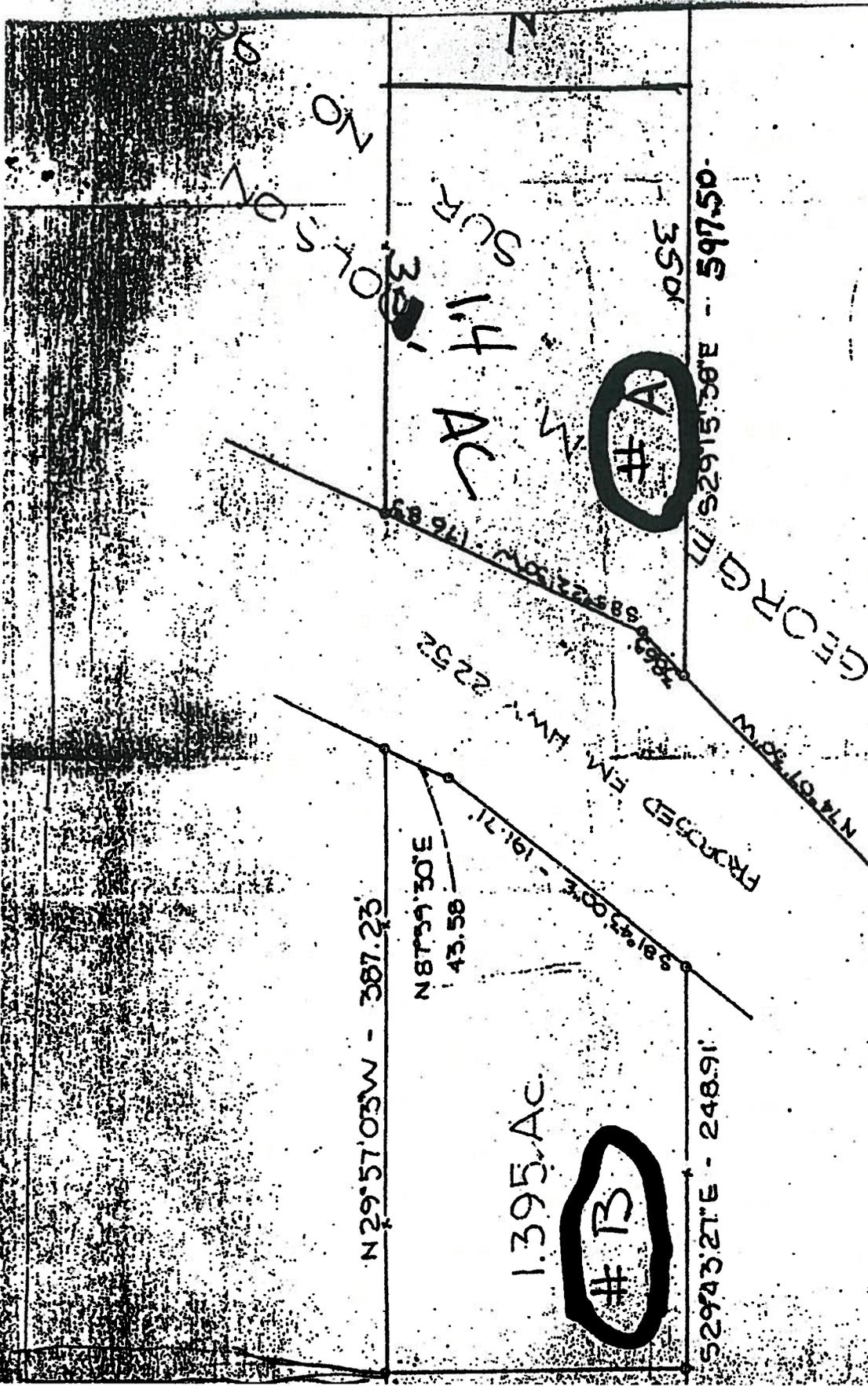
I would like to be added to the April 3rd 2013 City Council Meeting agenda. I wish to request a variance to ordinance #7 in regards to two of my proprieties that are located on FM 2252 described as follows:

A-120 Sur-9 GM Dolson, acres 1.395, TR1
A-120 Sur-9 GM Dolson, acres 1.389, TR2

of Comal County Tax Statements and as outlined on supplied maps.

Thank you,


Gary L. Miller
(210) 260-7591



NO. 30
 O.K.'S OK

1.14 AC

13

A

PLAT SHOWING:
 TWO TRACTS OUT OF THE
 H.L. McLAUGHLIN 10 ACRE TRACT
 DESCRIBED IN VOL. 148 PAGES 67-90
 OF THE DEED RECORDS OF COMAL
 CO., TEXAS

Gary L. Miller
21111 Tree Top Ln
Garden Ridge, TX 78266
(210) 260-7075

March 15, 2013

Ms Cain,

I request to be put on the March 26, 2013 City Water Board's meeting agenda to discuss the water issues that we have discussed regarding a 1.4 acre tract of land on FM 2252 next to (the east side) of North East Bible Church.

My participation I had with the City when the 12" water main was extended in front of my property is the criteria I want to discuss. I also want to discuss the water situation that exists on a 4.5 acre tract of land situated approximately 500 feet west of the intersection of FM 3009 and FM 2252 on the south side of FM 2252.

Respectfully,


Gary L. Miller

3-15-13



City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266
(210) 651-6831
Fax: (210) 651-9638

January 24, 2007

Gary L. Miller
21111 Tree Top Cove
Garden Ridge, Texas 78266

Dear Mr. Miller,

This letter is to inform you that your request for a waiver from payment of water impact fees is granted. This decision is based on your request dated January 23, 2007 due to your having been assessed and having paid \$5,179.23 in 1989 for Water System Capital Improvements in accordance with Ordinance 62 along F.M. 2252 between Bat Cave Road and Hickory Bend.

Should you need additional information or have questions concerning this matter please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Nancy Cain". The signature is written in a cursive style.

Nancy Cain
City Administrator



City of Garden Ridge

(512) 651-6632
ROUTE 20, BOX 508
SAN ANTONIO, TEXAS 78218

January 17, 1990

Gary L. Miller
9502 Gloxinia
San Antonio, Texas 78218

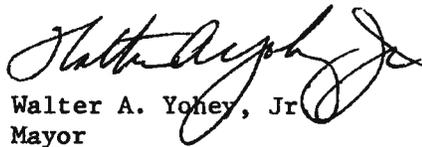
Dear Mr. Miller:

Reference is made to the City's "Official Notice of Assessment" mailed to you on November 2, 1989 and my letter of November 20, 1989 notifying you that the City had approved an Ordinance regarding the assessment.

This is a courtesy letter to (1) thank you for effecting prompt payment of the \$5,179.23 assessment; and (2) notify you that the payment has cleared the assessment against your property.

Thank you again so very much for the prompt manner in which this matter was settled.

Sincerely,



Walter A. Yohey, Jr.
Mayor



City of Garden Ridge

(512) 651-6632
ROUTE 20, BOX 508
SAN ANTONIO, TEXAS 78218

Gary Miller
9502 Gloxinia
San Antonio, Texas 78218

September 5, 1989

Dear Mr. Miller:

As discussed in previous meetings with you and other property owners, the City of Garden Ridge intends to install a major water transmission line along that portion of FM 2252 fronting the your property. Plans for the project are complete and the City has awarded contracts for the capital improvements. Work will commence on September 6, 1989 and should be completed within sixty days.

As explained in previous meetings, charges to the property owners involved will be prorated based on the cost of the improvement covering the number of feet of each property-owner's frontage on FM 2252. In this regard, we were fortunate to receive a lower bid-price than anticipated.

Further, while the project calls for installing a twelve inch (12") water line, we have determined that an eight inch (8") line would be sufficient to serve your property. Accordingly, the City will absorb the cost difference between the two sizes.

Your agreement to participate in this project will insure you have access to the water needed for development of your property and is considered to be a normal development cost.

Your share of cost for this improvement project is \$5,179.23, determined as follows:

199.97 Feet of FM 2252 frontage @ \$25.70 per foot ---	\$ 5,139.23
Cut and patch asphalt drive -----	\$ 40.00
<u>Total -----</u>	<u>\$ 5,179.23</u>

I respectfully request that you remit the above amount to the City at your earliest convenience. Your share of this project's cost will be required to close out the contracted work.

Please make your check payable to the City of Garden Ridge and return a copy of this letter with your remittance.

Sincerely,

Walter A. Yoney, Jr.
Mayor



City of Garden Ridge

(512) 651-6632
ROUTE 20, BOX 508
SAN ANTONIO, TEXAS 78218

SUBJECT: Official Notice of Assessment

November 2, 1989

TO: Gary L. Miller
9502 Gloxinia
San Antonio, Texas 78218

Tax Account: 740120003004
Map # 8G-A120, TR-15 --- 4.509 Acres
G. M. Dolson Survey 96, Area 120

Dear Mr. Miller:

Although we have had previous correspondence and discussion regarding this matter, you are now officially notified that the City of Garden Ridge proposes to make an assessment against property listed in your name on the municipal tax rolls.

The improvements for which the assessment is proposed, and to which this notice applies, include installation of a twelve (12) inch water main and fire hydrants, along 2000.31 feet of highway frontage located between Bat Cave Road and the Hickory Bend entrance to Garden Ridge Estates on the north side of Farm-to-Market Road 2252; all points being within the territorial limits of the City of Garden Ridge.

This project will be a capital improvement to that portion of the City of Garden Ridge Water Company system and the amount per front foot proposed to be assessed against benefitted property or the owners of the benefitted property is \$25.70, plus associated costs.

The property listed in your name on the municipal tax rolls which will be benefitted by the capital improvement is listed above. The assessment proposed against the property is as follows:

Front Footage: 199.97 feet @ \$25.70 per foot ----	\$ 5,139.23
PLUS: Cut and Patch Asphalt Driveway -----	\$ 40.00
Total Assessment -----	<u>\$ 5,179.23</u>

pd 12/89

This assessment will be due and payable to the "City of Garden Ridge" no later than December 31, 1989. If unpaid as of December 31, 1989, interest at the rate of ten percent (10%) per annum and authorized collection fees will be added to the amount due.

The estimated total cost for the improvements on the above described portion of the City of Garden Ridge Water Company system is \$86,536.00. The estimated total amount of assessments against owners of benefitted property is \$52,457.97.

A public hearing for the proposed assessments has been scheduled for 10:00 AM on Saturday, November 18, 1989. The hearing will take place in the Municipal Court Building, 9357 Schoenthal Road, City of Garden Ridge.

W. A. Yohey, Jr.
11/18/89
18

Walter A. Yohey, Jr.
Walter A. Yohey, Jr.
Mayor



City of Garden Ridge

(512) 651-6632
ROUTE 20, BOX 508
SAN ANTONIO, TEXAS 78218

SUBJECT: Release of Assessment Lien

February 15, 1990

TO: Farrah Partnership
c/o Mr. A. C. McDavid
408 Canterbury Hill
San Antonio, TX 78209

Bexar Savings Association
c/o Real Estate Tax Service
P.O. Box 200520
Austin, Texas 78720-0520

(Mrs.) Adela K. Lockett
One Towers Park Land #1505
San Antonio, TX 78209

Gary L. Miller
9502 Gloxinia
San Antonio, TX 78218

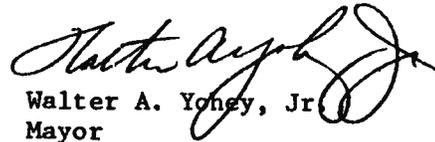
Northeast Bible Evangelical Free Church
12521 Nacogdoches Road, No. 202
San Antonio, Texas 78217

Dear Addressees:

Enclosed you will find a copy of the recorded (Comal County Courthouse) release of the liens assessed against your respective properties for the water company improvement along F.M. 2252.

On behalf of the City, please accept my sincere appreciation for the timely manner in which these assessments were liquidated.

Very truly yours,



Walter A. Yoney, Jr.
Mayor

Enclosure
Release of Lien

March 27, 2013

To: Mayor Feibelman and City Council

From: City Administrator Cain

The City Water Commission met in regular session on March 26, 2013 and considered amending Ordinance 7-022011, Amendment #3 to establish and incorporate a formula for determining the amount of water a developer will be required to bring into the city for developments. The recommended formula of .6 (6/10) gallons per minute (gpm) is established by TCEQ and is the required minimum well capacity for the City of Garden Ridge. The recommended formula proposed in the amendment would be used for calculating the minimum amount of water that a developer would bring to the city whether the proposed development was residential, commercial or industrial yet allows the city as it deems in the best interest of the city to adjust the necessary amount of water based on the type of project and if the amount of water to be utilized or anticipated to be utilized exceeds the minimum amount of water based on .6 (6/10's) of a gallon.

After lengthy discussion and consideration the City Water Commission unanimously recommends the City Council approve amending Ordinance 7-022011, Amendment #3 to establish a minimum formula of .6 (6/10) of a gallon per minute per hour per day per year for determining the amount of water a developer will be required to bring into the city for developments.

City Attorney Hyde will be providing some revised language to the proposed amendment early next week. When the revisions are received they will be forwarded to the City Council.

*Ordinance 7-042013 Amendment #4
City of Garden Ridge*

ORDINANCE NO. 7-042013

AN ORDINANCE AMENDING ORDINANCE ~~7-042006, 7-092008~~ AND ALL AMENDMENTS THEREAFTER ADOPTED, ~~7-022011~~ AMENDMENT #3 RELATED TO THE RULES AND REGULATIONS GOVERNING PLATS, PLANS AND SUBDIVISIONS OF LAND WITHIN THE INCORPORATED AREA AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF GARDEN RIDGE, TEXAS; ESTABLISHING A REQUIREMENT TO PROVIDE TRANSFERABLE WATER RIGHTS OR OTHER WATER RESOURCE ACCEPTABLE TO THE CITY AS AN ALTERNATE WATER SOURCE TO ADD T TO THE WATER SYSTEM INFRASTRUCTURE, TO ALLOW AMPLE WATER SUPPLY TO THE SUBDIVISION, APPLICABLE TO ALL SUBDIVISIONS OF LAND AS PROVIDED; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the provisions of the Constitution and laws of the State of Texas, including particularly Chapter 212 of the Local Government Code, as heretofore or hereafter amended, the owner of a tract of land within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts, must have a plat of the subdivision prepared and have the plat approved by the City;

WHEREAS, pursuant to the Ordinances of the City of Garden Ridge, which require the provision of an adequate water supply when subdividing land, including Ordinance ~~7-042006, 7-092008~~ and any amendment thereto ~~042011~~ Amendment #3; and pursuant to the requirements contained in Chapter 212 of the Texas Local Government Code requiring that a plat conform with the municipality's access to and extension of water mains and the instrumentalities of public utilities, a plat proposed for final approval is not considered to conform with these requirements and the application for plat approval is not considered complete for purposes of consideration by the City Council for approval unless the subdivision is also shown to comply with this Ordinance and any other Ordinance and/or Rule promulgated by the City under its authority provided by §212.002 of the Texas Local Government Code.

WHEREAS, Ordinance No. ~~7-042006, 07-092008~~ and all amendments thereafter adopted ~~022011~~ Amendment #3, prescribing the rules and regulations governing plats and subdivisions of land, must be amended to adequately promote and protect the general health, safety, and welfare of persons residing in and adjacent to the City of Garden Ridge, Texas; and,

WHEREAS, the City of Garden Ridge, Texas, held a public hearing on the subject matter of this ordinance:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, THAT ORDINANCE ~~7-042006 and 7-092008~~ AND ALL AMENDMENTS THEREAFTER ADOPTED ~~022011~~ AMENDMENT #3, IS HEREBY FURTHER AMENDED TO READ AS FOLLOWS:

DEFINITIONS APPLICABLE TO THIS AMENDMENT:

Alley: A minor public right-of-way not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties otherwise abutting on a street.

Connection: *A single family residential unit or each commercial or industrial establishment to which potable water is supplied from the City of Garden Ridge water system. In commercial or industrial establishments each leasable unit will be considered as a separate connection in calculating the amount of ample water supply necessary to support the subdivision or land use development.*

Lot: An undivided tract or parcel of land having frontage on a public street or an approved open space having direct street access, and which is, or in the future may be, offered for sale, conveyance, transfer, or improvement, which is designated as a distinct and separate tract, and which is identified by a tract number, lot number, or other symbol in a duly approved subdivision plat which has been properly filed of record.

Private Street: A street that is not a public thoroughfare.

Subdivider: Any person or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision as that term is defined herein. In any event, the term "subdivider" shall be restricted to include only the owner, equitable owner or authorized agent of such owner or equitable owner, of land sought to be subdivided.

Subdivision: A division of any tract of land situated within the corporate limits, or within the extraterritorial jurisdiction of the City of Garden Ridge, in two or more parts to lay out a subdivision of the tract, including an addition to the municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts. "Subdivision" includes a division of a tract regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. "Subdivision" includes resubdivision, but it does not include a division of land for agricultural purposes into parts greater than five acres where each part has street access and no public improvement is being dedicated.

Street: A public right-of-way, however designated, other than an alley, which carries vehicular traffic or provides vehicular access to adjacent land. All streets are classified by other definitions in this section.

Resubdivision: The division of an existing subdivision, together with any change of lot size therein, or with the relocation of any street lines.

TRANSFERABLE WATER RIGHTS - REQUIREMENT:

In addition to any and all other obligations provided by local ordinance, or other law, the subdivider of property must provide transferable water rights or accessible water rights or sources for use by the City of Garden Ridge, Texas to ensure ample water supply necessary to support the subdivision. Such source must meet or exceed all standards, requirements and specifications

applicable to a water source used by an approved public water supply system pursuant to Texas law and regulations.

The City of Garden Ridge, based on use and intensity of water consumption reasonably anticipated through the examination of the subdivision and land use project as presented in the master planning process, annexation process or request for extension of service within the extraterritorial jurisdiction of the City, shall define the ample water supply necessary for the proposed subdivision or land use project. The amount of accessible or transferable water rights necessary to ensure ample water supply for the City, considering and including the additional water demands placed on the system by the subdivision or land use project shall be determined by the City of Garden Ridge at the time of master plan or land use project approval or upon obtaining service through a voluntary annexation agreement, or upon obtaining service within the extraterritorial jurisdiction of the City, which is within the City's existing or proposed extension of the Certificated of Convenience and Necessity (CCN) establishing the water service area.

In defining the ample water supply necessary for a proposed subdivision or land use project the City of Garden Ridge shall use as the minimum for calculating the ample water supply necessary to support the subdivision or land use project at .6 (6/10) of a gallon per minute per hour per day per year for each connection planned for a project. The City of Garden Ridge may as it deems in the best interest of the city adjust the amount of water necessary for any project that includes schools, churches, hospitals, medical facilities, landscape nurseries, agricultural or livestock activities, commercial or industrial activities or for any project for which a master meter is requested or will be installed and utilized and/or if it is anticipated that water usage will exceed the minimum amount of water based on .6 (6/10) of a gallon.

All subdividers or property owners requesting water service from the City of Garden Ridge for new residential development or commercial development, to include annexation of property into the city limits or extension of the city's existing CCN must submit a master plan for the property before the City Water Commission prior to submission of such plan is complete for consideration by the Planning and Zoning Commission. The City Water Commission shall determine the use and intensity of water consumption reasonably anticipated through the examination of the land use project presented. After such determination has been made the City Water Commission shall make recommendation to the City Council of the amount of accessible or transferable water rights necessary to ensure ample water supply to the subdivision, land use project, annexation or CCN extension. The City Council shall make the final finding on the City Water Commission recommendation prior to submission of the master plan, land use project or annexation request to the Planning and Zoning Commission. Any extension of CCN that does not involve subdivision, platting or annexation of property or the extension of any city infrastructure or services other than water may not require Planning and Zoning consideration therefore the finding by the City Council shall be final.

SEVERABILITY CLAUSE:

If any section, paragraph, subdivision, clause or phrase of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance

as a whole or any part of any provision thereof other than the part so decided to be invalid or unconstitutional.

EFFECTIVE DATE:

This Ordinance shall take effect immediately upon passage and the publication of its caption, as required by state law.

PUBLICATION:

The caption of this ordinance shall be published as required by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, this, the 3RD day of April, 2013.

JAY FEIBELMAN
MAYOR

ATTEST:

Shelley Goodwin, TRMC
City Secretary

March 13, 2012

From: Garden Ridge Planning and Zoning Commission
To: Garden Ridge City Council
Subject: Final Plat for Tuscan Village Subdivision located at the southeast corner of the intersection of FM 3009 and FM 2252

The Commission received the attached submission for the Final Plat for Tuscan Village (Attachment 1).

In addition to the plat document itself, the City Ordinance requires a number of items including the following be submitted as part of the final plat approval:

- Construction plans
- Utility certificates
- Tax certificates

These items were not submitted for review, or were incomplete, to the City's Engineer or the Planning and Zoning Commission.

After review and consideration the Commission voted unanimously to recommend Council disapprove the final plat for Tuscan Village as submitted.



Nadine L. Knaus
Chair
Planning and Zoning Commission

Attachment



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

San Antonio District
New Braunfels/Seguin Area Office
4102 IH 35 South
New Braunfels, Texas 78132
(830) 303-0130 (830)609-0707

March 7, 2013

County: Comal
Control: 1433
Section: 02
Highway: FM 2252

Christian M Herzig
Ford Engineering, Inc.
10927 Wye Drive, Suite 104
San Antonio, Texas 78217

SUBDIVISION: Preliminary Plat for Tuscan Village
OWNER: Custom Clinics, LLC - Tony Overman
18955 FM 2252
Garden Ridge, Texas

LOCATION: At FM 3009

DATE RECEIVED: Received revised preliminary plat from Ford Engineering by e-mail 3/6/2013.

PLAT REVIEWED FOR:	* NO OBJECTION	OBJECTION
EXISTING R.O.W. DATA	X	
PLANNED R.O.W. NEEDS	X	
STREET, ALLEY & DRIVEWAY ACCESS	X	
OTHER (ENVIRONMENTAL)	X	

This Plat and Master Development Plan (MPD) is being reviewed at the request of the Owner/Developer's engineer. Review comments made by TxDOT on the Plat or MDP are based on the latest information TxDOT has available and are being offered to convey to the platting authority and developer TxDOT's present opinion as to current and future highway system needs in order to preserve the transportation corridor, provide for safe ingress/egress to the state highway system and address known potential environmental issues. The extent to which this information is incorporated into the plat or MDP is at the discretion of the platting authority.

FOLLOWING TxDOT NOTES ARE ACKNOWLEDGED AS BEING ON THE PRELIMINARY PLAT:

- (1) For residential development directly adjacent to State right-of-way, the Developer shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation.
- (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way. For projects in the Edwards Aquifer Recharge or Contributing Zones, outfalls for water quality and/or detention ponds treating impervious cover related to the development, will not encroach by structure or grading into State ROW. Placement of permanent structural best management practice devices or vegetative filter strips within state ROW will not be allowed.
- (3) Maximum access points to State highway from this property will be regulated as directed by "Regulations for Access Driveways to State Highways". The property is eligible for a maximum combined total of two (2) access points to FM 2252 based on an overall platted highway frontage of approximately 720 feet. The western-most of these FM 2252 access points will be right-in/out only. The property is eligible for a maximum combined total of one (1) right-in/out only access point to FM 3009 based on an overall platted highway frontage of approximately 720 feet.
- (4) If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right-of-way. Locations of sidewalks within State right of way shall be as directed by TxDOT.
- (5) Any traffic control measures (left-turn lane, right-turn lane, accel. lane, signal, etc.) for any access fronting a state maintained roadway shall be the responsibility of the developer/owner.

*** Comments:**

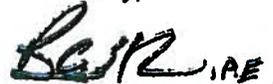
We acknowledge the 27 foot wide combination of ROW reservation/dedication shown on the plat. Any new easements must be located in private property beyond the limits of the ROW reservation/dedication.

It should be anticipated that the ultimate FM 2252 pavement edge will be closer to the development than its present location. The on-site grading should be compatible with the assumed future FM 2252 pavement edge elevations.

Permit applications along with construction plans for streets, driveways, utilities, drainage and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway right-of-way.

Please provide pdf copy of recorded plat.

Sincerely,



Brian A. Hoehner, P.E.
Development Engineer

cc: Mike Cowart, P.E. - TxDOT Interim Area Engineer
James Browne - TxDOT Maintenance Supervisor
Mark B. Hill, P.E. - Ford Engineering
Nancy Cain - City Administrator City of Garden Ridge
Tony Overman - Owner/Developer

attachments

CITY OF GARDEN RIDGE
REQUEST FOR REVIEW
Utility Acceptance

Date: February 28, 2013

APPLICANT INFORMATION:

Applicant: Ford Engineering, Inc. / Mark Hill, P.E.
(Company Name/Contact person/Title)

Street Address, City, State, Zip: 10927 Wye Drive, Suite 104, San Antonio, Texas 78217

Ph#: (210) 590-4777 Fax#: (210) 590-4940 E-Mail: chris@fordengineering.com

PROPERTY DESCRIPTION:

Name of Subdivision/Development: TUSCAN VILLAGE

Lot: N/A Block: N/A Address: _____

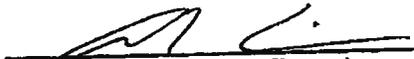
Survey Name: GEO. M. DOLSON SURVEY NO. 96 Abstract#: 120 Tract # N/A

Location of Property: S.E. CORNER OF FM 3009 & FM 2252 MAPS CO Ref # 487/D6

I Abel Arispe have reviewed and approved this plat/plan as submitted for easements and
(Print name of reviewer)

availability where it concerns CenterPoint Energy
(Name of Utility Company)

Signed this 6th day of March Month, 2013.


(Reviewer's Signature)

UTILITY AGENT INFORMATION:

*** Please return this completed form to the applicant noted above. ***

Company: CENTERPOINT ENERGY Name/ Title: _____

Mailing Address: 290 S. CASTELLE NEW BRAUNFELS, TX. 78130

Phone: (830) 643-6919

Fax: (830) 643-6903

AT&T PRELIMINARY REQUEST

SUBDIVISION/BUSINESS NAME Tusean Village DATE 25-Feb-13

DEVELOPER/BUILDER Custom Clinics, LLC.
CONTACT Tony Overman
PHONE # (210) 817-1888
EMAIL toverman@motivationalpro.org

ENGINEER Ford Engineering, Inc.
CONTACT Mark Hill
PHONE # 210.590.4777
EMAIL ahris@fordengineering.com

TYPE OF STRUCTURES

- SINGLE FAMILY RESIDENCES CONDOS MOBILE HOMES
 TOWNHOUSES APARTMENTS COMMERCIAL
 OTHER (EXPLAIN) Total Lots=0, Commercial Lots=0

NUMBER OF LOTS OR USABLE SQ. FT. 0

*** SCHEDULES: ESTIMATED CONSTRUCTION TO BEGIN ON: May
ESTIMATED WATER & SEWER TO BE COMPLETED BY: June
ESTIMATED DRY UTILITY INSTALLATION TO BEGIN ON: June
AT&T REQUESTED TO PROVIDE BY: July

EXCAVATION WILL BE IN : DIRT ROCK PART ROCK OTHER

OVERALL PLAT: IS ATTACHED HAS ALREADY BEEN PROVIDED AND IS STILL CURRENT

MASTER PLAT: MASTER PLAN ATTACHED
(REQUIRED IF THIS REQUEST IS FOR PHASED DEVELOPMENT)

ELECTRICAL DESIGN: FINAL ELECTRICAL DESIGN ATTACHED
(REQUIRED IF JOINT TRENCH INSTALLATION IS REQUESTED)

SPECIAL NOTES:

PLEASE FORWARD DIGITAL COPIES OF FINAL PLATS TO THE EMAIL ADDRESS BELOW
FOR RESIDENTIAL PROJECT FILES & UPDATES EMAIL TO SOTXSUBDIVISIONS@ATT.COM
FOR ALL PLAT REVIEW/APPROVALS EMAIL TO SOTXPLATREVIEW@ATT.COM
IF FILES TOO LARGE OR EMAIL NOT AVAILABLE, MAIL CD/DISK TO ADDRESS BELOW.

AT&T TEXAS
ATTN: Christine Olvera
4119 BROADWAY #741
SAN ANTONIO, TX 78209
210-820-7308
884888@att.com


DEVELOPER SIGNATURE
or developer representative

Effective Date: 5/14/2010
Discard all previous versions

CITY OF GARDEN RIDGE
REQUEST FOR REVIEW
Utility Acceptance

Date: February 28, 2013

APPLICANT INFORMATION:

Applicant: Ford Engineering, Inc. / Mark Hill, P.E.
(Company Name/Contact person/Title)

Street Address, City, State, Zip: 10927 Wye Drive, Suite 104, San Antonio, Texas 78217

Ph#: (210) 590-4777 Fax#: (210) 590-4940 E-Mail: chris@fordengineering.com

PROPERTY DESCRIPTION:

Name of Subdivision/Development: Tuscan Village

Lot: N/A Block: N/A Address: _____

Survey Name: GEO. M. DOLSON SURVEY NO. 96 Abstract#: 120 Tract # N/A

Location of Property: S.E. CORNER OF FM 3009 & FM 2252 MAPS CO Ref # 487/D6

I Tony Rodriguez have reviewed and approved this plat/plan as submitted for easements and
(Print name of reviewer)

availability where it concerns Time Warner Cable
(Name of Utility Company)

Signed this 6 day of March Month, 2013.

Tony Rodriguez
(Reviewer's Signature)

UTILITY AGENT INFORMATION:

*** Please return this completed form to the applicant noted above. ***

Company: TIME WARNER CABLE Name/ Title: DESIGNER.

Mailing Address: 1900 Blue crest LN, SAN ANTONIO, TX 78247

Phone: (210) 352-4464

Fax: (210) 352-4474

March 13, 2012

From: Garden Ridge Planning and Zoning Commission
To: Garden Ridge City Council
Subject: Entry monument sign and landscape design for the The Woodlands of Garden Ridge (formerly known as Forest of Garden Ridge IV Subdivision) entrance located on the west side of Bat Cave Road northwest of its intersection with Schoenthal Road

The Commission received the entry monument sign and landscape design for the Woodlands of Garden Ridge, formerly known as Forest of Garden Ridge IV Subdivision (Attachment 1). This signage is to be placed at the entrance located on the west side of Bat Cave Road northwest of its intersection with Schoenthal Road.

The Commission raised several issues concerning the plans. First, there was a question as to the fact that the sign along Bat Cave primarily faced the south and would only be easily readable when proceeding north along Bat Cave. The developer's representative indicated that they felt that that direction would be the primary direction of entry into the subdivision and that they only desired that sign. Second, there was a question as to the placement of the islands along the entry road and the future entrance to Triumphant Lutheran Church and whether the church had reviewed the plans. The representative indicated that they had not reviewed the plans with Triumphant Lutheran Church. Third, while not an issue under review by the Commission, the fencing along Bat Cave was discussed. It is the plan of the developer to not fence that part of the subdivision at this time, but as the lots are sold that about Bat Cave; the fencing will be the responsibility of the homeowner. Garden Ridge has no requirement for subdivision fencing by the developer. The Commission reviewed the sign and fence height and the adequacy of the stacking along the entry street up to the subdivision entry gate.

After review and consideration, the Commission voted unanimously to recommend Council approval of the entry monument sign and entry facilities with the following requirements:

1. All required changes listed below be submitted to the City prior to February 28, that such revisions be reviewed and approved by the City and the Chair of the Planning and Zoning Commission in accordance with the Commission's requirements prior to forwarding the revised documents for Council consideration – should all requirements not be met by that time, the recommendation of the Commission is to recommend denial until such conditions are met;
2. The fence heights be lowered in accordance with City Ordinance to 6 feet;

3. A location for a Knox box be indicated on the plans in accordance with requests from the fire and police departments that Knox boxes be provided at all gated communities;
4. The indication of “fence by others” be removed along the south side of the entry – the developer’s representative indicated that this was an error;
5. The plans be reviewed by Triumphant Lutheran Church to insure that the plans for the location of the church’s entry way is correct and that the width of the space between the islands be adequate for their needs – a written review of the plans by Triumphant Lutheran Church was requested.

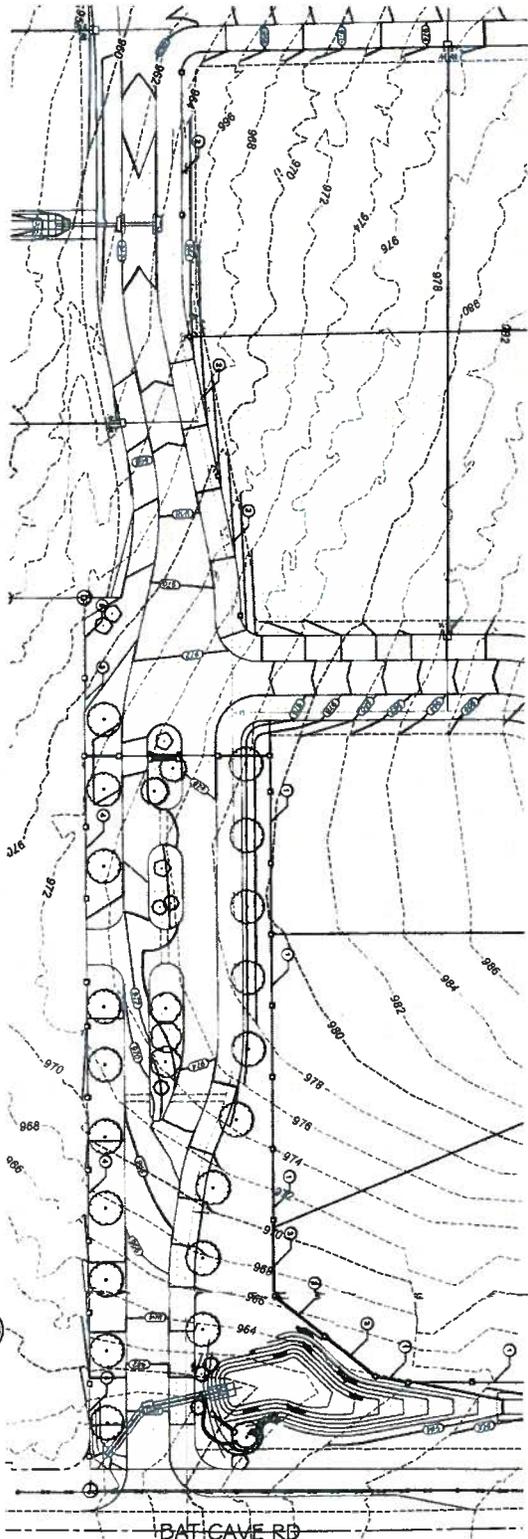
The required changes were not submitted until March 1 (Attachments 2 and 3), so the item was not forwarded to City Council for the March Council Meeting. The item was placed on the March P&Z agenda and was reviewed by the Commission at that time.

After review and consideration the Commission voted unanimously to recommend Council approval of the entry signage (Attachment 3) for the Woodlands.



Nadine L. Knaus
Chair
Planning and Zoning Commission

Attachments



LOCATION MAP

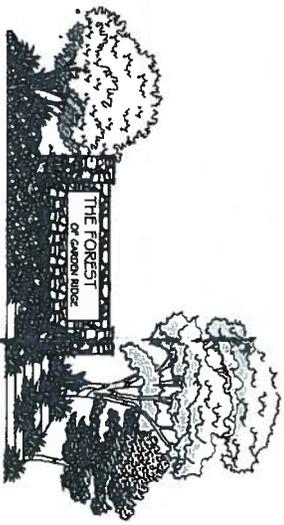
- KEY NOTES:**
1. ALL PLANTINGS TO BE INSTALLED WITHIN 90 DAYS OF COMMENCEMENT OF CONSTRUCTION.
 2. ALL PLANTINGS TO BE INSTALLED WITHIN 90 DAYS OF COMMENCEMENT OF CONSTRUCTION.
 3. ALL PLANTINGS TO BE INSTALLED WITHIN 90 DAYS OF COMMENCEMENT OF CONSTRUCTION.
 4. ALL PLANTINGS TO BE INSTALLED WITHIN 90 DAYS OF COMMENCEMENT OF CONSTRUCTION.
 5. ALL PLANTINGS TO BE INSTALLED WITHIN 90 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANT SCHEDULE

NO.	SYMBOL	PLANT SPECIES	SIZE	QUANTITY
01	(Symbol)	SPRING BURNING BUSH	3-4"	100
02	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
03	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
04	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
05	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
06	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
07	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
08	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
09	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
10	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
11	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
12	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
13	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
14	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
15	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
16	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
17	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
18	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
19	(Symbol)	FLORIDA BURNING BUSH	3-4"	100
20	(Symbol)	FLORIDA BURNING BUSH	3-4"	100

LANDSCAPE MATERIAL SCHEDULE

NO.	SYMBOL	MATERIAL	QUANTITY
01	(Symbol)	SPRING BURNING BUSH	100
02	(Symbol)	FLORIDA BURNING BUSH	100
03	(Symbol)	FLORIDA BURNING BUSH	100
04	(Symbol)	FLORIDA BURNING BUSH	100
05	(Symbol)	FLORIDA BURNING BUSH	100
06	(Symbol)	FLORIDA BURNING BUSH	100
07	(Symbol)	FLORIDA BURNING BUSH	100
08	(Symbol)	FLORIDA BURNING BUSH	100
09	(Symbol)	FLORIDA BURNING BUSH	100
10	(Symbol)	FLORIDA BURNING BUSH	100
11	(Symbol)	FLORIDA BURNING BUSH	100
12	(Symbol)	FLORIDA BURNING BUSH	100
13	(Symbol)	FLORIDA BURNING BUSH	100
14	(Symbol)	FLORIDA BURNING BUSH	100
15	(Symbol)	FLORIDA BURNING BUSH	100
16	(Symbol)	FLORIDA BURNING BUSH	100
17	(Symbol)	FLORIDA BURNING BUSH	100
18	(Symbol)	FLORIDA BURNING BUSH	100
19	(Symbol)	FLORIDA BURNING BUSH	100
20	(Symbol)	FLORIDA BURNING BUSH	100



ATTACHMENT 1

ATTACHMENT 2

Dear Mr. Crow,

2-27-13

This letter serves as an understanding between Triumphant Lutheran Church and Daphne Development, LLC., in which the scope and coordination of the 'stub-out' street between the two properties (Triumphant Lutheran Church and The Woodlands of Garden Ridge), located on Bat Cave Rd., in the City of Garden Ridge, is agreed upon.

Under this agreement it is understood that the current location and spacing of (and between) island-medians, on the Daphne Development property known as 'The Woodlands of Garden Ridge', are satisfactory to Triumphant Lutheran Church and in accordance with their future street connection needs (Exhibit A).

It is also understood that Daphne Development will stub its entryway boulevard street to the Church's property line (Exhibit B), with an iron vehicular gate existing on the property line to act as a divider between the properties and to be removed for street connection between the two properties when the Church is ready to do so. The construction of this stub-out street, on Daphne's property, will occur with the construction of Phase 1 of the community known as 'The Woodlands of Garden Ridge'.

Sincerely,

Gordon V. Hartman

President, Daphne Development, LLC.

Signed:



Mr. Robert Crow (for Triumphant Lutheran Church)

2/28/13

Date



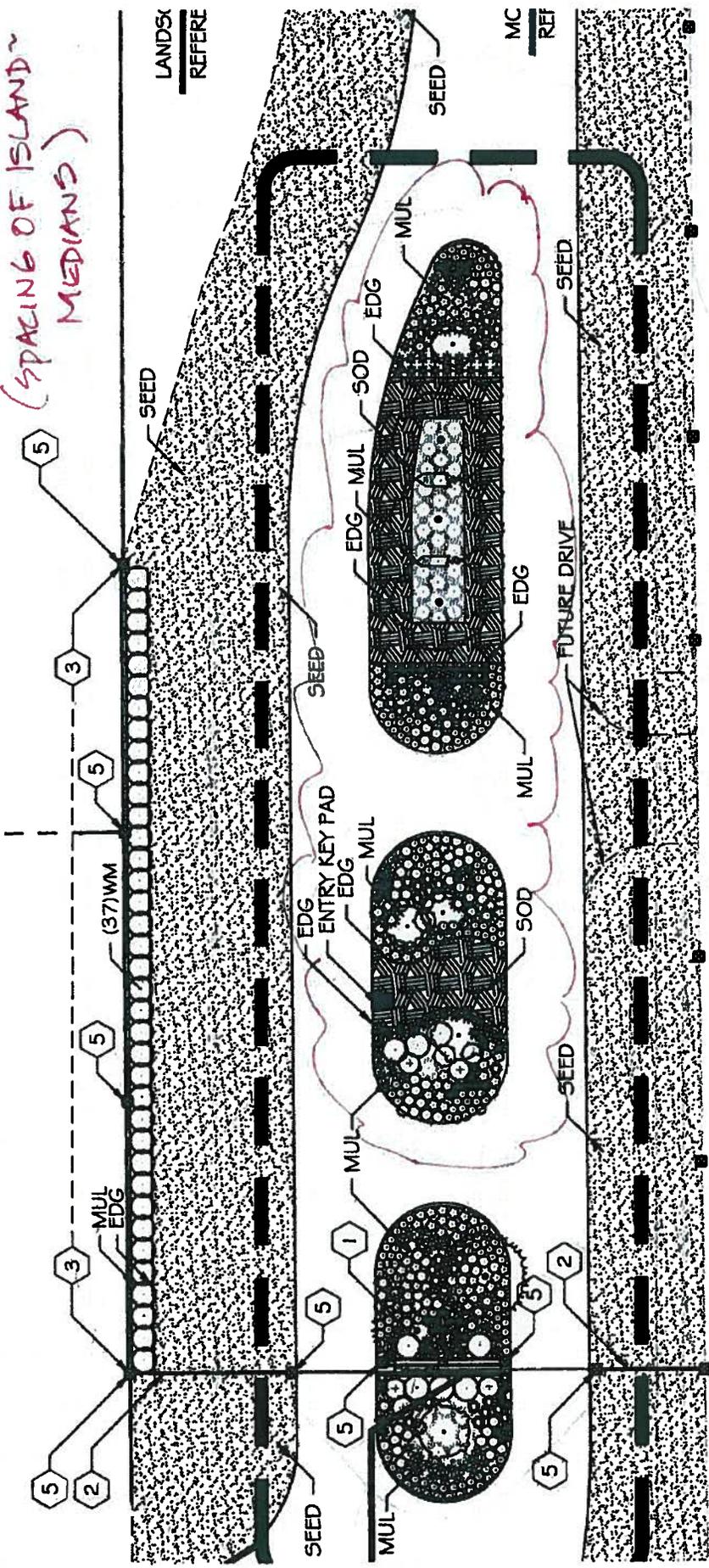
Mr. Gordon V. Hartman (for Daphne Development, LLC.)

3/1/13

Date

EXHIBIT A

(SPACING OF ISLANDS ~ MEDIAN)



TYPE MATERIAL SCHEDULE

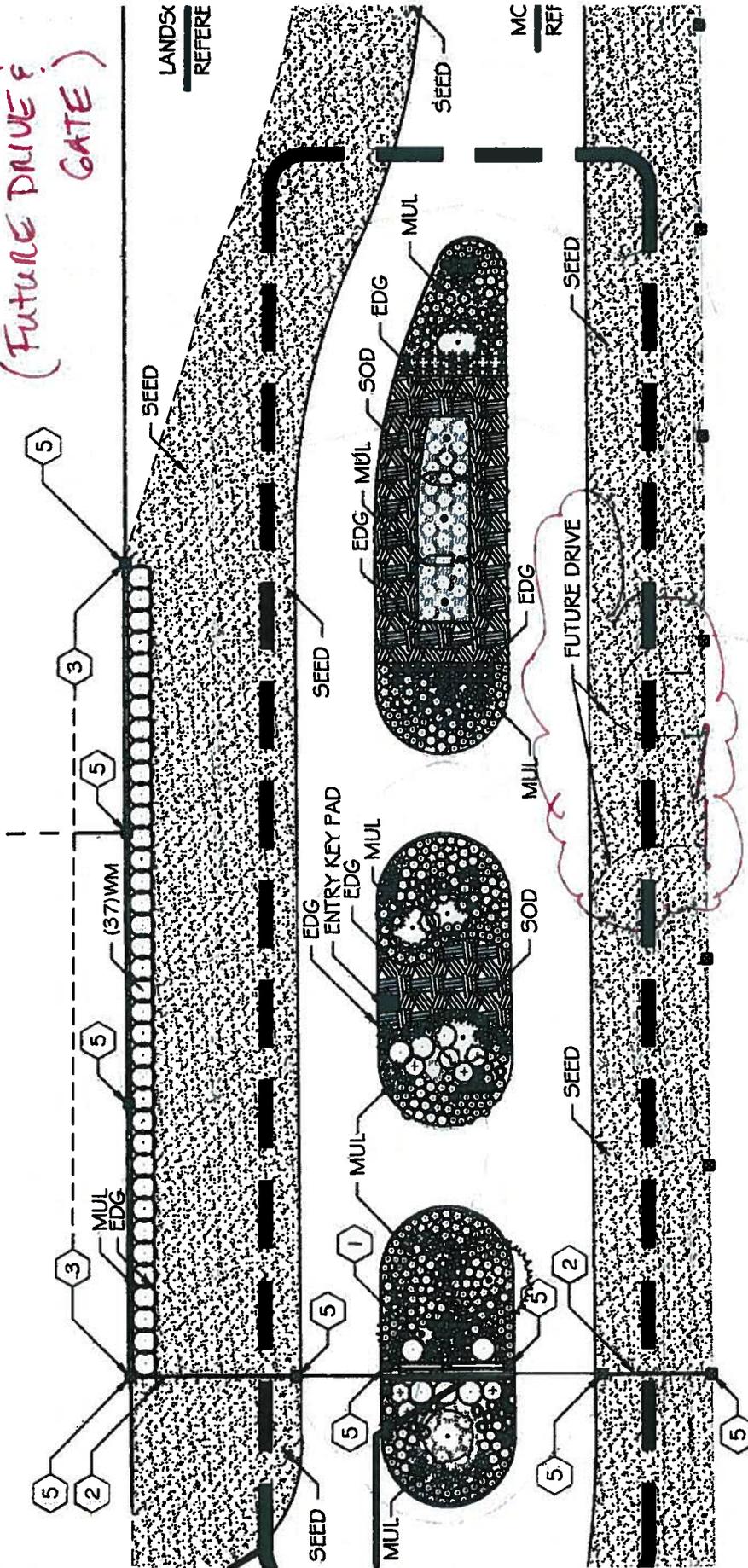
CODE	DESCRIPTION	SIZE/CONDITION
BUD	BOULDERS LIMESTONE	36" L X 30" W X 24" H REFERENCE DETAIL 10 / SHEET L-2
EDG	EDGER RYERSON STEEL EDGER	1/8" x 4" STAKED; PAINTED GREEN REFERENCE DETAIL 09 / SHEET L-2

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
①	6" MASONRY WALL WITH 2' X 2' X 6' - 0" COL REFERENCE DETAIL 13 / SHEET L3.
②	6" METAL PANEL FENCE WITH 2' X 2' X 6' - 0" REFERENCE DETAIL 13#14 / SHEET L3.
③	6" MASONRY WALL WITH 2' X 2' X 6' - 0" COL

EXHIBIT B

(FUTURE DRIVE & GATE)



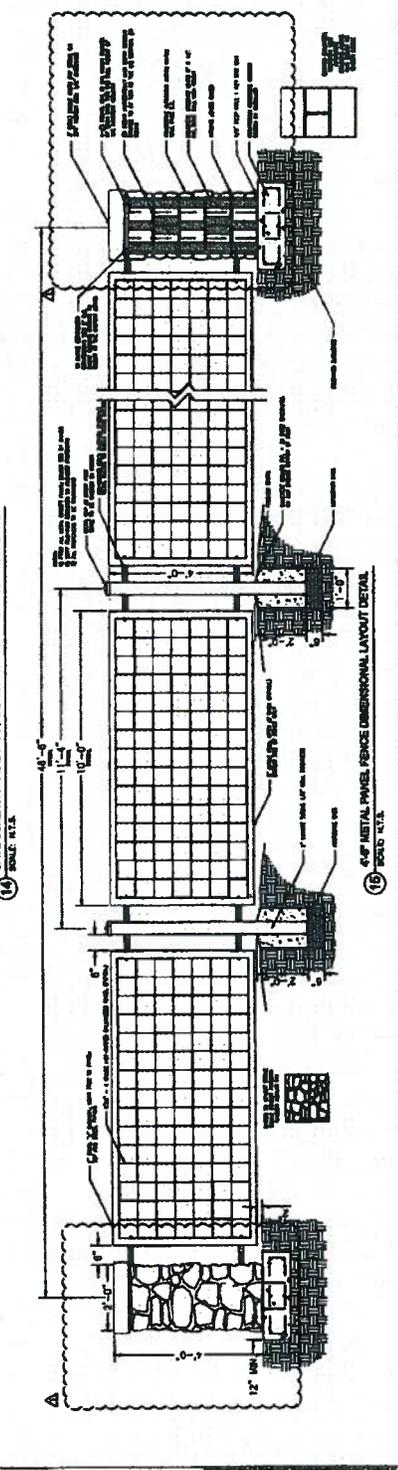
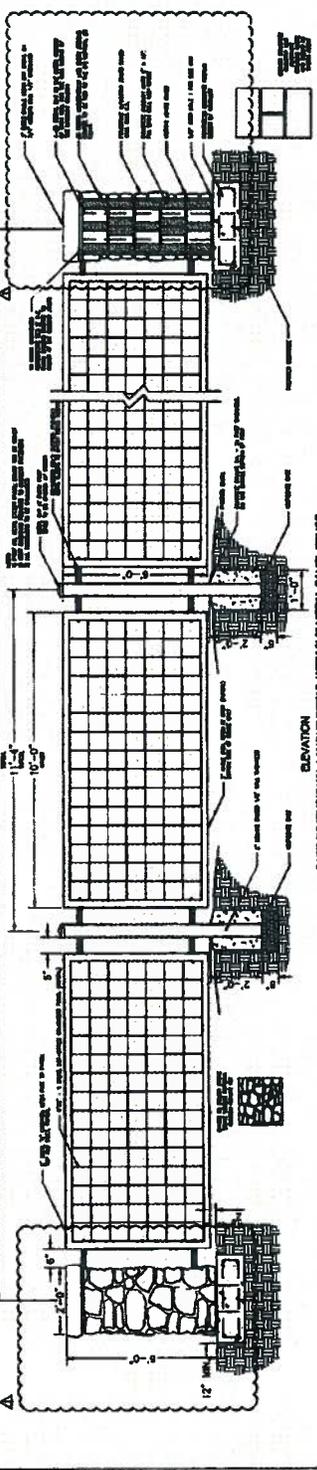
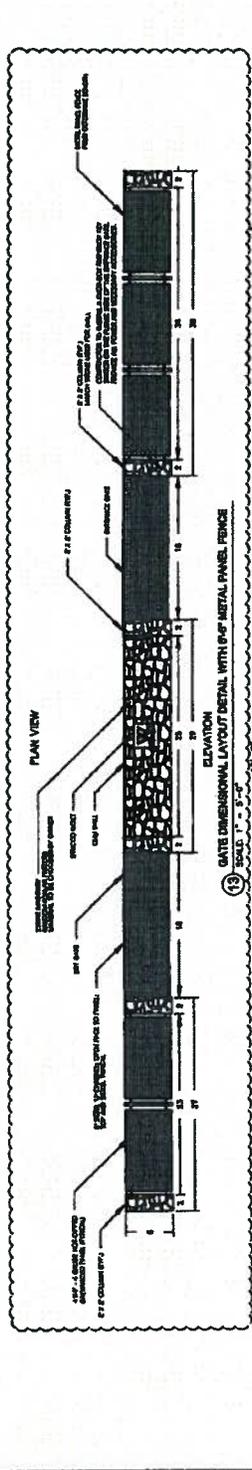
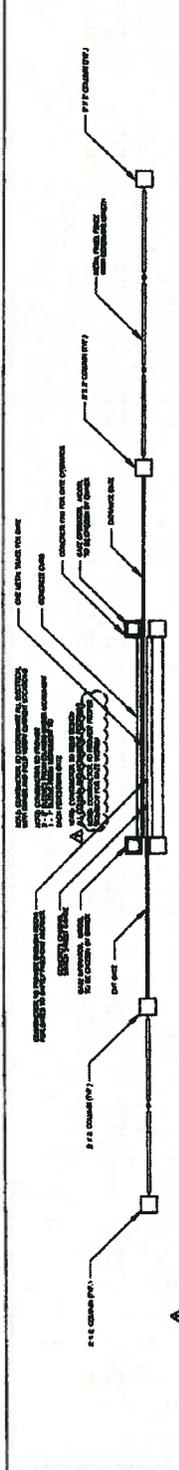
PE MATERIAL SCHEDULE

CODE	DESCRIPTION	SIZE/CONDITION	SYMBOL	DESCRIPTION
BLD	BOULDERS LIMESTONE	36" L x 30" W x 24" H REFERENCE DETAIL 10 / SHEET L-2	①	6" MASONRY WALL WITH 2' X 2' X 6' - 0" COL REFERENCE DETAIL 13 / SHEET L3.
EDG	EDGER RYERSON STEEL EDGER	1/2" x 4" STAKED; PAINTED GREEN REFERENCE DETAIL 09 / SHEET L-2	②	6" METAL PANEL FENCE WITH 2' X 2' X 6' - 0" REFERENCE DETAIL 13#14 / SHEET L3.
			③	6" MASONRY WALL WITH 2' X 2' X 6' - 0" COL

△

REFERENCE NOTES SCHEDULE

- ① *Future Drive and vehicular swing gate on PL.*



March 9, 2013

From: Nadine Knaus
To: Garden Ridge City Council
Subject: CPS Energy Suburban City Summit

On March 8, 2013, Nancy Cain and I attended the CPS Energy Suburban City Summit. CPS Energy had traditionally held the summit once a year to brief the suburban cities on energy issues and to received input and feedback from the cities. The Summit was not held last year. This year's Invitation and Agenda are attached (Attachment 1 and 2).

Doyle Beneby, CPS Energy CEO, updated the attendees on energy supply issues and the company's strategy for meeting the future needs of its customers (Attachment 3). While the utility did not have a rate increase last year, they are anticipating rate increases in the 5% range for the next 2 years.

After Mr. Beneby's presentation the meeting was opened to the attendees to share their issues and concerns. While each of the cities presented their own unique perspective and energy needs, there were some basic trends.

- **Communication** – some cities felt that they had adequate communication with CPS Energy, while others requested more – however all agreed that communication was critical to the ongoing relationship – and that the communication needed to go both ways – the cities needed to keep CPS Energy apprised of their strategic development plans
- **Rate increases** – all wanted presentations by CPS Energy during the rate case process
- **Economic Development** – all wanted some assistance in the area of economic development – some in the area of funding, but most in the area of coordination and planning
- **Franchise fees** – some of the cities were inquiring about higher franchise fees as a source of funding for their city
- **Energy Conservation** – the cities were interested in being kept informed of conservation programs and energy cost reduction programs not only for their citizens but for the City facilities as well.

All attendees felt that the meeting was beneficial and suggested that CPS Energy return to the annual format.



Nadine L. Knaus
Chair
Planning and Zoning Commission

Attachments

Invitation

CPS Energy Suburban City Summit

A briefing organized by CPS Energy – Local Government Relations

Friday, March 8, 2013, 8:30 a.m. to 12:00 p.m.

(light lunch will be provided)

CPS Energy EMC & Training Center
(see back of sheet for directions)

4515 Frank Bryant Lane
San Antonio, TX

Please join us Friday, March 8, 2013 for a Strategic Update on CPS Energy presented by **Mr. Doyle BENEBY, CPS Energy President & CEO.**
Registration at 8:30 a.m./presentation at 9:00 a.m.

Round Table discussion with members of the CPS Energy Senior Leadership Team will follow

Space is limited – Please register to attend this briefing via email or telephone:

Roland Hinojosa, 353-2747 – RHinojosa@CPSEnergy.com

Jim McAden, 353-3706 – JRMcaden@CPSEnergy.com

Velma Corona, 210-353-5952 – Vcorona@CPSEnergy.com

Please RSVP by Friday, March 1, 2013.

Thanks! We look forward to seeing you there.



ATTACHMENT 2



Agenda

CPS Energy Strategic Update

March 8, 2013

CPS Energy EMC & Training Center

- | | |
|--------------------------------|--|
| 8:30 a.m. – 9:00 a.m. | Registration and Continental Breakfast |
| 9:00 a.m. – 9:05 a.m. | Welcoming |
| 9:05a.m. – 9:35a.m. | CPS Energy Strategic Update
Doyle Beneby, President & CEO, CPS Energy |
| 9:35 a.m. – 9:45 a.m. | Self Introductions /Announcements
Local Government Relations Team |
| 9:50 a.m. – 10:00 a.m. | Break |
| 10:00 a.m. – 11:40 a.m. | Agenda Identification - a roundtable discussion with Suburban
City Partners |
| 11:40 a.m. – 12:30 p.m. | Networking Lunch |
| 12:30 p.m. – 12:45 p.m. | Closing Remarks/Complete Survey
Local Government Relations Team |
| 12:45 p.m. | Adjourn |

CPS Energy Strategic Update

Doyle N. Beneby
President & CEO

March 8, 2013



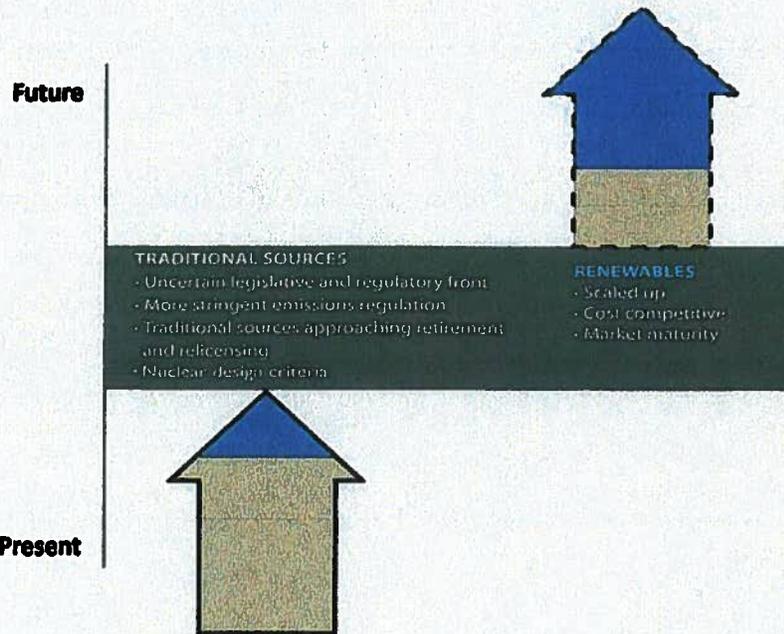
Industry Impacts



- **Global**
 - Brazil, Russia, India and China (BRICs)
 - Climate change
 - Recession – sovereign debt crisis

- **National**
 - EPA regulation
 - Shale gas revolution, Keystone XL Pipeline
 - No comprehensive energy policy (legislation)

- **Texas**
 - Resource Adequacy
 - Increasing amounts of wind generation and renewables
 - Lack of baseload new build price signals



Major Strategic Risks

- **Environmental risks**
 - Uncertainty on the legislative and regulatory fronts
 - More stringent regulation on emissions, toxins, effluence, hydraulic fracturing (EPA momentum)
- **Fuel type risks**
 - Over reliance on any fuel type
 - EPA focus on coal
- **Technology risks**
 - Missing out on transformational technologies
 - Suboptimal human capital and technological skill sets

CPS Energy Approach

Strategy of diversification & risk management

- **Reduce carbon intensity/transition to a cleaner fleet**
 - Early retirement of un-scrubbed coal
 - Clean coal
 - Natural gas
 - Nuclear
 - Affordable renewables
- **Invest in Innovative technologies**
 - LED lighting
 - Home Area Networks (HAN)/AMI/Smart grid
 - Energy storage technologies

5

POWERING SAN ANTONIO INTO THE NEW ENERGY ECONOMY

Vision 2020 Goals

- Vision 2020 is a long-range strategic plan that focuses on our vision of transitioning from a company that is highly dependent on power from traditional generation sources to a company that provides competitively priced power based on a diverse generation portfolio
- CPS Energy will uphold its commitments to environmental responsibility and economic viability – and **still provide reliable, competitively priced energy, today and tomorrow**

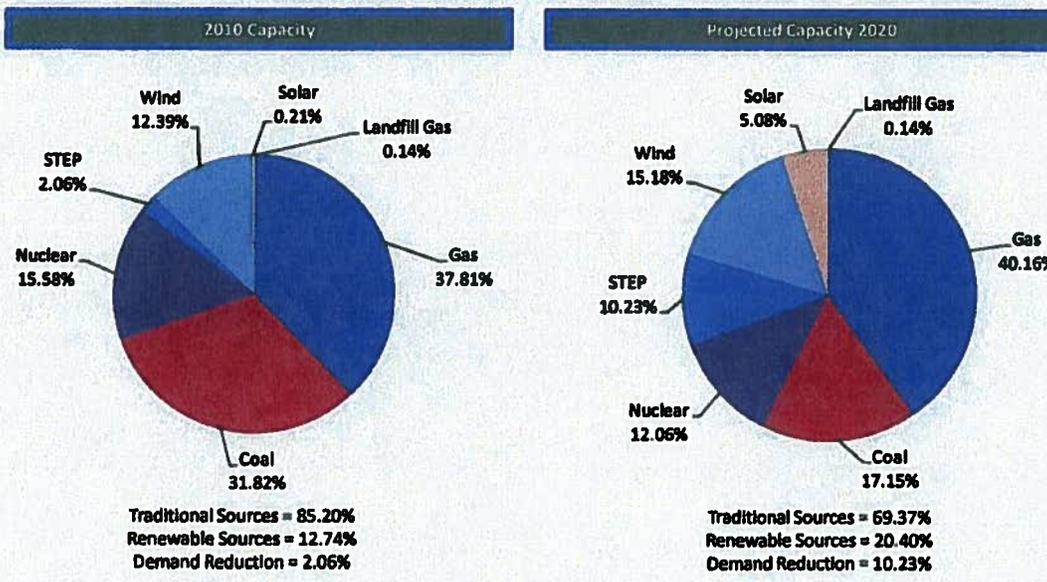
20% renewable energy capacity in power generation mix

65% of generation low-carbon

6

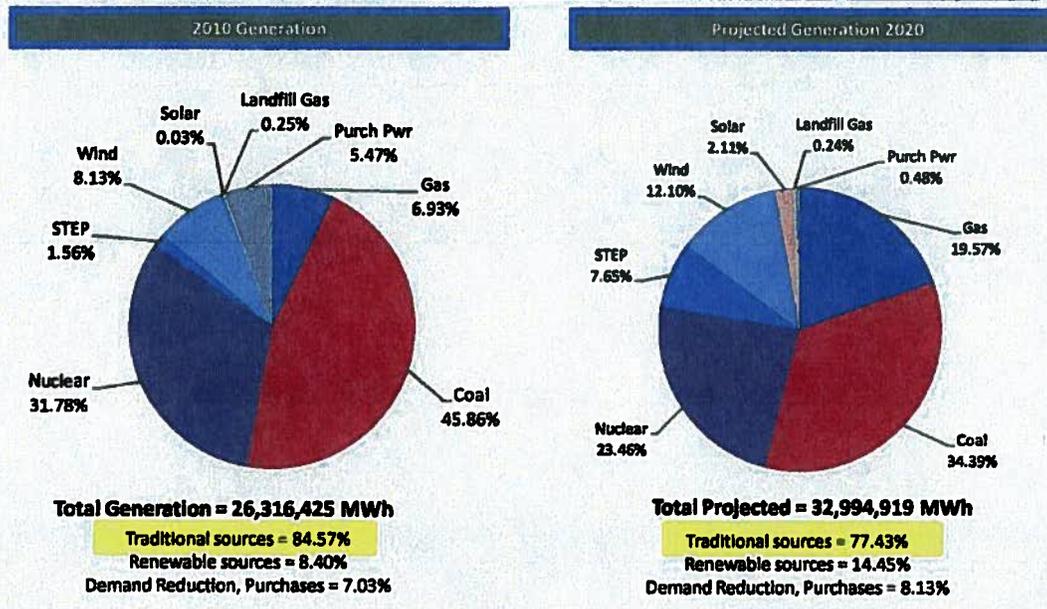
POWERING SAN ANTONIO INTO THE NEW ENERGY ECONOMY

CPS Energy's Capacity Portfolio



POWERING SAN ANTONIO INTO THE NEW ENERGY ECONOMY

CPS Energy's Generation Portfolio



POWERING SAN ANTONIO INTO THE NEW ENERGY ECONOMY

Real Price of Renewables/Avoided Costs



Fuel Type	Generation 2020	Dispatch	Risk Hedge
Coal	34%	Baseload Peak	Partial CO2 tax, partial EPA regs
Nuclear	23%	Baseload Peak	CO2 tax, market price fluctuations
Natural Gas	20%	Baseload Peak	Nat gas price spikes, CO2 tax and EPA regs
Wind	12%	Peak	CO2 tax, EPA air regs, Clean Water Act, market price fluctuations
Solar	2%	Peak	CO2 tax, EPA air regs, Clean Water Act, market price fluctuations
Demand Reduction	8%	Peak	CO2 tax, EPA air regs, Clean Water Act, market price fluctuations

9

POWERING SAN ANTONIO INTO THE NEW ENERGY ECONOMY

Revised Rate Plan



Calendar Year	2010 Rate Plan	Revised Rate Plan
Calendar years 2012-2013	4.90%	0%
Calendar years 2014-2015	5.30%	5.00%*
Calendar years 2016-2017	5.50%	4.75%*
Six year total	15.70%	9.75%*

**Projections of future increases are subject to change as a result of changes to assumptions in CPS Energy's Financial Plan including market conditions, regulatory and/or legislative requirements and financial market conditions.*

10

POWERING SAN ANTONIO INTO THE NEW ENERGY ECONOMY

Conclusion



- **CPS Energy will take old (higher-emitting) coal plants out of the fuel mix and replace with affordable low-carbon resources, resulting in a more diversified portfolio, less capital outlay for retrofits and ultimately more competitive costs**
- **This approach is not only more affordable versus the “status quo case”, but it also reduces emissions in San Antonio by an amount equal to 1 million cars off the road by the year 2020**
 - SOx reduced by 91%
 - Mercury reduced by 58%
 - NOx reduced by 30%
 - CO2 reduced by 25%
- **CPS Energy will uphold its commitments to environmental responsibility and economic viability – and still provide reliable, competitively priced energy, today and tomorrow**

**A RESOLUTION NOMINATING A CANDIDATE TO FILL THE VACANCY
ON THE COMAL APPRAISAL DISTRICT BOARD OF DIRECTORS**

WHEREAS, the City of Garden Ridge has been notified of the vacancy on the Comal Appraisal District Board of Directors in accordance with Section 6.03(l) of the Texas Property Tax Code; and

WHEREAS, the City is aware that such vacancy was created by the resignation of Garden Ridge resident, James Bower; and

WHEREAS, the City of Garden Ridge is a taxing unit entitled to vote in the Comal Appraisal District Board of Directors election and may nominate by resolution a candidate to fill the vacancy on said Board of Directors; and

WHEREAS, the City of Garden Ridge desires to nominate a candidate and submits the nomination before May 8, 2013.

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

That, the City of Garden Ridge nominates Randy Maschek, 22024 Senna Hills, Garden Ridge, Texas as a candidate to fill the vacancy on the Comal Appraisal District Board of Directors and directs that an original copy of this Resolution be forwarded to Curtis Koehler, Chief Appraiser, Comal Appraisal District.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY
OF GARDEN RIDGE, TEXAS, this 3rd day of April, 2013.**

Jay F. Feibelman, Mayor

ATTEST:

Shelley Goodwin, City Secretary

SCOTT WATSON
CHAIRMAN

DAN KRUEGER
VICE CHAIRMAN

GARY BOLDT
SECRETARY

COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE
NEW BRAUNFELS, TX 78130

CURTIS KOEHLER
CHIEF APPRAISER

JAMES BOWER
MEMBER

CRAIG HALL
MEMBER

CATHY C. TALCOTT
MEMBER

March 21, 2013

Mayor Jay Feibelman
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266

REF: Board of Directors Election

Dear Mayor Feibelman:

On March 14, 2013, James Bower submitted his resignation from the Comal Appraisal District Board of Directors effective with the appointment of another director. In accordance with Section 6.03(l) of the Texas Property Tax Code,

“If a vacancy occurs on the board of directors other than a vacancy in the position held by a county assessor-collector serving as a non-voting director, each taxing unit that is entitled to vote by this section may nominate by resolution adopted by its governing body a candidate to fill the vacancy. The unit shall submit the name of its nominee to the chief appraiser within 45 days after notification from the board of directors of the existence of the vacancy, and the chief appraiser shall prepare and deliver to the board of directors within the next five days a list of the nominees. The board of directors shall elect by majority vote of its members one of the nominees to fill the vacancy”.

If your governing body intends to submit a nominee, please mail or deliver a resolution to Comal Appraisal District, 900 S. Seguin Ave. New Braunfels TX 78130 by May 8, 2013. Should you have any questions, please do not hesitate to contact Curtis Koehler at (830) 625-8597.

Thank you for your attention in this matter.

Sincerely,



Scott Watson, Chairman
Board of Directors

March 28, 2013

To: Mayor Feibelman and City Council

From: City Administrator Cain

Bids were solicited for the 2013 Paul Davis Park Restroom Facilities with bid opening scheduled for April 1, 2013 at 2 p.m. Five bid packages have been distributed to contractors. A non-mandatory pre-bid conference was held on March 27, 2013 with no representation from any of the contractors receiving bid packages. The City Engineer followed up with the contractors and has discovered that none of them would be submitting bids on April 1, 2013 for the project due to their current work load and time constraints with the upcoming holiday.

After discussion with the City Engineer an addendum to the bid package has been issued extending the bid submission date two weeks. The City Engineer feels that with the extension the city will receive some bids on the project.

ADVERTISEMENT FOR BID

City of Garden Ridge – 2013 Paul Davis Park Restroom Facilities

City of Garden Ridge 2013 Paul Davis Park Restroom Facilities

Notice is hereby given that sealed bids will be received until **2:00 pm Monday, April 01, 2013** for the above project and then publicly opened and read aloud at the City of Garden Ridge Office located at 9400 Municipal Pkwy, Garden Ridge, Texas 78266. A map to the City of Garden Ridge office is included with the bid documents.

Plans and specifications can be obtained Monday, March 18, 2013 at the office of the Engineer for a non-refundable fee of \$50.00 or via our FTP Site. The project generally consists of the following:

Material and labor to construct Metal Roof CMU Restroom Facility and all appropriate maintenances at Paul Davis Park in the City of Garden Ridge as described in the contract documents and technical specifications.

A non-mandatory pre-bid conference will be held **2:00 pm, Wednesday, March 27, 2013** at the office of **City of Garden Ridge located at 9400 Municipal Pkwy, Garden Ridge, Texas 78266**. For further information, contact River City Engineering, 1011 W. County Line Rd., New Braunfels, Texas 78130, (830) 626-3588.

CONSTRUCTION PLANS FOR CITY OF GARDEN RIDGE 2013 PAUL DAVIS PARK IMPROVEMENTS



MAJOR: JAY F. FEBELMAN

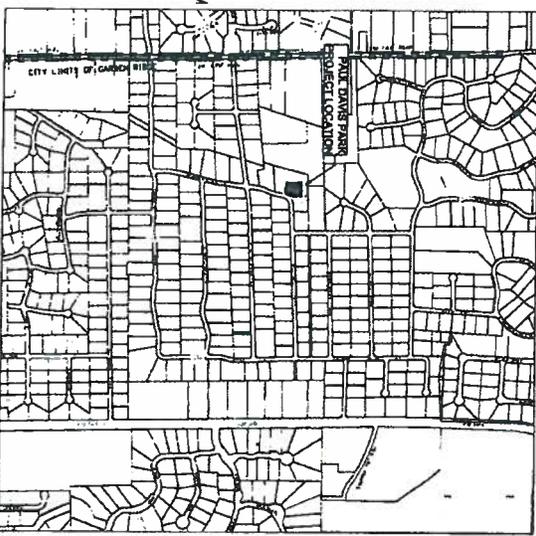
ALDERMAN PLACE 1: JOHN MCCAW
 ALDERMAN PLACE 2: ANDREW DALTON
 ALDERMAN PLACE 3: JAMES E. YOUNG
 ALDERMAN PLACE 4: JOSEPH BRITAN / MAYOR PRO-TEM
 ALDERMAN PLACE 5: BOBBY ROBERTS

CITY ADMINISTRATOR: NANCY CAIN
 CITY SECRETARY: SHELLEY GOODWIN
 PUBLIC WORKS DIRECTOR: ROYCE GODDARD

APPROVED BY: DIRECTOR OF PUBLIC WORKS
 CITY OF GARDEN RIDGE, TEXAS

DATE: _____

NO.	REVISION DESCRIPTION	APPROVED BY	DATE



LOCATION MAP
N.T.S.

PATRICK A. LACKEY
 LICENSE NO. 56383
 March 13, 2013

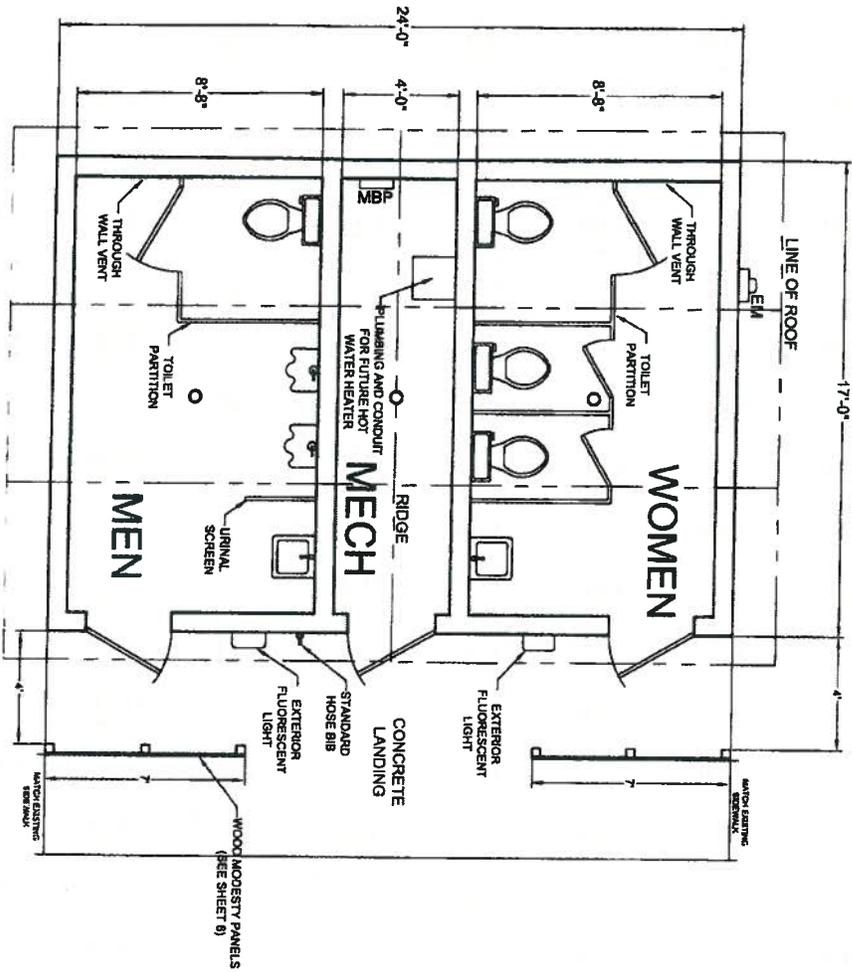
RIVER CITY ENGINEERING, LTD.
 1041 W. COUNTY LINE ROAD

- SHEET INDEX
- 1 COVER SHEET
 - 2 RESTROOM PLAN
 - 3 FLOOR PLAN
 - 4 EXTERIOR ELEVATIONS
 - 5 FOUNDATION DETAILS
 - 6 MISCELLANEOUS DETAILS



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PATRICK A. LACKEY
 LICENSE NO. 56383
 MARCH 13, 2013



FLOOR PLAN
SCALE: 1"=4'-0"

GENERAL NOTES:

- 1) FLOOR DRAWS SHALL BE PLUMBED TO DISCHARGE TO THE EXISTING SEPTIC TANK.
 - 2) CONTRACTOR TO PROVIDE PLUMBING TO THE EXISTING SEPTIC SYSTEM AND CAP SEWER LINE FROM EXISTING RESTROOM AS REQUIRED.
 - 3) PLUMB BUILDING FOR AN ELECTRIC WATER HEATER, THE HEATER WILL NOT BE INSTALLED UNDER THIS CONTRACT.
 - 4) CONTRACTOR TO PROVIDE AND INSTALL THE REQUIRED ELECTRICAL SERVICE INCLUDING 3-4" FLUORESCENT BULB LIGHTING FIXTURES IN BOTH MEN'S AND WOMEN'S RESTROOM, 1-8" FIXTURE IN THE MECHANICAL ROOM, AND EXHAUST FANS FOR EACH ROOM.
 - 5) ELECTRIC SERVICE TO BE RELOCATED FROM EXISTING RESTROOM FACILITIES TO THE PROPOSED STRUCTURE IN ACCORDANCE WITH NEC REQUIREMENTS AND CODES.
 - 6) CONTRACTOR TO PROVIDE ONE(1) ADA COMPLIANT STALL IN EACH RESTROOM.
 - 7) ALL SIDEWALKS & SITE IMPROVEMENTS SHALL BE ADA COMPLIANT.
 - 8) ALL WALLS TO BE 8 INCH CMU BLOCK, GROUT AND REINFORCE EVERY THIRD CELL VERTICALLY. BRICK BEHIND EACH DOOR AND TOP OF WALLS. PLY BLOCK FILLER AND PAINT BOTH INTERIOR AND EXTERIOR SURFACES WITH SERRAN MILDURA OR APPROVED EQUAL PAINT. COLOR SELECTED BY OWNER.
 - 9) PAINT ALL 3'-0" x 7'-0" STEEL DOORS, COLOR SELECTED BY OWNER.
 - 10) ROOFING TO BE 2" x 2" 14 GA PRIME SQUARE TUBING FOR ROOF TRUSSES, 4" x 2" 14 GA PRIME PURLINS AND 4 1/2" x 14 GA PRIME C-CHANNEL TRUSSES TO BE ATTACHED TO THE ROOF BEAM WITH BOLTS AND 12 GA CLIPS. INSTALL 26 GA GALVANIZED ROOF PANELS INCLUDING RIDGE CAP, BAKE AND EYE BAR.
 - 11) ALL SITE PREPARATION, GRADING, TRENCHING AND COMPACTION TO BE COMPLETED BY THE CONTRACTOR.
 - 12) CITY OF GARDEN RIDGE WILL PROVIDE CONSTRUCTION INSPECTION AND CODE/SPECIFICATION ENFORCEMENT.
 - 13) CITY OF GARDEN RIDGE WILL DEMOLISH THE EXISTING RESTROOM.
 - 14) FURNISH AND INSTALL PLASTIC LAMINATE ACCURATE TOILET PARTITIONS AS PER PLANS INCLUDING FOUR TOILET PARTITIONS, AND ONE FLOOR SUPPORTED URINAL, SEPERATE.
 - 15) FURNISH AND INSTALL FOUR BOBBICK (8P-8832721) TOILET PAPER HOLDERS, FOUR CHROME CHROME GRAB BARS (TWO AT EACH HANDBOOK CHAIR), TWO BOBBICK (882822) PAPER TOWEL DISPENSERS, AND TWO BOBBICK (8P-8810612) SOAP DISPENSERS OR APPROVED EQUAL.
- ELECTRIC NOTES:**
- 1) FURNISH AND INSTALL UNDERGROUND ELECTRIC FEEDER NEW JBP PANEL WITH PROVISIONS FOR FUTURE WATER HEATER. ALL ELECTRIC TO MEET CURRENT NEC CODES AND STANDARDS.
 - 2) EACH ROOM SHALL HAVE A SWITCH/ON FLUO CONTROLLING THE LIGHTS/FANS.
 - 3) FURNISH AND INSTALL 2 WALL MOUNT COMPACT FLUORESCENT BRACKET LIGHTS AT EXTERIOR RESTROOM EXITS OR PHOTO CELL WITH SWITCH INSIDE UTILITY ROOM.
 - 4) FURNISH AND INSTALL 2 THROUGH WALL RECESSED EXHAUST FANS.
- PLUMBING NOTES:**
- 1) ALL EQUIPMENT TO BE AS SPECIFIED OR APPROVED EQUAL.
 - 2) FURNISH AND INSTALL 2 KOHLER (K4604-ET-0) WHITE URINALS WITH BE INSTALLED LOW FOR CHILD ACCESS.
 - 3) FURNISH AND INSTALL 2 KOHLER (K1779-0) WHITE WALL MOUNT SINKS WITH KOHLER (K740-5A-07) CHROME ADA FAUCETS.
 - 4) FURNISH AND INSTALL 2 KOHLER (K4302-0) WHITE ADA COMMODES WITH SLOAN (S3080023) CHROME HANDLE FLUSH VALVES.
 - 5) FURNISH AND INSTALL 2 KOHLER (K4409-0) WHITE STANDARD COMMODES WITH SLOAN (S308003) CHROME HANDLE FLUSH VALVES.
 - 6) FURNISH AND INSTALL PLASTIC LAMINATE TOILET PARTITIONS AS SHOWN, COLOR TO BE SELECTED FROM AVAILABLE STOCK BY OWNER.
 - 7) ALL PLUMBING SHALL BE COMPLETED IN ACCORDANCE WITH INTERNATIONAL CODES AND STANDARDS.

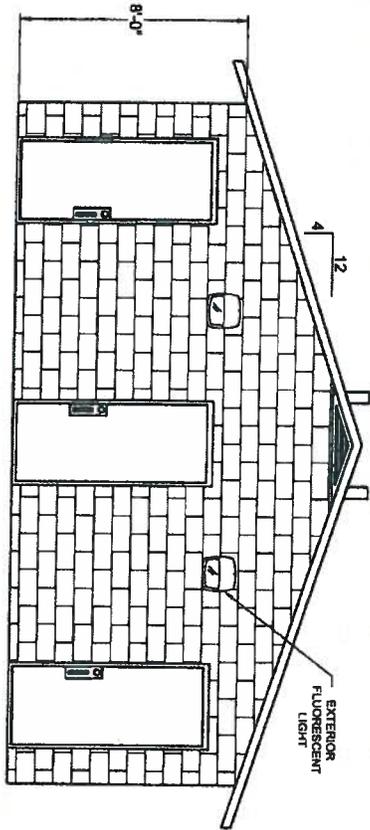
PREPARED BY: RIVER CITY ENGINEERING
 DRAWN BY: PAUL DAVIS
 CHECKED BY: PAUL DAVIS
 DATE: 12/13/2013

CITY OF GARDEN RIDGE
 PAUL DAVIS PARK IMPROVEMENTS

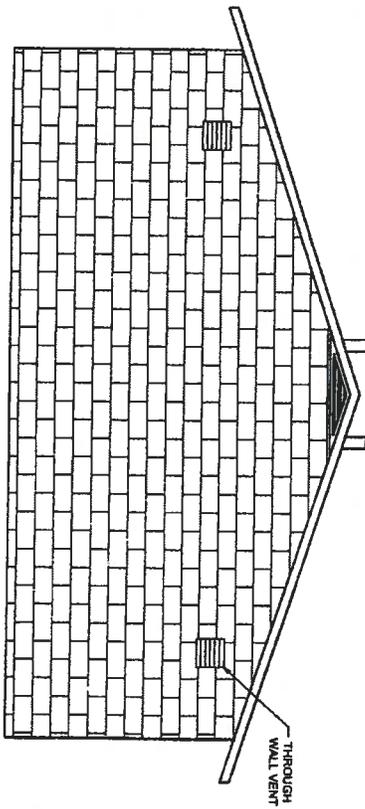
FLOOR PLAN

3

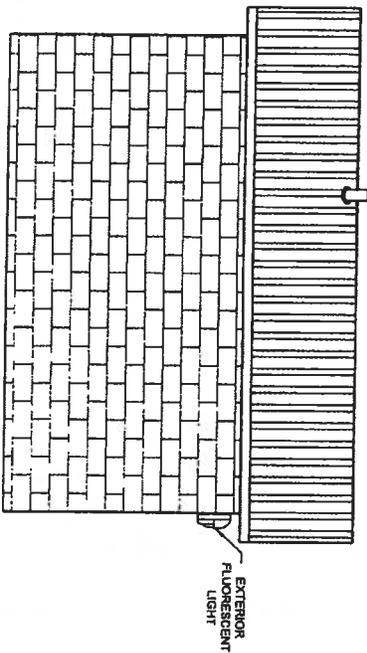
RIVER CITY ENGINEERING
 CIVIL, MECHANICAL & ELECTRICAL



WEST ELEVATION
SCALE: 1"=4'-0"



EAST ELEVATION
SCALE: 1"=4'-0"

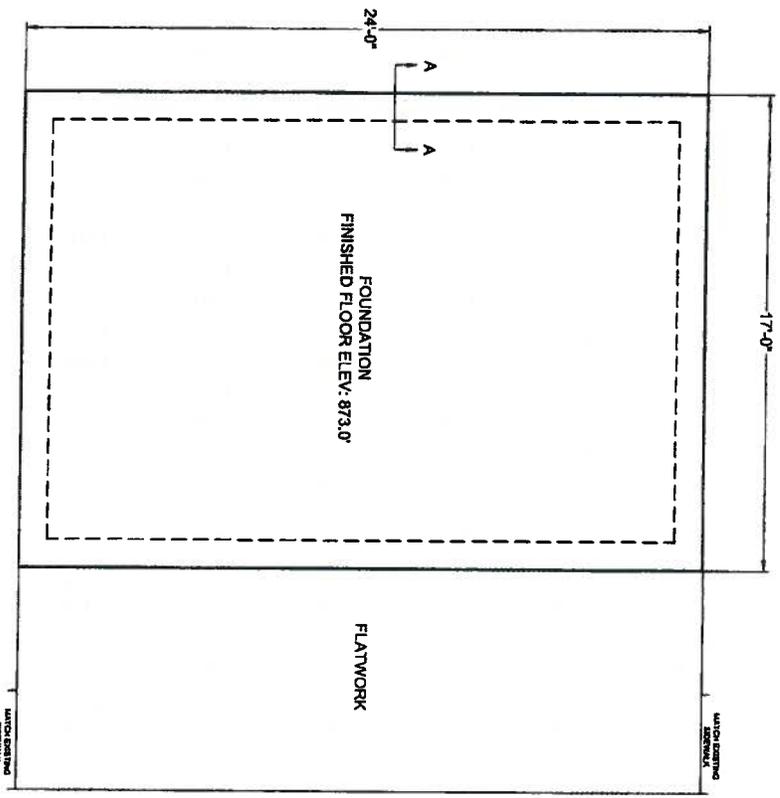


NORTH ELEVATION
SCALE: 1"=4'-0"

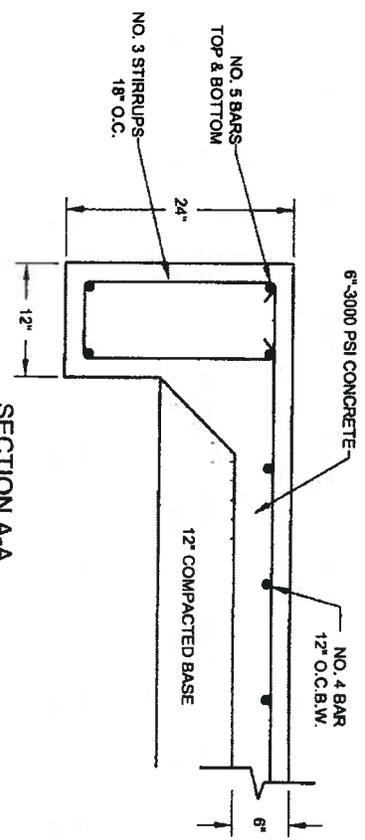
- NOTES:**
- 1) WOOD ROSETTY PANELS WERE REMOVED IN THE ELEVATIONS FOR CLARITY.
 - 2) DOOR HARDWARE SHALL BE DOUBLE KEVED DEAD BOLTS, PROVIDED AND INSTALLED BY THE CONTRACTOR.
 - 3) CONTRACTOR TO PROVIDE METRICAL LAGERS AND EQUIPMENT TO CONSTRUCT THE CHUI BUILDING, WITH METRICAL ROOF AS SHOWN. ALL ELECTRICAL AND PLUMBING TO BE INCLUDED FOR A TURNKEY RESTROOM FACILITY.
 - 4) CABLED PINS CAN BE EITHER CHUI BLOCK OR METRICAL FRAME/SHEET METAL AT THE CONTRACTORS DISCRETION TO PROVIDE THE MOST ECONOMICAL CONSTRUCTION FOR THE CITY FACILITY.
 - 5) ELECTRIC EQUIPMENT TO PENETRATE AND MOUNT ON THE SOUTH WALL AS SHOWN ON SHEET 2.

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DATE: 3/20/13
DRAWN BY: J. L. MOORE



FOUNDATION/FLATWORK PLAN VIEW
SCALE: 1"=4'-0"

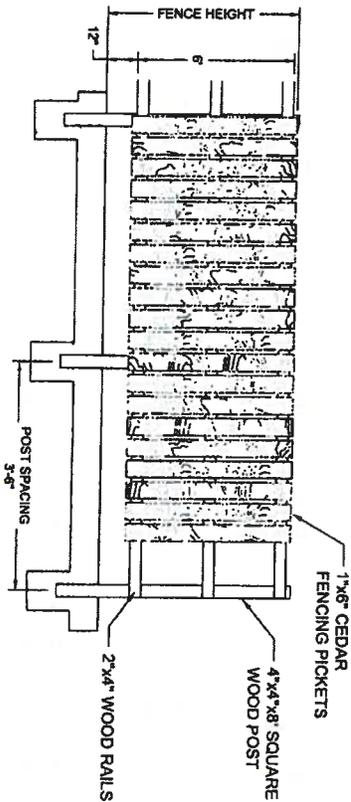


SECTION A-A
SCALE: NTS

NOTES:

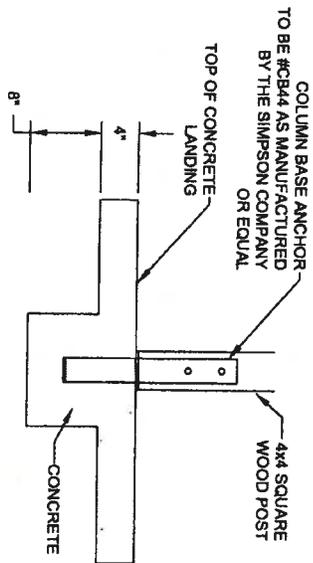
- 1) FINISH AND INSTALL EROSION CONTROL, RETAINING WALL, AND/OR SWALE TO PREVENT WATER FROM ENTERING THE BUILDING. SEE SHEET 2 FOR DETAIL.
- 2) INSTALL VAPOR BARRIER IN FOUNDATION.
- 3) ALL SIDEWALK IMPROVEMENTS TO MEET ADA REQUIREMENTS.
- 4) ALL FLATWORK SHALL BE 4 INCH MINIMUM THICKNESS WITH #4 BARS AT 12" O.C.E.W. AND SLOPE AWAY FROM BUILDING TO MATCH EXISTING SIDEWALK.
- 5) NO HANDRAILS ARE ANTICIPATED IF THE BUILDING IS CONSTRUCTED TO THE IDENTIFIED FINISHED FLOOR ELEVATION.

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MODESTY PANEL DETAIL
SCALE: NTS

- NOTES:**
- 1) WOOD POCKET SHALL CONSIST OF CEILING 1"x4" ATTACH EACH POCKET TO RAILS WITH TWO (2) #6 GALVANIZED NAILS OR #10 GALVANIZED SCREW.
 - 2) ALL NAILS AND CONNECTORS SHALL BE GALVANIZED.
 - 3) MINIMUM RAIL SIZE 2"x4" WITH 3 RAILS REQUIRED ATTACHED WITH A MINIMUM OF FOUR (4) 10D NAILS TO WOOD POST.
 - 4) WOOD POST, NO. 2 GRADE WOOD OR BETTER, MINIMUM SIZE 4"x4", MAX SPACING OF 3'-6"
 - 5) THE FINISHED SIDE OF MODESTY PANEL MUST FACE OUT.



POST BASE DETAIL
SCALE: NTS

NOTE:
THIS POST FOUNDATION WILL NEED TO BE INCLUDED IN THE BID ONLY IF THE MODESTY PANEL ALTERNATE IS CHOSEN THIS WILL NOT BE PART OF THE BASE BID.



EARTHEN SWALE DETAIL
SCALE: NTS

PRELIMINARY PLAN REVIEW ONLY
THIS DOCUMENT IS FOR DESIGN REVIEW ONLY AND
REVISIONS ARE NOT TO BE MADE WITHOUT THE
APPROVAL OF THE ARCHITECT. THIS PLAN IS NOT TO
BE USED FOR CONSTRUCTION OR FOR ANY OTHER
PURPOSE WITHOUT THE WRITTEN APPROVAL OF
THE ARCHITECT.

PROPOSAL BIDDING SHEETS

City of Garden Ridge – 2013 Paul Davis Park Restroom Facilities

Job Name: 2013 PAUL DAVIS PARK RESTROOM FACILITIES

Job Location: GRASS CREEK ROAD, GARDEN RIDGE, TX

Owner: CITY OF GARDEN RIDGE

Gentlemen:

Pursuant to the foregoing Notice to Contractors and Instructions to Bidders, the undersigned BIDDER hereby proposes to do all the work, to furnish all necessary supervision, labor, machinery, equipment, tools, materials, insurance and miscellaneous items, to complete all the work bid as provided by the attached supplemental specifications, and as shown on the 2013 PAUL DAVIS PARK RESTROOM FACILITIES PLANS for the construction of the project and binds himself on acceptance of this proposal to execute a contract and bonds for completing said project within the time slated for the following process, to wit: City of Garden Ridge, Texas.

BASE BID

ITEM NO:	QUANTITY UNIT:	DESCRIPTION AND UNIT PRICE IN WORDS:	TOTAL PRICE:
1.	1 LS	Bonding, mobilization and Insurance, complete in place, the lump sum of: _____ Dollars	\$
2.	1 LS	Site preparation, erosion and sedimentation controls complete in place as shown on the drawings and described herein, the lump sum of: _____ Dollars	\$
3.	1 LS	Site electrical and plumbing in accordance with the associated National Codes complete in place as shown on the drawings, the lump sum of: _____ Dollars	\$
4.	1 LS	Construct Metal Roof CMU Restroom Facility and all associated appurtenances including foundation, flatwork, walls, roof, painting, doors, and accessories complete in place as shown on the drawings and described in the construction specifications, the lump sum of: _____ Dollars	\$

PROPOSAL BIDDING SHEETS

City of Garden Ridge – 2013 Paul Davis Park Restroom Facilities

SUBSTITUTE ALTERNATE BID #1

5.	1 LS	Supply and install split faced block walls to replace the standard CMU walls, painting and coatings identified in the base bid, the lump sum of: _____ Dollars	\$
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SUBSTITUTE ALTERNATE BID #2

6.	1 LS	Supply and install colored 26 ga roof panels to replace the galvanized roof panels, trim and finish out in the base bid, the lump sum of: _____ Dollars	\$
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SUBSTITUTE ALTERNATE BID #3

7.	1 LS	Supply and install the building at Finished Floor Elevation 873.75, adding ADA compliant ramps and painted steel handrails, deleting the need for the earthen swale and the majority of the site excavation, the lump sum of: _____ Dollars	\$
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ADDITIVE ALTERNATE BID #1

8.	1 LS	Supply and install colored 26 ga roof panels, structural supports and trim to extend the roof to cover the concrete landing and sidewalk at the entrance of the restroom, the lump sum of: _____ Dollars	\$
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PROPOSAL BIDDING SHEETS

City of Garden Ridge – 2013 Paul Davis Park Restroom Facilities

ADDITIVE ALTERNATE BID #2

9.	1 LS	Supply and install colored 26 ga roof panels and associated trim as the ceiling of the restroom, the lump sum of: _____ Dollars	\$
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ADDITIVE ALTERNATE BID #3

10.	1 LS	Supply and install Hardy Board and associated trim as the ceiling of the restroom, complete with paint, color to be chosen by Owner, the lump sum of: _____ Dollars	\$
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ADDITIVE ALTERNATE BID #4

11.	1 LS	Supply and install cedar plank modesty panels with wood supports as detailed in the construction drawings, the lump sum of: _____ Dollars	\$
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DEDUCTIVE ALTERNATE BID #1

12.	1 LS	The contractor may offer a material substitution and offer a cost reduction of their choice to be evaluated by the Engineer/Owner, please supply adequate information / narrative for the substitution by attaching the data to your bid proposals, the lump sum of: _____ Dollars	\$
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Bid Summary

Base Bid= _____

Substitute Alternate Bid #1= _____

Substitute Alternate Bid #2= _____

Substitute Alternate Bid #3= _____

Additive Alternate Bid #1= _____

Additive Alternate Bid #2= _____

Additive Alternate Bid #3= _____

Additive Alternate Bid #4= _____

Deductive Alternate Bid #1= _____

PROPOSAL BIDDING SHEETS

City of Garden Ridge – 2013 Paul Davis Park Restroom Facilities

SUBMISSION OF PROPOSAL:

In accordance with the Contract Documents, the above Proposal is hereby respectfully submitted by:

NAME OF CONTRACTOR _____ DATE _____

EXECUTED BY _____ TITLE / POSITION _____

BUSINESS ADDRESS _____ TELEPHONE NUMBER _____

CITY _____ COUNTY _____ STATE _____ ZIP _____

March 28, 2013

To: Mayor Feibelman and City Council

From: City Administrator Cain

Bids for the 2013 Schoenthal Road Improvements project have been solicited with bid opening scheduled for 3 p.m. on April 1, 2013. The City Engineer will provide bid tabulations and recommendation for the bid award at the City Council meeting. Should the bid tabulations and recommendation be completed and available prior to the meeting they will be emailed to you.

ADVERTISEMENT FOR BID

City of Garden Ridge – 2013 Schoenthal Road Improvements

City of Garden Ridge 2013 Schoenthal Road Improvements

Notice is hereby given that sealed bids will be received until **3:00 pm Monday, April 01, 2013** for the above project and then publicly opened and read aloud at the City of Garden Ridge Office located at 9400 Municipal Pkwy, Garden Ridge, Texas 78266. A map to the City of Garden Ridge office is included with the bid documents.

Plans and specifications can be obtained Monday, March 18, 2013 at the office of the Engineer for a non-refundable fee of **\$50.00** or at no cost via our **FTP Site**. The project generally consists of the following:

Roadway and drainage improvements to Schoenthal Road in The City of Garden Ridge to include roadway widening, roadway surface treatment, grading and reshaping of road, replacement of drainage, culverts and traffic control as designated in the project drawings and described in the contract documents and technical specifications.

A non-mandatory pre-bid conference will be held **3:00 pm, Wednesday, March 27, 2013** at the office of **City of Garden Ridge located at 9400 Municipal Pkwy, Garden Ridge, Texas 78266**. For further information, contact River City Engineering, 1011 W. County Line Rd., New Braunfels, Texas 78130, (830) 626-3588.

March 28, 2013

To: Mayor Feibelman and City Council

From: City Administrator Cain

Proposals for the lighting of the 1 million gallon elevated water tower will be opened on April 1, 2013. With this project amount being below \$50,000 the city was not required to advertise for sealed bids. The lighting project proposal tabulations and recommendation on award of the contract will be presented at the City Council meeting. Should the proposal tabulations and recommendation be available prior to the meeting they will be emailed to you.